

Multi-Residential Occupancy Fire Inspection Guidelines

This information applies to:

- Low-rise, high-rise buildings and condominium complexes
- Any occupancy with common use areas

Important 2022 updates

The BCBC considers a storage garage to be a different occupancy than a storage space, as such a fire separation with a minimum fire resistance rating of 1.5 hours is required between the storage garage and storage spaces. All storage spaces that are not separated by a fire separation with a fire-resistance rating of 1.5 must be removed from the storage garage by January 1st 2024. Examples of non-compliant storage in storage garages include: storage lockers, cabinets, shelving, shipping containers and sheds.

Common Fire Service Requirements

- **Access:** Access required to all areas of the building excluding private residential suites. As per West Vancouver Fire Bylaw 9.2, keys/fobs shall be provided for all areas requiring access
- **Address:** Must be clearly visible from the road and free from foliage and in a contrasting color
- **Egress and hallways:** Must be kept clear and free from obstruction for a clear unobstructed path to exit
- **Storage garages:** Must be kept free of all storage excluding vehicles, bicycles, scooters, motorcycles, and watercraft.
- **Fire doors:** Must not be wedged open, blocked, or altered with. They must self-close and latch properly to main the fire separation. Stairwell doors to be labelled alphabetically
- **Fire department connections:** Must be clearly visible with appropriate signage, functional protective caps in place, and free from obstruction
- **Enclosed storage garage:** Must be free of all storage. Only vehicles, bicycles, scooters, and watercraft can be stored
- **Monthly fire alarm and generator testing:** Monthly testing required for both the fire alarm system and generator (if applicable). A copy of the records are to be kept in the fire safety plan box
- **Fire Hydrants:** Must be clearly visible, unobstructed, and in operable condition. Private hydrants must be marked with a green stripe
- **Fire and life safety systems:** Includes fire alarm system, sprinkler system, fire extinguishers, and emergency lights and/or generator. Must be in operational as built condition with up-to-date servicing performed by a qualified professional
- **Fire lane access:** Must be kept clear and accessible for fire department apparatuses at all times. Provisions may be required to identify no parking in fire lanes
- **Personal locker storage area:** Must be maintained as to not compromise sprinkler coverage, nor contain any dangerous goods such as flammable liquids or propane cylinders
- **Shipping containers:** Any shipping containers on the property must conform to West Vancouver Bylaws 9.66–9.73
- **Service rooms:** Must be kept clear of obstructions and tripping hazards. All control valves and shut-offs must be easily accessible and clear of storage
- **Fire alarm bells:** Must not be painted or altered in any way that may affect their performance



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