



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

“LIFE SAFETY UPGRADE BYLAW, 2011, NO. 8090”

CONSOLIDATED FOR CONVENIENCE – JULY 22, 2024

Amendment #	Adoption Date	Subject
9043	July 22, 2024	Fees and Charges

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8090

A Bylaw to upgrade fire alarm systems in Pre-1992 Multi-Unit Residential Buildings, in an effort to address the health and life safety of individuals; to improve life safety through enhanced protection of persons and property from fire.

WHEREAS:

- A. There are a number of Pre-1992 Multi-Unit Residential Buildings, as defined in this Bylaw, constructed prior to December 1, 1992 which are not equipped with modern fire alarm systems and have posed and will continue to pose an undue hazard to the health and safety of persons and property in the City;
- B. Under section 8(3)(g) of the *Community Charter*, S.B.C. 2003, c. 26, the Corporation of the City of North Vancouver has the authority to, by bylaw, regulate, prohibit and impose requirements in relation to the health, safety or protection of persons or property in relation to any matter within the scope of the *Fire Services Act*, R.S.B.C.1996, c. 144; and
- C. Under the *Fire Services Act*, R.S.B.C. 1996, c. 144, the corporation of the City of North Vancouver has the authority to enact and enforce bylaws for fire prevention or to protect life and property from fire.

THEREFORE, the Council of the Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

PART 1 – TITLE

101 This Bylaw shall be known and cited for all purposes as “Life Safety Upgrade Bylaw 2011, No. 8090”.

PART 2 – DEFINITIONS

201 In this Bylaw, unless the context otherwise requires:

Building means any structure used or intended for supporting or sheltering any use or occupancy as defined by the Fire Code.

City means the Corporation of the City of North Vancouver.

Fire Alarm System means fire alarm devices that are intended to detect fire and alert the occupants living in the dwelling units in the residential buildings in which it is installed.

Fire Chief means the **Chief of the Fire Department of the Corporation of the City of North Vancouver** or member as designated by the Fire Chief.

Fire Code means the BC Fire Code 2006.

Fire Department means the Corporation of the City of North Vancouver Fire Department.

Fire Inspector means a local assistant to the Fire Commissioner as appointed or authorized by the Fire Chief.

Life Safety Upgrade Permit means a permit which gives permission in writing to perform work or acts regulated and required by this Bylaw.

Monitored Fire Alarm System means a device or devices installed on or in real property and designed to issue a warning of a fire by activating an audible alarm signal in a building and sending a signal to the Fire Department, but does not include a Fire Alarm System.

Owner has the meaning as defined in the *Community Charter*.

Pre-1992 Multi-Unit Residential Building means a residential Building that contains a Fire Alarm System and that has a floor level that is less than 18 metres above grade and for which building and electrical permits were issued prior to December 1, 1992.

PART 3 – LIFE SAFETY SYSTEM UPGRADE OF PRE-1992 MULTI-UNIT RESIDENTIAL BUILDINGS.

301 The Owner of the Pre-1992 Multi-Unit Residential Building shall provide, install, keep in good repair a Monitored Fire Alarm System in the Pre-1992 Multi-Unit Residential Building to meet the requirements of this Bylaw.

302 Each Monitored Fire Alarm System must, at a minimum, include the following features:

- a) Heat detectors installed in all unsprinklered dwelling units, all storage, service, janitor and laundry rooms not within a dwelling unit and all elevator hoistways,
- b) Smoke detectors installed in each public corridor and exit stair shafts,
- c) Manual stations located in every floor area near every principal entrance to the building and at every exit,
- d) Audible signal devices shall be installed so they are clearly audible throughout the floor area in which they are installed, and the fire alarm signal sound pressure level in a sleeping room shall be not less than 75 DBA when any intervening doors between the device and the sleeping room are closed,
- e) A signal to notify the Fire Department when the Monitored Fire Alarm System is activated in accordance with CAN/ULC-S561, Installation and Services for Fire Signal Receiving Centers and Systems
- f) Existing automatic sprinkler systems shall be:
 - (i) equipped with a waterflow detecting device connected to the Monitored Fire Alarm System,
 - (i) be electronically supervised for movement of a valve handle that controls the supply of water to sprinklers, loss of excess water pressure required to prevent false alarms in a wet pipe system, and loss of air pressure in a dry pipe system.
- g) A fire alarm annunciator which shall be located in close proximity to the Building entrance.

