

Village of Tahsis Building Bylaw 525-2006
Schedule "F" - Fire Limit Areas

28.0 Fire Limit Areas

28.0 An application for a building permit with respect to fire limit areas shall be made as per Schedule "F" of this bylaw:

28.1 For the purpose of regulation construction of certain building for precautions against fire, those areas of the Village of Tahsis located in all zones established in the Village of Tahsis Zoning 176, 1981 as amended or replaced, are established as Fire Limit Areas.

28.2 Except as provided otherwise in this Bylaw, where an owner of land within a Fire Limit Area constructs a building or an addition to a building or alters a building for change of use; the owner must install a fire sprinkler system throughout the entire building. A building permit will not be issued for such construction unless the applicant for the building permit submits written confirmation from a registered professional that the required sprinkler and fire flow requirements are provided for in the design. The sprinkler system must be installed and maintained to standards as set out in the British Columbia Building Code or to the required standards of the National Fire Protection Association (NFPA) current as of the date of the permit. The provision of sections 9.1.11, 10.2.5 and 15.1 of this Bylaw apply to the installation of a fire sprinkler system, where such installation is required under this section.

28.3 Unless required otherwise by the Building Code, the requirements of 28.2 shall not apply;

- (a) where the construction falls within the scope of Part 9 of the BC Building Code and the building contains no more than two residential units;
- (b) where there is new construction of a complex building not exceeding 200 m² total floor area;
- (c) where there is new construction of an addition to an existing complex building where the floor area addition does not exceed 100 m²;
- (d) where there is construction of an addition to an existing building where the floor area addition does not exceed 25% of the existing building floor area, to a maximum of 200 m²;
- (e) where there is a renovation or alteration of an existing building provided the occupancy is not Public Assembly or Residential;

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- (f) to building of non-combustible construction in industrial zones, in which processes are carried out making compliance with the requirements of section 28.2 impracticable, and where other equivalent or better fire protection equipment is installed as designed in conformance with good fire protection engineering practice by a registered profession. Such special and unusual structures shall include, but not be limited to the following:
- Steel mills;
 - Aluminium plants;
 - Refining;
 - Power generation,
 - Liquid storage facilities, and
 - Pulp and paper mills.
- (g) to the construction of floating building in which 40% of the perimeter of the structure is open to the outdoors and which allow provisions for escape of gases at the roof and provide for fire fighting access along the walls;
- (h) to open air structures in which 40% of the perimeter of the structure is open to the outdoors in a manner that will provide cross ventilation to each entire storey, and in which the structure supports and roof systems have a minimum 15 minutes fire resistance rating.
- (i) to the construction of an addition of no more than 25m² to a building built in accordance with subsection 28.3 (b), provided that an occupancy permit has been issued for the building.
- (j) to the construction of a complex building on non-combustible construction that is intended for low hazard use, where:
- (i) a registered professional has certified that the design and installation of the fire protection or suppression systems and equipment in that building provide for protection that is equivalent to or better protection than had a sprinkler system been installed, given the low hazard use of that building, and

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- (ii) the owner grants to the Village a covenant pursuant to section 219 of the *Land Title Act* under which the owner agrees:
 - (A) to use the building only for low hazard use;
 - (B) to install a sprinkler system throughout the entire building, in accordance with the requirements of this Bylaw, before using the building for other than a low hazard use;
 - (C) to indemnify and save harmless the Village against any claims for economic loss, personal injury or property damage arising out of or connected with any breach or non-observance of the terms of the covenant by the owner.