

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 7126

**TO REQUIRE THE INSTALLATION AND MAINTENANCE OF
SMOKE ALARMS IN EXISTING BUILDINGS**

The Municipal Council of the The Corporation of the District of Saanich in open meeting assembled enacts as follows:

1. In this bylaw:

- a. **BUILDING** means any structure used or intended for supporting or sheltering any use or occupancy;
- b. **BUSINESS AND PERSONAL SERVICES OCCUPANCY** means the occupancy or use of a building or part thereof for the transaction of business or the rendering or receiving of professional or personal services;
- c. **CAN/ULC-S531-M87** means the National Standard of Canada designation for the standard for smoke alarms as it existed on the day this bylaw is adopted, issued under the auspices of the Underwriters' Laboratories of Canada;
- d. **CAN/ULC-S553-M86** means the National Standard of Canada designation for the standard for the installation of smoke alarms, as it exists on the day this bylaw is adopted, issued under the auspices of the Underwriters' Laboratories of Canada;
- e. **DWELLING UNIT** means a suite operated as a housekeeping unit, used or intended to be used as a residence and usually containing cooking, eating, living, sleeping and sanitary facilities;
- f. **FIRE CHIEF** includes the Chief of the Fire Department of the Municipality and any other inspector or member of the Fire Department;
- g. **INSTITUTIONAL OCCUPANCY** means the occupancy of a building or part thereof by persons who are involuntarily detained, or detained for penal or correctional purposes, or whose liberty is restricted, or require special care or treatment because of age, mental or physical limitations;
- h. **OCCUPANCY** means the use or intended use of a building or part thereof for the shelter or support of persons, animals or property;
- i. **SMOKE ALARM** means a combined smoke detector and audible alarm device which

- i) is designed to sound an alarm within the room or suite in which it is located upon the detection of smoke within the room or suite; and
 - ii) conforms to the CAN/ULC-S531-M87 Standard for smoke alarms.
 - j. **SUITE** means a single room or series of rooms of complementary use, operated under a single tenancy, and includes dwelling units, individual guest rooms in motels, hotels, boarding houses, rooming houses, dormitories and individual stores and individual or complementary rooms for business or personal services occupancies.
2.
 - a) The owner of a building shall install and maintain at least one smoke alarm on every level or storey of a dwelling unit on which a sleeping room is located and in every sleeping room that is not within the dwelling unit unless the dwelling unit or sleeping room is located in an institutional occupancy which is serviced by a functioning fire alarm system.
 - b) The owner shall install smoke alarms in conformance with the CAN/ULC-S553-M86 Standard for the installation of smoke alarms.
 3.
 - a) Smoke alarms installed pursuant to this bylaw may be battery powered or connected to an electrical circuit.
 - b) If the smoke alarm is battery powered, it shall be equipped with an alarm pause button which, when used, will temporarily reduce the alarm's sensitivity to smoke.
 - c) If the smoke alarm is connected to an electrical circuit, there shall be no disconnect switch between the overcurrent device and the smoke alarm.
 4.
 - a) The owner of the dwelling unit or room in which a smoke alarm is installed shall test, or have the smoke alarm tested, at least once every twelve months to ensure it is functioning correctly.
 - b) Where the owner installs an individually battery powered smoke alarm, the owner shall install new batteries in the alarm at least once every twelve months.
 - c) The owner of the dwelling unit or room in which a smoke alarm is installed shall immediately replace or repair any smoke alarm which, upon testing, fails to perform correctly.
 5.
 - a) The Fire Chief may enter, at all reasonable times, on any property which is subject to this bylaw to ascertain whether or not this bylaw is being observed.

- b) No person shall obstruct or prevent the entry of the Fire Chief onto any property pursuant to this bylaw.
6. Nothing contained in this bylaw shall be construed to alter or vary the provisions of the British Columbia Building Code governing the installation of smoke alarms in new buildings.
 7.
 - a) A person who contravenes a provision of this bylaw is guilty of an offence and shall be liable upon conviction to a fine of not less than \$100.00.
 - b) A person commits a separate offence on each day that an offence under subsection a) continues.
 8. This bylaw shall come into effect on January 1, 1994.
 9. This bylaw may be cited for all purposes as the “**SMOKE ALARM BYLAW, 1993, NO. 7126**”.

Includes Bylaw Amendments No. 7505 and 9049