

**VILLAGE OF PEMBERTON
-COMMITTEE OF THE WHOLE MEETING AGENDA-**

Agenda for the **Committee of the Whole** of Council of the Village of Pemberton to be held Tuesday, September 4, 2007 at 10:00 a.m. in Council Office, 7400 Prospect Street.

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1. CALL TO ORDER	
2. Sprinkler Bylaw – Committee Discussion	1
3. Boundary Extension – Committee Discussion	
4. Art Barn – Verbal Update by Building Inspector	
5. TERMINATION	



Date: September 4, 2007
From: Russell Mack, Fire Chief
Subject: Fire Sprinkler Systems

Received by Council _____
Meeting No. _____
Date _____

RECOMMENDATION

That the fire sprinkler bylaw be left as is for the time being and that all buildings that are currently asking to be exempted be required to have sprinklers installed immediately.

That council considers extending the Village’s bylaw to make sprinkler systems mandatory in all buildings, including single-family homes, in the near future.

BACKGROUND

The Village of Pemberton has had a Fire Sprinkler Bylaw since 1997. The purpose of this bylaw is to improve life safety in multi-use properties.

At the Committee of the Whole meeting on August 14, 2007 staff was requested to review the feasibility of providing exemptions and to draft an amendment to Village of Pemberton Sprinkler Bylaw No. 401, 1997 which would provide a variance process and a definition of temporary building. Councilors Blundell and McLeod were opposed.

Feasibility of Providing Exemptions

Currently there is no specific authority to waive the building bylaw/code requirement to install sprinklers in the Village’s bylaw. In order to provide for an exemption a bylaw amendment would be required.

Chris Murdy of Murdy McAllister recommends that Council be very very careful about the liability implications of waiving a life safety requirement related to sprinklers, if something disastrous occurs in the future.

Temporary Building

The District of Maple Ridge By-Law requires that sprinklers be installed in all buildings within the District, including single family residential. It also provides for the exemption of Temporary Buildings unless they contain a dwelling. **Temporary** is defined as “a period of time not exceeding 12 months”, and a **Temporary Building** is defined as “a building that has been granted approvals for a fixed and limited time not exceeding the expiration date of the authorizing Building Permit.”

The Village of Pemberton's Zoning Bylaw defines **Temporary Building** as:

1. A temporary building or structure may be erected or installed in conjunction with the permanent construction of a building or structure on the same lot.
2. In all cases, temporary buildings or structures shall be subject to the following regulations:
 - a) that the application shall provide a letter of intent and undertaking to remove the temporary building, to the Building Inspector in support of an application for a building permit to erect a temporary building or structure;
 - b) the proposed temporary building or structure shall not constitute or cause a public hazard or public nuisance;
 - c) all permitted temporary buildings and structures shall conform with the regulations of the Village of Pemberton "Building and Plumbing Code Administration Bylaw"; and
 - d) temporary buildings or structures are removed from the site upon completion of the construction or upon written notice from the Village's Building Inspector prior to occupancy of the permanent building or structure.

This definition is consistent with the Building Code and already included in the Zoning Bylaw so would be the preferred definition if an exemption of temporary buildings is considered.

ISSUES

Life

The National Fire Protection Association is the leading authority on fire safety in the world. The following are statistics regarding sprinkler use from the NFPA:

- 1) When sprinklers are present in buildings, the chance of dying in a fire are reduced from 75 to 50 percent and the average property loss per fire is cut from 66 to 33 percent.
- 2) NFPA has no record of a fire killing more than two people in a completely sprinklered public assembly, educational, institutional or residential building where the system was working properly.

According to the Office of the Fire Commissioner of BC on average, 35 people in BC die every year by fire or fire related injuries. In all the fires, less than 1 percent had sprinkler protection. There are no records of anyone dying in BC when the building is sprinklered.

