

**CONSOLIDATED FOR CONVENIENCE**

**REGIONAL DISTRICT OF NORTH OKANAGAN**

**Bylaw No. 2020**

A Bylaw to provide for an exemption to the fire safety control measures within the fire limits around the community of Silver Star Mountain

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**WHEREAS** Section 694(1)(f) [*Regional District building regulations*] of the *Local Government Act*, R.S.B.C., 1996, Chapter 323, as amended, and Regulations passed pursuant thereto, the Board of the Regional District of North Okanagan may, by bylaw, establish areas to be known as fire limits and for those areas regulate the construction of buildings in respect of precautions against fire;

**AND WHEREAS** the Board of the Regional District of North Okanagan deems it necessary and desirable to set fire limits around the community of Silver Star Mountain and regulate the construction of buildings to include the installation of automatic fire sprinkler systems;

**NOW THEREFORE** the Board of the Regional District of North Okanagan, in open meeting assembled, hereby ENACTS AS FOLLOWS:

**1.0 Citation:**

1.1 This Bylaw may be cited as “*Silver Star Mountain Fire Sprinkler Bylaw No. 2020, 2005*”.

**2.0 Definitions:**

2.1 Words and phrases that are not defined in this Bylaw shall have the meaning ascribed to them in the *Local Government Act*, BC Building Code or Building Bylaw.

2.2 The following definitions shall apply in this Bylaw:

BC Building Code means the British Columbia code for building regulation adopted pursuant to the *Local Government Act*.

Building Bylaw means the current bylaw of the Regional District of North Okanagan for the administration and enforcement of the BC Building Code and generally regulating building construction activities in the Regional District.

Silver Star Mountain Fire Limit Area means the area established by Section 3.0.

~~Sprinkler System means a system of pipes and valves designed to apply water to a fire upon being activated by a sensing device and complying with the BC Building Code NFPA-13 Standard except that the NFPA-13D and NFPA-13R Standards may be applied where permitted by the Code.~~

**Sprinkler System means a system of pipes and valves designed to apply water to a fire upon be activated by a sensing device and complying with the BC Building Code NFPA-13 Standard; except that the NFPA-13D and**

***NFPA-13R Standards may be applied where permitted by the BC Building Code for buildings three storeys or less or with a building area less than 600 sq m. The definitions of “storey” and “building area” shall be defined as per the BC Building Code.***

Sprinkler System Plan means a plan of a building and its essential components detailing the installation of a Sprinkler System.

### **3.0 Fire Limit Area:**

- 3.1 This Bylaw applies to the area within the ‘Fire Limit Area Boundary’ as indicated on Schedule ‘A’ which is established as the Silver Star Mountain Fire Limit Area.

### **4.0 Requirements for Sprinkler Systems:**

- 4.1 Every building to which this Bylaw applies must be equipped with a Sprinkler System.
- 4.2 This Bylaw applies to all new buildings except:
- 4.2.1 buildings to which the provisions of the BC Building Code do not apply;
  - 4.2.2 temporary buildings;
  - 4.2.3 service buildings of noncombustible construction; and
- 4.3 This Bylaw applies to an addition to an existing building except:
- 4.3.1 where the addition to the building does not exceed 50% of the total floor area of the existing building and provided that the square footage of the building will not increase by more than 50% since the enactment of *Silver Star Mountain Fire Sprinkler Bylaw No. 1841, 2003*; and
  - 4.3.2 where the addition is being made to a service building, provided that the existing building and the addition are of noncombustible construction; and
- 4.4 Where a renovation is undertaken to all or part of an existing building that entails the issuance of a Building Permit under the Building Bylaw, this Bylaw applies to all of the existing building except:
- 4.4.1 where the renovation is undertaken to less than fifty percent (50%) of the total floor area of the building; and
  - 4.4.2 where the renovation is undertaken to part or all of a service building, provided that the renovated area is of non-combustible construction.
- 4.5 Where a combination renovation and addition is undertaken to an existing building that entails the issuance of a Building Permit under the Building Bylaw, this Bylaw applies to all of the existing building except:
- 4.5.1 where the total floor area of the addition and renovation is less than 50% of the floor area of the existing building; and
  - 4.5.2 where the renovation is undertaken to part of a service building, provided that the renovated area is of noncombustible construction.

4.6 Where the plans and specifications for a new building, or an addition or renovation to an existing building, necessitate the installation of Sprinkler System under the BC Building Code, the requirements of the Code shall take precedence over this Bylaw.

**5.0 Requirements for a Sprinkler System Plan:**

5.1 Where a building is subject to this Bylaw, a property owner or agent who submits a Building Permit Application under the Building Bylaw shall submit a Sprinkler System Plan, in triplicate, indicating the nature and extent of the proposed Sprinkler System in sufficient detail to establish conformance with the BC Building Code and this Bylaw.

5.2 The requirements of the Building Bylaw in respect of Construction Plans shall apply to a Sprinkler System Plan submitted pursuant to this Bylaw.

**6.0 Administration:**

6.1 The Chief Building Inspector shall administer this Bylaw.

6.2 The Building Inspector is authorized to undertake all activities related to a Sprinkler System Plan following the same procedures and powers as are applicable to Construction Plans submitted under the Building Bylaw.

