



CITY OF RICHMOND

REPORT TO COMMITTEE

TO: Community Safety Committee

To Community Safety - Jan. 15/02
DATE: January 7, 2002

FROM: Jim Hancock
Fire Chief

FILE: 8060-20-7312

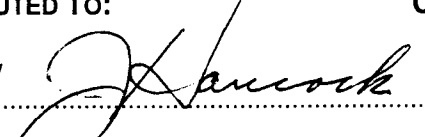
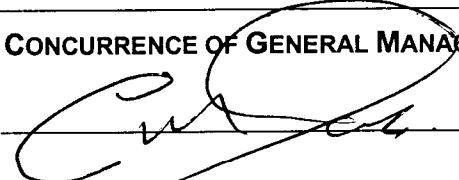
RE: Bylaw to Regulate the Inspection and Testing of Fire Protection Equipment

STAFF RECOMMENDATION

That Committee endorse a bylaw to regulate the inspection and testing of fire protection equipment.


Jim Hancock
Fire Chief

Att. 1

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STAFF REPORT

ORIGIN

The British Columbia Fire Code (BCFC) specifies that the owner or the owner's authorized agent shall be responsible for carrying out the provisions of the BCFC. The BCFC requires that fire protection equipment and life safety systems be inspected and tested by qualified persons to ensure equipment is operational and that a reasonable level of life safety is maintained.

The Fire Protection Industry has been an unregulated industry with no checks and balances. Technicians were not required to have any work history or take any form of training prior to entering the fire protection industry.

Over the past few years the fire service has received concerns and inquiries from owners or owner's agents regarding the "quality" of service provided by persons offering inspection and testing services.

Investigation of the concerns has, in many cases, confirmed the complainants as valid. These experiences have highlighted the need for a "recognized standard" for persons providing "inspection and testing" services for fire protection systems.

The BCFC specifies that the Fire Inspector is responsible for the enforcement of the BCFC and the owner or his authorized agent is responsible for carrying out the provisions of the BCFC. It would be prudent to:

- ensure that owners are aware of their responsibility regarding the BCFC
- ensure "Fire Protection Technicians" receive training in their field
- ensure "inspections and testing" are conducted to the minimum standard as required by the BCFC

The intent of the proposed Bylaw is to regulate technicians who provide service in our community and protect the interest of the public by ensuring that their level of knowledge, ability and competence is acceptable.

ANALYSIS

In 1996, Vancouver Fire & Rescue established a task group to work with industry, the Applied Science Technologists & Technicians of BC (ASTTBC), and the Building Owners & Managers Association (BOMA). A program for the certification of Fire Protection Technicians was established and a Vancouver Bylaw was created as a result of the task group. Vancouver now requires Fire Protection Technicians who provide "inspection and testing" services to be certified through ASTTBC in the discipline they are "inspecting and testing." In addition, North Vancouver City and District, Squamish and Chilliwack have adopted similar bylaws.

Richmond Fire-Rescue are proposing implementation of a certification system for individuals who are employed in the field of fire protection equipment inspection and servicing. The disciplines should include:

- Fire Alarm Systems
- Fire Extinguishers (fixed systems and portable)
- Commercial Kitchen Exhaust Inspection and Cleaning
- Smoke Control Systems
- Emergency Power – Unit Equipment for Emergency Lighting
- Emergency Power – Generator Systems
- Automatic Sprinklers, Standpipes and Fire Pumps (excluding Single Family Dwellings)
- Special Fire Suppression Systems

FINANCIAL IMPACT

There are no financial implications to the City of Richmond.

CONCLUSION

Adoption of the Bylaw would provide a reasonable level of assurance that fire and life safety systems are being “inspected and tested” to a standard required by the BCFC. Our level of community fire safety would be enhanced and owners would be provided with service by technicians with a standard level of competence.

The bylaw would create a level playing field for service companies. Each company would know that all technicians must provide the same level of “inspection and testing” service and perform their service to a common level of competence and/or be accountable to the City, the owner, the public and ASTTBC.

Richmond Fire-Rescue recommends that Committee endorse a bylaw to regulate the inspection and testing of fire protection equipment.



for Rick Stene
Chief Fire Prevention Officer

RLS:drn



Fire Protection Equipment Inspection Regulation Bylaw No. 7312

The Council of the City of Richmond enacts as follows:

PART ONE: GENERAL PROVISIONS

1.1 Obligation for Inspection by Fire Protection Technician

1.1.1 Every person who is required under any provision of the British Columbia Fire Code to perform, or cause to be performed, annually or less frequently than annually, an inspection or test of **fire protection equipment** for a **hotel** or **public building** must ensure that the inspection or test is performed by a **fire protection technician**.

1.2 Fire Protection Technician's Obligations

1.2.1 A **fire protection technician** who performs an inspection or test referred to in subsection 1.1.1 must ensure that:

- (a) the inspection or test is recorded; and
- (b) if feasible, the **fire protection equipment** is tagged or labelled,

in accordance with the British Columbia Fire Code and any regulations or bylaws under the *Applied Science Technologists and Technicians Act*, and acceptable to the **local assistant**.

PART TWO: INTERPRETATION

2.1 In this bylaw, unless the context otherwise requires:

**FIRE PROTECTION
EQUIPMENT**

includes, but is not limited to, fire alarm systems, automatic sprinkler systems, special extinguishing systems, portable extinguishers, water supply systems for fire protection, standpipe and hose systems, smoke control measures, emergency power installations, voice communication systems, and fire fighter elevators.

**FIRE PROTECTION
TECHNICIAN**

means a person certified under the *Applied Science Technologists and Technicians Act* to inspect and test **fire protection equipment**.

HOTEL

includes:

- (a) an apartment house as defined in the *Fire Services Act*;
- (b) a residential condominium building having:
 - (i) two or more levels of strata lots as defined in the *Strata Property Act*, and
 - (ii) one or more corridors that are common property as defined in the *Strata Property Act*; and
- (c) a boarding house, lodging house, club or any other building, except a private dwelling, where lodging is provided.

LOCAL ASSISTANT

means a local assistant as defined in the *Fire Services Act*.

PUBLIC BUILDING

includes a factory within the meaning of the *Workplace Act*, a warehouse, store, mill, school, hospital, theatre, public hall, office building and any building other than a private dwelling house.

PART THREE: OFFENCES AND PENALTIES**3.1** Any person who:

- (a) violates or who causes or allows any of the provisions of this bylaw to be violated; or
- (b) fails to comply with any of the provisions of this or any other bylaw or applicable statute; or
- (c) neglects or refrains from doing anything required under the provisions of this bylaw, or
- (d) obstructs, or seeks or attempts to prevent or obstruct a person who is involved in the execution of duties under this bylaw,

is deemed to have committed an infraction of, or an offence against this bylaw is liable on summary conviction, to the penalties provided for in the *Offence Act*, and each day that such violation is caused, or allowed to continue, constitutes a separate offence.

PART FOUR: SEVERABILITY AND CITATION

- 4.1 If any part, section, sub-section, clause, or sub-clause of this bylaw is, for any reason, held to be invalid by the decision of a Court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.
- 4.2 This Bylaw is cited as “Fire Protection Equipment Inspection Regulation Bylaw No. 7312”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor

MAYOR

CITY CLERK