

CONSOLIDATION UPDATE: JUNE 25, 2003

THE CITY OF WINNIPEG

**FIRE ALARM SYSTEMS BY-LAW
NO. 1484/77**

**A By-law of THE CITY OF WINNIPEG with
respect to the installation of fire alarm systems
for all existing buildings of four storeys or
more in building height.**

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:
amended 8162/2002

DEFINITIONS

amended 116/2003

1. **"Building height"** (in storeys) means the number of storeys contained between the roof and the floor of the first storey.

"Designated Employee" means the Manager of Development and Inspections of the City of Winnipeg or Winnipeg or an employee of the City to whom he or she has delegated authority to enforce or administer all or part of this By-law.

added 8162/2002

"First storey" means the storey with its floor closest to grade and having its ceiling more than six feet above grade.

"Person responsible" means the person responsible, manager or some other person responsible or in control of a building to which this By-law applies.

added 8162/2002;

2. The person responsible for a building is responsible for complying with this By-law.
added 8162/2002

- 2.1 An approved fire alarm system shall be installed in all existing buildings containing four storeys or more in building height.

amended 8162/2002

3. The type of fire alarm system installed in each building shall be acceptable to the designated employee and shall be installed in conformity with the requirements of The Winnipeg Building By-law and The Winnipeg Electrical By-law.

amended 8162/2002

4. An approved electrically supervised annunciator shall be provided on the street entrance floor of every building that is required to be zoned. The location of the annunciator shall be acceptable to the Fire and Paramedic Chief or delegate.

amended 116/2003

5. An approved smoke detector shall be installed in every recirculating air handling system where such system supplies:

- (a) more than one storey, or
- (b) more than one occupancy on the same floor, or
- (c) more than one smoke control zone.

6. Approved heat detectors or smoke detectors shall be installed in those portions of buildings intended to be used for storage such as storage locker rooms, service rooms including machinery rooms, heating rooms and incinerator rooms, elevator shafts, dumbwaiter shafts, stair shafts, janitors' closets and any room where hazardous products are intended to be used or stored.

7. Where approved automatic sprinkler systems are installed and provided with water flow alarm signals that will fulfil the functions of automatic fire detection requirements in addition to their primary function of fire extinguishment they may be used in lieu of automatic fire detection systems.

8. When a sprinkler system functions as a fire detection system or part of a fire detection system, it shall be supervised electrically to indicate separately at the fire alarm annunciator each of the following faults:

- a) movement of a valve that would interfere with the operation of the sprinkler system;
- b) loss of required water or air pressure in the sprinkler system;
- c) loss of electrical power supply to any automatic fire pumps, auxiliary booster or special service pumps required for the operation of the sprinkler system, and

- d) significant change of water levels and, where there is a danger of freezing, water temperatures within any on-site water containers or pressure tanks required to supply and supplement the sprinkler water supply.

9. Notwithstanding the above requirements, variations may be permitted if warranted in the opinion of the designated employee for existing buildings having a fire alarm system in good working order.

amended 8162/2002

10. Subject to section 10.1, every person responsible for an existing building of four storeys or more shall comply in all respects with this By-law within twelve months of the date the by-law is passed by City Council.

amended 1856/78; 8162/2002; 116/2003

10.1 Where in the opinion of the designated employee, it is not practical to comply with the by-law by the date specified in section 10, the designated employee may grant an extension of time for compliance with the by-law.

amended 1856/78; 8162/2002

11. The designated employee and his or her delegates may conduct inspections and take steps to administer and enforce this By-law or remedy a contravention of this By-law in accordance with *The City of Winnipeg Charter* and, for those purposes, have the powers of a "designated employee" under *The City of Winnipeg Charter*.¹

12. Any order to remedy a contravention of this By-law must be issued in accordance with *The City of Winnipeg Charter*.²

13. Where an address for sending a notice, order, decision or other document is required, one of the following shall be used:

- (a) if the person to be served is the owner of real property, the address maintained by the tax collector for the purpose of issuing the tax notice for that property may be used;
- (b) if the person to be served is the occupant of real property, the street address for that property may be used.³

14. Any person may apply in writing to the Commission for an order modifying or varying the requirements of this By-law or a decision or order of the designated employee.

15. An appeal from a decision or order of the Commission may be made to the Standing Policy Committee on Property and Development in accordance with *The City of Winnipeg Charter*.⁴
amended 116/2003

16. This By-law shall be referred to as the "**Fire Alarm Systems By-law**".

DONE AND PASSED in Council assembled, this 16th day of February, 1977.

1 [See sections 180-181 and sections 183-188 of The City of Winnipeg Charter for information about some of the key powers given to designated employees.](#)

2 [See sections 180 to 184 and sections 116 and 117 of *The City of Winnipeg Charter* for information about the powers given to designated employees to issue compliance orders and how they must be served.](#)

3 [See sections 116 and 117 of *The City of Winnipeg Charter* for information about how to serve orders, decisions and other documents.](#)

4 [See sections 189 and 121 of The City of Winnipeg Charter for information about appeals, including information about the time limit for appeals and how appeals are to be filed.](#)