

CORPORATION OF THE CITY OF NEW WESTMINSTER  
BYLAW NO. 5980, 1991  
A Bylaw to Establish Fire Limits within the  
City of New Westminster

WHEREAS Section 734 of the Municipal Act provides in part that Council may, for the health, safety and protection of persons and property, by bylaw, establish areas to be known as fire limits and within such areas regulate the construction of buildings for precaution against fire.

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Fire Limits Bylaw No. 5980, 1991"
2. In this Bylaw:
  - "a unit used for habitable accommodation" means a single room or series of rooms of complementary use, operated under a single tenancy, designed or occupied for residential purposes, and includes dwelling units, apartment suites and individual guest rooms in motels, hotels, boarding houses, rooming houses and dormitories;
  - "substantial renovation or alteration" means work that require the removal or installation of structural elements, or works relating to health or safety of the building occupants;
  - "owner" includes an occupier and any authorized licensee, servant, employee or agent,
1. The areas outlined in heavy black on the plan attached hereto as Schedule "A" and forming part of this Bylaw, but not including those areas shown shaded, are hereby designated as "fire limits areas".
2. Where an owner of land within a fire limits area constructs or causes to be constructed a new building containing three or more units used for habitable accommodation, the owner shall install a fire sprinkler system throughout the entire building. The sprinkler system shall be installed and maintained to standards set out in the latest edition of the British Columbia Building Code.
3. Where an owner of land within a fire limits area constructs or causes to be constructed a new addition to a building where the total cost of the new addition together with any other addition or substantial renovation or alteration carried out within any 24-month period, but excluding installation of the fire sprinkler system, will exceed 25% of the actual value of the building as determined by the British Columbia Assessment Authority excluding the value of the proposed works and the building contains three or more units used for habitable accommodation, the owner shall install a fire sprinkler system throughout the entire building. The sprinkler system shall be

installed and maintained to standards set out in the latest edition of the British Columbia Building Code.

4. Notwithstanding Section 5, where an owner of land within a fire limits area constructs or causes to be constructed one or more additional units to be used for habitable accommodation to a building that contains or will then contain three or more units used for habitable accommodation, the owner shall install a fire sprinkler system throughout the entire building. The sprinkler system shall be installed and maintained to standards set out in the latest edition of the British Columbia Building Code.
5. Where an owner of land within a fire limits area carries out or causes to be carried out substantial renovation or alteration to a building where the total cost of the substantial renovation or alteration together with any other substantial renovation or alteration or addition carried out within any 24-month period, but excluding installation of the fire sprinkler system, will exceed 50% of the actual value of the building as determined by the British Columbia Assessment Authority excluding the value of the proposed works and the building contains three or more units used for habitable accommodation, the owner shall install a fire sprinkler system throughout the entire building. The sprinkler system shall be installed and maintained to standards set out in the latest edition of the British Columbia Building Code.
6. If any section, subsection, sentence, clause or phrase in this Bylaw is for any reason held to be invalid by a decision of a Court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this Bylaw.
7. Nothing in this Bylaw shall be construed so as to in any way alleviate the necessity for compliance with the British Columbia Building Code or other City of New Westminster Bylaws.
8. Where the height or floor area of a new building would require the use of **Amending** more than 100 feet (30.5m) of hose to reach the most remote room in the building **Bylaw** measured from the street fire fighting access entrance, a Class I standpipe system shall **6295, 1995** be installed and maintained to the standard set out in the current edition of the British Columbia Building Code.