Canadian Fire Alarm Association

The Perspective from a Municipal Building Department
Wednesday May 5, 2010

Presented by: Mike Seiling, CET, CBCO,
Chief Building Official, City of Kitchener
TODAY’S AGENDA

- The legislation governing building permits in Ontario
- Identify issues when reviewing plans
- Strategies for success in the permit application & inspection processes
Building Code Act & the BC

WHY IS IT IMPORTANT TO US?

- Protects health & safety of people
- Enables construction to happen
- It is the law
ONTARIO BUILDING LAWS

Building Code Act

OBC

Municipal Bylaws

Referenced Standards

i) CAN/ULC – S524-M “Installation of Fire Alarm Systems”
ii) CAN/ULC – 537-M “Verification of Fire Alarm Systems”
DECISION MAKERS

- Ontario Legislature (Building Code Act)
- MMAH (BC content & amendments)
- Local CBO (Application of BCA & BC)
- BCC (Disputes over application of BC)
- Ontario Courts (Disputes over compliance with BCA)
Building Code Act

What does it do?

- Holds municipalities accountable & establishes CBO as authority having jurisdiction
- Prohibits illegal building & occupancy
- Establishes the powers of municipal building officials & the rules they must operate by
- Provides remedies for concerns about official’s actions
- Specifies offenses and penalties
- Provides for the BC & very limited municipal administrative by-laws
- Establishes the BCC & BMEC
Building Code Act
Who is Accountable?

• The council of each municipality is responsible for the enforcement of the Act, and shall appoint a chief building official (CBO) and such inspectors as are necessary for its enforcement

Act Reference: 3.-(1), 3.-(2)
Building Code Act

What is a Building?

• A structure greater than 10 m$^2$ in area consisting of a wall, roof or floor, or a structural system serving that function
• A structure less than 10 m$^2$ in area which contains plumbing,
• Plumbing or a sewage system alone, or
• Other structures designated in the Code

*A Reference: 1.- (1)*
"construct" means to do anything in the erection, installation, extension or material alteration or repair of a building and includes the installation of a building unit fabricated or moved from elsewhere and "construction" has a corresponding meaning; ("construire", "construction", "travaux de construction")
## Construct per BCA

<table>
<thead>
<tr>
<th></th>
<th>Building Permit</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>New building c/w a fire alarm system.</td>
</tr>
<tr>
<td>2.</td>
<td>Existing building installs a new fire alarm system</td>
</tr>
<tr>
<td>3.</td>
<td>Replace existing heat detector with new</td>
</tr>
<tr>
<td>4.</td>
<td>Replace existing fire alarm panel with new</td>
</tr>
</tbody>
</table>
FAS Challenges

1. Incomplete permit submissions
2. New and existing systems
3. Construction without the benefit of a building permit
FAS Challenges

4. NFPA 96 Suppression

5. Emergency Generator Trouble
FAS Challenges

6. Permits for electric strikes and electromagnetic locks.
   • Electric strikes prevent entry
   • Magnetic locks prevent exiting (life safety issue)
Electromagnetic Locks

• Connect to an approved and functional FAS

• Not permitted on doors required to have panic hardware unless authorized by BC

• EMERGENCY EXIT UNLOCKED BY FIRE ALARM
FAS Testing Certificates

1. Provide written documentation including reference to the testing standard

2. DO NOT submit incomplete certificates
Questions