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## Fire Safety Planning for Construction and Demolition

### Scope:

- The British Columbia Fire Code (BCFC), Division B Section 5.6 applies to buildings, parts of buildings and associate areas undergoing construction or demolition operations, including renovations.
- BCFC, Division B, section 5.6.1.3 (1) states: “prior to the commencement of construction, alteration or demolition operations, a fire safety plan shall be prepared for the site...”

### Criteria:

- In addition to the criteria outlined in the Emergency Management BC (April 2013) information bulletin, the following requirements shall apply to construction / demolition fire safety plans in the District of Summerland:
  1. Fire Safety Plans shall be specific.
  2. A *letter of intent* from a fire safety plan contractor is required prior to building permit or demolition permit approval. The letter of intent should be emailed to [sfd@summerland.ca](mailto:sfd@summerland.ca)
  3. Drawings in the Fire Safety Plan should be oriented to the perspective of a viewer facing the building on the address side.
  4. Site Plan *signage* shall be *site oriented* relative to the location where the sign is installed
  5. Site Plan drawing (s) should include:
    - a) Title Block with address, project name, and the date that the drawings (s) were produced.
    - b) North Arrow indicator
    - c) Address street and cross streets
    - d) Footprints of neighboring (existing) buildings, if possible
    - e) Fire Department access points (multiple points should be numbered or lettered)
    - f) Hoarding (fencing)
    - g) City hydrants and any private / temporary hydrants
    - h) Building footprint (s), including below grade structures
    - i) Assembly point(s)
    - j) Hazardous materials locations (including UN numbers)
    - k) Site office
    - l) Temporary power installations
    - m) First Aid station(s)
    - n) Construction Fire Safety Plan location on site

- o) \*Standpipe and fire department connection (F.D.C.) locations
  - p) \*Tower crane location(s)
  - q) \*Main hoist location(s)
  - r) Phased Occupancy information:
    - i. Each construction area identified
    - ii. Temporary (course-of-construction) fire separations identified
    - iii. Special existing or means of egress identified (ex: covered walkways)
    - iv. Any special notes on Fire Department access or response
  - s) \*Description of Hot Works procedure
6. \*Emergency power shut-off/lock out procedure for tower crane(s)
  7. *Timeline* of Construction showing major milestones and projected completion dates.
  8. Fire Safety Plan and drawing(s) shall be updated every four months, or at a frequency decided by a consultation with the Summerland Fire Department.
  9. \*Note: Fire Department Connections (F.D.C.s) require high visibility signage on site. Updates to drawings / signs should reflect the progress of the standpipe height (floor level) during construction.
  10. Confirmation that any natural gas and electrical service(s) to the buildings have been disconnected and/or isolated.
  11. Please note; the burning of construction waste from a demotion site is strictly prohibited within the District of Summerland, willingly burning of such waste will result in the issuance of a fine by the Summerland Fire Department, as well an investigation by the Ministry of Environment.

***(\*) if applicable***

Additional questions regarding Construction Fire Safety Plans can be directed to the Summerland Fire department at 250-494-7211 or [sfd@summerland.ca](mailto:sfd@summerland.ca)