

THE FOLLOWING DOCUMENT HAS BEEN REPRODUCED FOR CONVENIENCE ONLY and is a consolidation of the following:

1. Maple Ridge Fire Alarm By-law No. 6401-2006
2. Maple Ridge Fire Alarm Amending By-law No. 6424-2006

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

BY-LAW NO. 6401 - 2006

A by-law to reduce false fire alarms in the District of Maple Ridge.

WHEREAS, Part 2, Division 1, Sections 8(8)(a)(b) and (c) of the Community Charter, provides that Council may, by by-law:

- (a) Provide that persons may engage in a regulated activity only in accordance with the rules established by by-law;
- (b) prohibit persons from doing things with their property;
- (c) require persons to do things with their property, to do things at their expense and to provide security for fulfilling a requirement;

AND WHEREAS, Part 7, Division 2, Sections 196 (1)(a) and (b) of the Community Charter, provides that Council may, by by-law, impose fees that are to be paid:

- (a) by the owner or occupier of real property to which services are provided by or on behalf of the municipality, including policing services under Section 3(2) of the Police Act, in response to a false alarm of a system, or
- (b) by the persons who lease or otherwise provide these systems to the owners or occupiers of real property, if services referred to in paragraph (a) are provided in response to a false alarm of a system;

AND WHEREAS excessive numbers of false alarms are being permitted to occur by the owners or users of these alarm systems;

AND WHEREAS these false alarms require emergency responses from the fire department, posing a threat to the safety of these emergency responders and members of the public by creating unnecessary hazards and delaying the fire response to emergencies.

NOW THEREFORE, the Council of the Corporation of the District of Maple Ridge in open meeting enacts as follows:

1. This By-law may be cited as “Maple Ridge Fire Alarm By-law No. 6401 – 2006”.

DEFINITIONS:

2. In this By-law, unless the context otherwise requires:

“**alarm incident**” means the activation of a security alarm system or fire alarm system and the direct or indirect reporting of the activation to the Fire Department, but does not include the activation of a smoke alarm(s) that are only intended to alert the occupants of a single family dwelling unit in which it is installed as per the requirements of the British Columbia Building Code.

“**code required fire alarm system**” means a combination of devices designed to warn the building occupants of an emergency condition and is required to be installed in

accordance with the standards set out in the British Columbia Building Code. This does not include a smoke alarm that is installed in accordance with the British Columbia Building Code and is intended to alert only the occupants of a single family dwelling unit in which it is installed.

“supplementary fire alarm system” is defined as a system that is not required to be installed in a building by the British Columbia Building Code. (*i.e.: a residential smoke alarm monitored through a security alarm panel installed in a single family residence.)

“District” means The Corporation of the District of Maple Ridge.

“false alarm” means the activation of an alarm system that results in a response from the Fire Department where a situation requiring such a response does not exist and includes a situation where:

- a) the alarm system has malfunctioned
- b) the alarm system has been activated in error,
- c) the alarm system has been activated during testing,
- d) there is no evidence of fire,
- e) the cause of the alarm cannot be determined.

“Fire Department” means the Maple Ridge Fire Department.

“Monitoring Service” means a person, partnership or company engaged in the business of monitoring alarm systems and reporting the occurrence of alarms to the Fire Department.

“No Alarm Status” refers to those properties that will be subject to the fees established by Section 7(a) of this By-law.

“security alarm system” means a device or devices installed on real property and designed to warn of criminal activity or unauthorized entry by activating an audible alarm signal and/or alerting a monitoring service.

6424-2006

OWNER’S AND OCCUPIER’S RESPONSIBILITIES / MONITORING SERVICE RESPONSIBILITIES:

3. The owner or occupier of real property shall be responsible for the proper installation, maintenance and operation of any code required fire alarm system or supplementary fire alarm system installed on or in the real property in order to ensure the prevention of false alarms.

6424-2006

4. Every owner or occupier of real property who uses a code required fire alarm system or a supplementary fire alarm system must keep their monitoring service informed by notice, in writing, of a current list of the names, addresses and telephone numbers of persons who will be known as property references.
5. The property reference whose names are provided pursuant to subsection 4, must be persons who are:
 - a) available to receive telephone calls from the Fire Department in the event of an alarm incident,

- b) able to attend at the address of the alarm incident within thirty (30) minutes of being requested to do so by the Fire Department,
 - c) capable of affording the Fire Department access to the premise where the alarm incident is located, and
 - d) capable of operating the alarm system and able to safeguard the premises.
6. Prior to reporting an alarm from a supplementary fire alarm system to the Fire Department, the Monitoring Service shall first attempt to place a call to the premises from which the alarm was sent to verify that an emergency exists. If the Monitoring service receives information that an emergency condition exists or if contact with the premises can not be made, then the Fire Department should be called to attend.

