

CITY OF SURREY
BY-LAW NO. 12136

As amended by By-law No. 13575, 11/09/98; 14531, 10/22/01

A by-law to provide for the installation and maintenance of smoke alarms in the City of Surrey.

.....

THIS IS A CONSOLIDATED BY-LAW PREPARED BY THE CITY OF SURREY FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BY-LAW PROVISIONS.

Pursuant to the powers given to it, including those in Paragraphs 734 (1) (l) and (m) and Section 310 of the Municipal Act, being R.S.B.C. 1979, Chapter 290, the City Council wishes to provide for the installation and maintenance of smoke alarms in the City of Surrey.

NOW, THEREFORE, the Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. This By-law may be cited as "Smoke Alarm By-law, 1993, No. 12136."

2. In this By-law

"Building" means any structure used or intended for supporting or sheltering any use or occupancy either of a temporary or permanent nature;

"Business" means the occupancy or use of a Building or part

and Personal thereof for the transaction of business or the

Services rendering or receiving of professional business or

Occupancy" personal services;

"CAN/ULC- means the National Standard of Canada designation

S531-M87" for the Standard for Smoke Alarms, as amended, issued under the auspices of the Underwriters' Laboratories of Canada;

"CAN/ULC- means the National Standard of Canada

S553-M86" designation for the Standard for the Installation of Smoke Alarms as amended, issued under the auspices of the Underwriters' Laboratories of Canada;

"Dwelling means a Suite operated as a housekeeping unit,

Unit" used or intended to be used as a domicile by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities.

"Fire Chief" includes the Chief of the Fire Department of the City and any other inspector or member of the Fire Department;

"Institutional means the Occupancy or use of a Building or part

Occupancy" thereof by persons who require special care or treatment because of mental or physical limitations or by persons who are under restraint for correctional purposes and are incapable of self-preservation because of security measures not under their control;

"Occupancy" means the use or intended use of a Building or part thereof for the shelter or support of persons, animals or property;

"Smoke Alarm" means a combined smoke detector and audible alarm device which:

- (a) is designed to sound an alarm within the room or Suite or Dwelling Unit in which it is located upon the detection of smoke within the room or Suite or Dwelling Unit; and
- (b) conforms to the CAN/ULC-S531-M87 standard for smoke alarms
- (c) Deleted By-law 13575 - 11/09/98

"Suite" means a single room or series of rooms of complimentary use, operated under a single tenancy, and includes Dwelling Units, individual guest rooms in motels, hotels, boarding rooms, rooming houses and dormitories as well as individual stores and individual or complimentary rooms for Business and Personal Services Occupancies.

3. The owner of every Building shall install and maintain at least one Smoke Alarm in every Suite and Dwelling Unit and, except for an Institutional Occupancy of a Building required under the British Columbia Building Code to have a fire alarm system, in every sleeping room that is not within a Dwelling Unit.
4. Every Smoke Alarm installed pursuant to paragraph 3 shall be in conformance with the CAN/ULC-S553-M86 Standard for the Installation of Smoke Alarms.
5. A Smoke Alarm which is installed in a Suite or Dwelling Unit which is rented must be hard-wired.
6. A Smoke Alarm which is installed in a Suite or Dwelling Unit which is owner-occupied may be hard-wired or individually battery powered, except that where the owner-occupied Suite or Dwelling Unit is located in a Building in which one or more additional Suite(s) or Dwelling Unit(s) are rented the Smoke Alarm must be hard-wired.

7. The owner of a Building shall keep a record of maintenance, for each Smoke Alarm located within such Building including the installation of new batteries. Such records of maintenance shall be retained by the owner and shall be produced to the Fire Chief when requested.

8. The owner of a Dwelling Unit, Suite or room in which a Smoke Alarm is installed shall have the Smoke Alarm tested at least once every six months for the purpose of determining whether or not it performs the functions for which it is designed.

9. Where an owner installs an individually battery powered Smoke Alarm, the owner shall install new batteries in the Smoke Alarm at least once every twelve months.

10. The Fire Chief and a Building Inspector may enter, at all reasonable times, on any property which is subject to this By-law to ascertain whether or not this By-law is being observed.

11. Every person who violates any of the provisions of this By-law or who suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this By-law or who neglects to do or refrains from doing anything required to be done by any of the provisions of this By-law or who does any act which violates any provisions of this By-law shall be guilty of an infraction thereof and upon summary conviction, shall be liable to a fine of not less than \$50.00 and not more than \$2,000.00. For the purposes of this section each day of a violation shall constitute a separate offence.

PASSED THREE READINGS on the 20th day of December, 1993.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 17th day of January, 1994.

_____"R.J. BOSE"_____MAYOR

"D.B. KENNY" CLERK