6.3 The Building Inspector shall not issue a Building Permit for a building to which this Bylaw applies until the Building Inspector has obtained and approved a Sprinkler System Plan for the building.

**7.0 Repeal:**

7.1 Bylaw No. 1841, being the *“Silver Star Mountain Fire Sprinkler Amendment Bylaw No. 1841, 2003”* is hereby repealed.

**Read a FIRST, SECOND, and THIRD TIME** 3rd day of May , 2005.

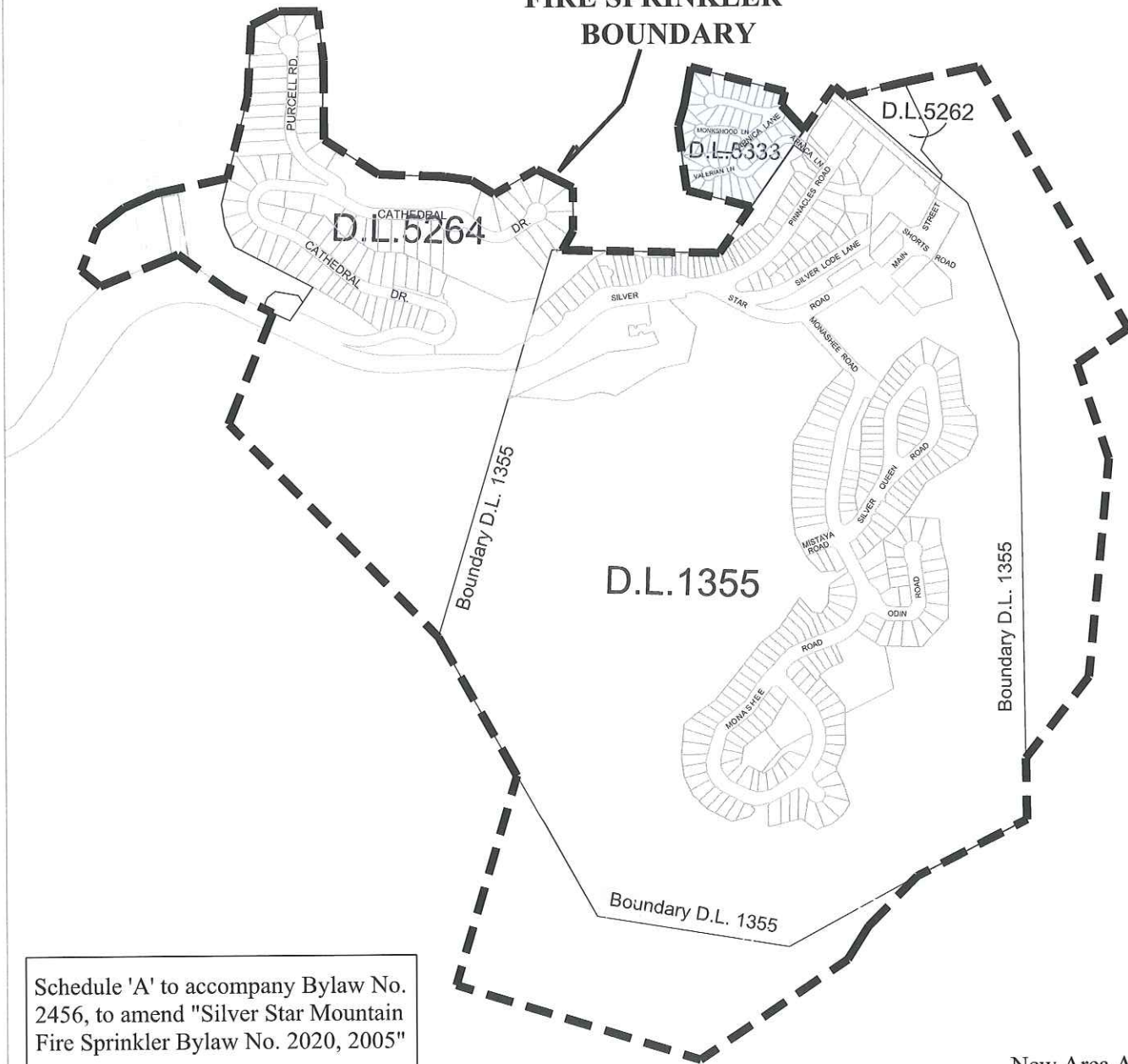
**Reconsidered and ADOPTED** 3rd day of May , 2005.

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Vice Chair

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Corporate Officer

**Consolidated Copy**, amended by Bylaw:  
No. 2456, 2010 – August 15, 2012

**FIRE SPRINKLER  
BOUNDARY**



Schedule 'A' to accompany Bylaw No. 2456, to amend "Silver Star Mountain Fire Sprinkler Bylaw No. 2020, 2005"

New Area Added



I hereby certify this to be a true and correct copy of Schedule "A" attached to and forming part of the Regional District of North Okanagan "Silver Star Mountain Fire Sprinkler Amendment Bylaw No. 2456, 2010".

Dated at Coldstream, B.C. this 20 day of August 2010.

*[Signature]*  
Corporate Officer

*[Signature]*  
Patricia D. ...