FEES TO BE CHARGED FOR ATTENDANCE AT FALSE ALARMS:

6424-2006

7. The owner of real property or the occupier of a premise to which the services of the Fire Department are provided in response to a false alarm initiated from a code required fire alarm system or a supplementary fire alarm system shall pay to the District, the following fees:
- (a) For the first false alarm \$150, unless the false alarm is initiated from a code required fire alarm system, in which case there will be no fee for the first false alarm.
 - (b) For the second false alarm within a twelve (12) month time period from the date of the first false alarm \$300.
 - (c) For the third false alarm within a twelve (12) month time period from the date of the first false alarm \$600.
 - (d) For the fourth false alarm within a twelve (12) month time period from the date of the first false alarm \$1200.
 - (e) For the fifth and subsequent false alarms within a twelve (12) month time period from the date of the first false alarm \$2400.

6424-2006

8. The owner of real property or the occupier of a premise with a code required fire alarm system can apply for a reinstatement to "No Alarm Status" by providing evidence to the Fire Department that a certified alarm service company has reviewed the alarm system, identified the cause(s) of the false alarm and then taken steps to rectify the cause of the false alarm(s). This application for reinstatement to "No Alarm Status" must be initiated by the owner or occupier within thirty (30) days upon receipt of notice or invoice.

6424-2006

9. The owner of real property or the occupier of a premise with a supplementary fire alarm system, can apply for a reinstatement to "No Alarm Status" within 30 days of the issuance of the fee invoice by paying a fee of \$150 and by providing evidence to the Fire Department that a certified alarm service company has reviewed the alarm system, identified the cause(s) of the false alarm and then taken steps to rectify the cause of the false alarm(s). The owner of real property or the occupier of a premise with a supplementary fire alarm system must also have had twelve (12) continuous months of no false alarms at the property or premise at which services were previously provided in order to be considered for reinstatement to "No Alarm Status". If "No Alarm Status" is granted, the application fee will constitute payment in full.

6424-2006

10. When a property reference is unable to attend the site of the alarm as directed in section 5, the owner of the property or the occupier of a premise shall be required to pay a service charge to cover the cost of the fire fighters and equipment that are required to stay on scene in excess of 30 minutes, and all associated cost relating to accessing and securing the premises.
11. For the purpose of section 10, the charge per hour per fire department vehicle will be as per the Table of Costs located in Schedule "A" of the current GVRD Mutual Aid Agreement.
12. For the purposes of section 11, wages for the fire fighters will be as per the Table of Costs located in Schedule "A" of the current GVRD Mutual Aid Agreement.

INVOICING:

6424-2006

13. Where a fee is charged to the owner of property or the occupier of a premise, the Fire Department will invoice the owner of the real property or the occupier of a premise (and notify the owner) for the response service.
14. Any invoice issued under this by-law is due and payable upon receipt.

6424-2006

15. All fees remaining unpaid as of December 31st in the year in which they were incurred will be added to and form part of the taxes payable on the real property to which services were provided as taxes in arrears.

6424-2006

16. All fees collected become the property of the District.

SEVERABILITY:

17. If any section, subsection or clause of this By-law is declared or held to be invalid by a court of competent jurisdiction, then that invalid portion shall be severed and the remainder of this by-law shall be deemed to have been enacted and adopted without the invalid and severed section.

FORCE & EFFECT:

18. This By-law will come into force and effect September 1, 2006.
19. Maple Ridge False Alarm By-law No. 5450 – 1996 as amended is hereby repealed.

READ a first time the 11th day of April, 2006.

READ a second time the 11th day of April, 2006.

READ a third time the 11th day of April, 2006.

Maple Ridge Fire Alarm By-law No. 6401 - 2006

PUBLIC NOTICE of intention advertised on the 21st & 28th days of April, 2006

PUBLIC CONSULTATION completed on the 5th day of May, 2006.

RECONSIDERED AND ADOPTED the 9th day of May, 2006.

MAYOR (Gordon Robson)

CLERK (Terry Fryer)