
SYSTEM OF FIRE INSPECTIONS POLICY

Purpose

This policy is intended to provide for a System of Fire Inspections for the Town of Antigonish as required under the Fire Safety Act and Regulations.

Objectives

The objectives of this policy are as follows:

1. To Improve Fire Safety within the Town of Antigonish;
2. To meet our obligations as stated in the Nova Scotia Fire Safety Act and Regulations;
3. To implement the system of Fire Inspections in a manner which acknowledges the finite resources of the Town through application of a risk-based approach; and
4. To do so in a manner which least inconveniences tenants and businesses.

Policy

1. This policy is entitled the "System of Municipal Fire Inspections"
2. In this policy:
 - 2.1. Municipal Fire Inspector: A person appointed by a Municipality as a Municipal Fire Inspector pursuant to the Fire Safety Act.
 - 2.2. Fire Safety Act: An act to educate and encourage persons and communities to apply the principles of fire safety so as to prevent fires, preserve human life and avoid unwarranted property loss due to the destructive forces of fire as amended from time to time, cited Fire Safety Act 2002, c.6.s.1.
 - 2.3. Fire Safety Regulations: Means regulations respecting fire safety made by the Governor in Council as amended from time to time pursuant to Sections 51 of Chapter 6 or the Acts 2002, the Fire Safety Act.
 - 2.4. Assembly Occupancy (Group A): Defined by the National Building Code of Canada (2010) as meaning the occupancy or the use of a building, or part thereof, by gathering of persons for

civic, political, travel, religious, social, educational, recreational or like purposes, or for the consumption of food or drink.

- 2.5. Residential Occupancy (Group C): Defined by the National Building Code of Canada (2010) as meaning the occupancy or use of a building or part thereof by persons for whom sleeping accommodation is provided but who are not harboured or detained to receive medical care or treatment or are not involuntarily detained.
- 2.6. Business and Personal Service Occupancy (Group D): Defined by the National Building Code of Canada (2010) as meaning 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.
- 2.7. Mercantile Occupancy (Group E): Defined by the National Building Code of Canada (2010) as meaning the occupancy or use of a building or part thereof for the displaying or selling of retail goods, wares or merchandise.
- 2.8. Industrial Occupancy (Group F): Defined by the National Building Code of Canada (2010) as meaning the occupancy or use of a building or part thereof for assembling, fabricating, manufacturing, processing, repairing or storing of goods and materials.
3. Pursuant to Section 19 of the Fire Safety Act this Policy establishes a "System of Municipal Fire Inspections" to provide for compliance with that Act and the Fire Safety Regulations and that recognizes municipal resources and priorities based upon a risk assessment.
4. Pursuant to Section 19 of the Fire Safety Act, Council shall appoint one or more Municipal Fire Inspectors, whom shall carry out the System of Municipal Fire Inspections in accordance with the requirements of the Fire Safety Act and Fire Safety Regulations.
5. Inspection Schedule

5.1. Inspections shall be carried out initially, and then upon the cycles noted in Table 5.1

Table 5.1

Occupancy Class	Frequency Of Inspection
Assembly Occupancies (Group A)	Every 3 years
Residential Occupancies (Group C) of 4 units or more	Every 5 years
Residential Occupancies of 3 units or fewer	On Written Complaint
Business and Personal Service Occupancies (Group D)	Every 5 Years

Mercantile Occupancies (Group E)	Every 5 Years
Industrial Occupancies (Group F)	Every 5 Years

- 5.2. While it is anticipated that the Town will be asked to inspect particular buildings for purposes of increasing fire safety from time, it will not carry out pre-purchase fire inspections.
- 5.3. Pursuant to clause 14(1)(a) of the Fire Safety Regulations, bedrooms in dwellings which are let individually are deemed to be separate units. Where there are 4 or more such units within a dwelling, the dwelling will fall under the System of Inspections noted herein.
- 5.4. Notwithstanding subsection 5.1 herein, the Municipal Fire Inspector may deem that in order to reduce risk of fire and loss of life, a more frequent inspection of one or more particular buildings is required.
6. Where a building contains Group D or E occupancies as well as residential occupancies, it shall be inspected at the interval appropriate to the residential occupancy.
7. In the case of a change of use, renovations or new construction which results in the issuance of an Occupancy Permit as provided for under the Nova Scotia Building Code Regulations, and which is a use required to be inspected under the Fire Safety Act, the building or use will be added to the list of uses requiring inspection at the appropriate date commencing at the time of issuance of the Occupancy Permit. *(this needs work on wording)*
8. Order to Comply
- 8.1. Upon inspection of land or premises, the Municipal Fire Inspector may, under Section 25(1) of the Fire Safety Act, issue to the owner of the land or premises, an order directing compliance with a time frame of 1 to 365 days to rectify a condition, depending upon the circumstances, including the criteria in s. 7.2 below;
- 8.2. Further to s. 7.1, above, time for compliance will be determined by the Municipal Fire Inspectors based on the following criteria:
- a) the degree of risk to life and safety;
 - b) occupancy type;
 - c) numbers of occupants;
 - d) serving of alcohol;
 - e) the amount of time reasonably required by the owner to comply, including whether the deficiency has been the subject of previous compliance requests or directives from any source.

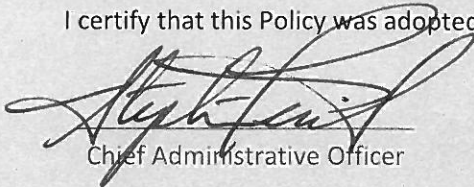
- 8.3. The owner of the land or premises regarding which an order for compliance has been issued will contact the Municipal Fire Inspector's office to arrange an inspection within 5 working days prior to the time limit of the order or when the work has been completed, whichever comes first.
9. Where the owner of a building, land or premises fails to comply with an order issued by the Municipal Fire Inspector the Municipality shall take action as set out in section 44 of the Fire Safety Act.

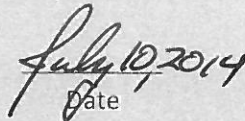
Adopted

CAO's Annotation for Official Policy Book

Date of Notice to Council Members of Intent to Consider: September 17, 2012
Date of Passage of Current Policy: October 15, 2012

I certify that this Policy was adopted by Council as indicated above.


Chief Administrative Officer


Date