- 303 For clarity, despite section 301 of this Bylaw, the Owner of the Pre-1992 Multi-Unit Residential Building may install a Monitored Fire Alarm System that exceeds the requirements of section 302 including but not limited to the installation of an automatic sprinkler system.
- 304 Where, at the time this Bylaw comes into effect, a Pre-1992 Multi-Unit Residential Building is equipped with a Fire Alarm System that does not meet the criteria set out in section 302 of this Bylaw, the Owner of the Pre-1992 Multi-Unit Residential Building shall maintain any existing Fire Alarm System in an operational condition until the Monitored Fire Alarm System, as required and approved under this Bylaw, has been installed.
- 305 The installation, verification and operation of the Monitored Fire Alarm System required under this Bylaw shall be substantially in conformance with all applicable regulations, standards and bylaws including, without limitation, the Fire Code, CAN/ULC-S524, "Installation of Fire Alarm Systems", CAN/ULC-S537, "Verification of Fire Alarm Systems" and CAN/ULC – S561 "Installation and Services for Fire Signal Receiving Centers and Systems." The Fire Chief has the authority to determine whether a Monitored Fire Alarm System has been installed and operated substantially in accordance with all applicable regulations, standards and bylaws. In making this determination, the Fire Chief will consider whether the installation and operation of the Monitored Fire Alarm System has improved the level of fire and life safety for the residents of a Pre-1992 Multi-Unit Residential Building.
- 306 Once the installation of the Monitored Fire Alarm System required under this Bylaw is complete, the Owner of the Pre-1992 Multi-Unit Residential Building shall arrange with the Fire Department for a final inspection of the Monitored Fire Alarm System, which inspection shall include, without limitation, the witnessing of a functional test.

PART 4 – LIFE SAFETY UPGRADE PERMIT

- 401 Prior to commencing any works associated with installation of the Monitored Fire Alarm System, the Owners of the Pre-1992 Multi-Unit Residential Buildings shall obtain a permit from the Corporation of the City of North Vancouver in accordance with this Bylaw.
- 402 The application for a permit must be in the form prescribed in Schedule "A" to this Bylaw (the "Life Safety Upgrade Permit") and shall include:
- (a) Two (2) sets of legible, drawn to scale, drawings, prepared and sealed by a registered professional skilled in the work concerned. The drawings must indicate, but are not limited to, the following:
 - (i) location of fire alarm/annunciator panel
 - (ii) location of fire alarm initiating devices (e.g., smoke, heat, manual pulls, bells/buzzers etc.)
 - (iii) zoning of fire alarm devices
 - (iv) fire alarm monitoring
 - (v) method of protection of emergency conductors
 - (vi) wiring methods of equipment
 - (vii) fire Safety Plan proposal
 - (viii) compliance with Part 3 of this Bylaw
 - (b) Professionally sealed fire alarm equipment drawings.

(c) Such other supporting documents as the Fire Chief in his discretion may require.

- 403 The fee payable for the issuance of a Life Safety Upgrade Permit as set out in Schedule B of the “Fees and Charges Bylaw, 2024, No. 9000”.
- 404 Owners of a Pre-1992 Multi-Unit Residential Building must apply for a Life Safety Upgrade Permit by January 1, 2014. The installation of the Monitored Fire Alarm System and the final inspection required by Section 306 of this Bylaw must be completed within 2 years from the date of the issuance of the Life Safety Upgrade Permit.

