

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

BY-LAW NO. 6184 - 2003

A Bylaw to provide for the installation of Fire Sprinkler Systems in buildings within the municipality.

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**WHEREAS** the Council of the Corporation of the District of Maple Ridge desires to make the District as safe as possible for all residents;

**AND WHEREAS** the District of Maple Ridge is a large geographical area with unique demography and topography and fire suppression capabilities;

**AND WHEREAS** the installation of Approved Fire Sprinkler Systems have over time shown to be effective in protecting life and property in residential, commercial, industrial, and institutional occupancies;

**AND WHEREAS** the Local Government Act allows for the regulation of the construction, alteration, repair, and demolition of buildings and structures

**AND WHEREAS** the Council of the Corporation of the District of Maple Ridge wishes to provide certain exemptions from the requirements of this bylaw, including for persons who have completed, or who are in the process of completing, single family residential subdivisions.

**NOW THEREFORE**, the Municipal Council of the Corporation of the District of Maple Ridge, in open meeting assembled, **ENACTS AS FOLLOWS**:

1. This By-law may be cited as “Maple Ridge Sprinkler By-law No. 6184-2003”.
2. In this Bylaw,
  - a) Accessory Use, One Family Residential Use, Two Family Residential Use, and Building have the same meaning as in Maple Ridge Zoning Bylaw No. 3510-1985 as amended;
  - b) Approved Fire Sprinkler System means a fire sprinkler system that meets the applicable National Fire Protection Association (NFPA) standard 13, 13R or 13D for each specific occupancy.
  - c) Temporary Building has the same meaning as in Maple Ridge Building Bylaw No. 5452 – 1996.
3. Subject to Section 2, words in this Bylaw that are defined in the British Columbia Building Code have the same meaning as in the British Columbia Building Code.

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4. The installation of an Approved Fire Sprinkler System is required as a part of the construction of all new buildings within the municipality.
5. The installation of an Approved Fire Sprinkler System, to service the entire building, is required as a part of the construction of an addition or renovation to any building in the municipality where the value of the work indicated on the building permit application exceeds 50% of the market value which the building has on the date of the building permit application. For the purposes of this section the value of the building on the date of the building permit application is deemed to be the value as shown on the most recent assessment, by the British Columbia Assessment Authority, where such an assessment is available. This section does not apply to seismic upgrading of school buildings by School District 42.
6. Section 4 of this Bylaw does not apply to any building in respect of which a complete application for a building permit is submitted to the District of Maple Ridge before December 31, 2003.
7. Section 4 of this Bylaw does not apply to a building used or intended to be used for one family residential use or two family residential use if both of the following apply:
  - (a) the building is to be constructed on a parcel that was created by subdivision before December 31, 2003 or in respect of which a complete application for subdivision to create that parcel is submitted to the District of Maple Ridge before December 31, 2003, and
  - (b) the building is one in respect of which a complete application for a building permit is submitted to the District of Maple Ridge on or before December 31, 2004.
8. If section 6 or 7, or both, of this Bylaw are invalid, they are severable from this Bylaw. For greater certainty, if section 6 or 7, or both, of this Bylaw are invalid and the Council had known of that invalidity at the time this Bylaw was enacted, it would have enacted this Bylaw without the section or sections that are invalid.
9. The following buildings shall be exempt from the requirements of this Bylaw unless they contain a dwelling unit:
  - a) Accessory Buildings in all residential zones
  - b) In all other zones, Accessory Buildings that do not exceed 400 m<sup>2</sup> in building area or do not exceed 50% of the building area of the principal building, which ever is less.

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- c) Temporary Buildings
- d) Farm Buildings located in an agricultural zone which conform to and are maintained in accordance with the National Farm Building Code, the British Columbia Building Code and that are classified as having low human occupancy loads.

10. This Bylaw comes into force on the 31st day of December 2003.

READ a first time the \_\_\_\_\_ day of \_\_\_\_\_, 2003

READ a second time the \_\_\_\_\_ day of \_\_\_\_\_, 2003

READ a third time the \_\_\_\_\_ day of \_\_\_\_\_, 2003

ADOPTED the \_\_\_\_\_ day of \_\_\_\_\_, 2003

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CLERK**