There are more communities in BC and around the country enacting fire sprinkler bylaws every year. The majority of these are for all buildings other than single-family homes although some communities are choosing to require sprinklers in all buildings.

This provides better protection to the citizens of these communities by reducing the risk of death and lowering the chances of fires spreading from building to building.

The Village of Pemberton is a growing community with many families with young children. The senior population is also growing as people are choosing to retire to Pemberton or move here to be closer to their children and grandchildren. The need to ensure the life safety of community members is becoming more significant.

Safety of Fire Fighters

As first responders Pemberton's Fire Fighters must make every attempt to save people in a fire situation. The Pemberton Fire Department is staffed by volunteers who train hard and are committed to keeping the community safe. Requiring sprinklers in all buildings, or at the least, maintaining the current bylaw provides support for the volunteer firefighters by containing the fire to the room of origin or the area of ignition.

Spread of Fire

There have been two major fires in BC recently where the fires have engulfed and destroyed areas of whole city blocks. These fires occurred in commercial areas of Fort St. John and Penticton. By having sprinklers installed in all commercial buildings, the risk of this type of damage is reduced by up to 66 percent.

In 2003 the city of Kelowna was devastated by wild fires that grew to enormous proportions and destroyed hundreds of single family homes and caused many families to lose everything they had. The Village of Pemberton often experiences long, hot and dry summers and could result in a wild land urban interface fire such as occurred in Kelowna.

Response Time

As the Village of Pemberton grows in size, sprinkler systems will become even more valuable. With response times increasing when traveling to properties on the outer edge of the fire district, the sprinkler systems extinguish and/or control the fires, thereby reducing the risk of catastrophic losses.

As the Village of Pemberton Fire Department is a volunteer based organization, it is not uncommon for the members to be at work, in transit or at home when a call comes into dispatch. This will impact response times and the advantage to requiring sprinklers means that if there is a delay of any kind the Fire Department can be assured that the fire is somewhat controlled. This also contributes to their safety.

Approved for Council Agenda

Lori Pilon
Administrator

VILLAGE OF PEMBERTON

BYLAW NO. _____ , 2007

Being a bylaw to amend the Village of Pemberton Sprinkler Bylaw No. 401, 1997

WHEREAS the *Local Government Act* enables a Council to amend its Building Bylaw from time to time;

AND WHEREAS the Council of the Village of Pemberton deems it desirable to provide certain exemptions for temporary buildings from the requirements of Section 20 of Bylaw 518, 2003;

NOW THEREFORE the Council of the Corporation of the Village of Pemberton in open meeting assembled **ENACTS AS FOLLOWS:**

1. This Bylaw may be cited for all purposes as "Village of Pemberton Sprinkler Amendment Bylaw No. _____, 2007"
2. Village of Pemberton Zoning Bylaw No. 401, 1997 is amended by adding Section 13 e) as follows:

The following buildings shall be exempt from the requirements of Bylaw 401, 1997:

1. A temporary building or structure may be erected or installed in conjunction with the permanent construction of a building or structure on the same lot.
2. In all cases, temporary buildings or structures shall be subject to the following regulations:
 - a) that the application shall provide a letter of intent and undertaking to remove the temporary building, to the Building Inspector in support of an application for a building permit to erect a temporary building or structure;
 - b) the proposed temporary building or structure shall not constitute or cause a public hazard or public nuisance;
 - c) all permitted temporary buildings and structures shall conform with the regulations of the Village of Pemberton "Building and Plumbing Code Administration Bylaw"; and
 - d) temporary buildings or structures are removed from the site upon completion of the construction or upon written notice from the Village's Building Inspector prior to occupancy of the permanent building or structure.

READ A FIRST TIME this day of , 2007.

READ A SECOND TIME this day of , 2007.

PUBLIC HEARING HELD this day of , 2007.

READ A THIRD TIME this day of , 2007.

RECONSIDERED AND FINALLY ADOPTED this day of , 2007.

Mayor

Administrator