PART 5 – ENFORCEMENT

- 501 Every person who violates a provision of this Bylaw, or consents, allows or permits an act or thing to be done in violation of a provision of this Bylaw, or who neglects to or refrains from doing anything required to be done by a provision of this Bylaw is guilty of an offence and is liable to the penalties imposed under this Bylaw and is guilty of a separate offence each day that a violation continues to exist.
- 502 Any person who contravenes any of the provisions of this Bylaw commits an offence punishable upon summary conviction and is liable to a fine of not more than \$10,000.00 or to imprisonment for not more than six months or to both. Each day that an offence continues shall constitute a separate offence.
- 503 This Bylaw is designated pursuant to section 264 of the *Community Charter* as a bylaw that may be enforced by means of a ticket in the form prescribed.
- 504 Any person designated as a bylaw enforcement officer pursuant to the Bylaw Notice Enforcement Bylaw, 2005, No. 7675, or is named as the enforcement officer pursuant to the Ticket Information Utilization Bylaw, 1992, No. 6300 is hereby authorized and empowered to enforce the provisions of this Bylaw by Bylaw Notice or Municipal Ticket Information or as otherwise provided by this or any other bylaw.
- 505 No person shall impede in any way or hinder in any manner the Fire Chief, Fire Inspector or any other bylaw enforcement officers designated to enforce this Bylaw, in enforcing this Bylaw or conducting inspections under this Bylaw.

PART 6 – GENERAL

- 601 This Bylaw does not create any duty of care whatsoever on the Corporation of the City of North Vancouver, the Council members, officers, inspectors, or any employees or agents of the Corporation of the City of North Vancouver in respect of enforcement or failure to enforce this Bylaw.
- 602 Neither the failure to administer or enforce, nor the incomplete or inadequate administration or enforcement of this Bylaw or inspections made by the Fire Inspector, shall give rise to a cause of action in favour of any person including the Owners of Pre-1992 Multi-Unit Residential Buildings.
- 603 Unless specifically exempt under this Bylaw, the provisions of the Fire Bylaw are hereby incorporated into this Bylaw *mutatis mutandis*. In the event that there is a conflict between the provisions of this Bylaw and the provisions of the Fire Bylaw, the sections of this Bylaw prevail with respect of the subject matter of this Bylaw. Where this Bylaw is silent on any matter stipulated in the Fire Bylaw, the provisions of the Fire Bylaw prevail.

604 The provisions of this Bylaw are severable. If, for any reason, any provision is held to be invalid by the decision of a court of competent jurisdiction, such a decision shall not affect the validity of the remaining provisions of this Bylaw.

READ a first time by the Council on the 7th day of February, 2011.

READ a second time by the Council on the 7th day of February, 2011.

READ a third time and passed by the Council on the 7th day of February, 2011.

RECONSIDERED and finally adopted by the Council, signed by the Mayor and City Clerk, and sealed with the Corporate Seal on the 28th day of February, 2011.

“Darrell R. Mussatto”

MAYOR

“Robyn G. Anderson”

CITY CLERK

Schedule "A" – Life Safety Upgrade Permit Application



THE CORPORATION OF THE CITY OF NORTH VANCOUVER
141 WEST 14TH STREET, NORTH VANCOUVER, BC V7M1H9
COMMUNITY DEVELOPMENT DEPARTMENT
PHONE: 604.983.7355 FAX 604.985.0576
www.cnv.org

LIFE SAFETY UPGRADE PERMIT APPLICATION

Site Address: _____ Unit#: _____

APPLICANT: Owner / Tenant / Contractor/Designer/Agent

Name (Company/Person): _____
Address: _____
City: _____ Province: _____ Postal Code: _____
Contact Person: _____ Phone: _____
Fax: _____ Cell: _____ E-mail: _____

OWNER:(Company/Person): _____

Address: _____
City: _____ Province: _____ Postal Code: _____
Contact Person: _____ Phone: _____
Fax: _____ Cell: _____ E-mail: _____

CONTRACTOR: **BL #:** _____

Name (Company/Person): _____
Address: _____
City: _____ Province: _____ Postal Code: _____
Contact Person: _____ Phone: _____
Jobsite 24 hour Contact #: _____
Fax: _____ Cell: _____ E-mail: _____

Professional Engineer:(Company/Person): _____

Address: _____
City: _____ Province: _____ Postal Code: _____
Contact Person: _____ Phone: _____
Fax: _____ Cell: _____ E-mail: _____

CONTACT PERSON DURING PLAN REVIEW: _____

Estimated Construction Value: \$ _____

PROJECT DESCRIPTION: _____

Applicant Name: _____ (Please Print)	Permit No.: _____
Applicant Signature: _____ Date: _____	Office Use only

Please note that making an application or paying a fee does not necessarily imply that a Life Safety Upgrade permit will be issued. The Life Safety Upgrade permit will only be issued when all the conditions and requirements of City bylaws and codes are met.