

This document is an office consolidation of by-law amendments which has been prepared for the convenience of the user. The City of Winnipeg expressly disclaims any responsibility for errors or omissions.

CONSOLIDATION UPDATE: NOVEMBER 9, 2022

THE CITY OF WINNIPEG

RESIDENTIAL BUILDINGS FIRE SAFETY BY-LAW
NO. 4304/86

**A By-law of THE CITY OF WINNIPEG to
improve life safety in Existing Residential
Occupancies.**

WHEREAS the Council of The City of Winnipeg deems it expedient and in the public interest to establish minimum life safety requirements for existing residential buildings;
amended 8162/2002

AND WHEREAS the Council of The City of Winnipeg has concluded that:

- (i) It would be desirable if all buildings could meet the safety requirements of the current Building Code;
- (ii) Each existing building can present a unique set of conditions or constraints;
- (iii) The requirements cannot cover every situation that might be encountered;
- (iv) The detailing of the requirements in the various Schedules should not exclude innovative design solutions; and
- (v) The by-law should provide a considerable degree of flexibility in its application.

NOW THEREFORE THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

DEFINITIONS

amended 8162/2002

1. Unless otherwise expressly provided or unless the context otherwise requires, words and expressions in this By-law have the same meaning as the words and expressions in The Winnipeg Building By-law.

"Commission" means the Building Commission established pursuant to *The City of Winnipeg Act* and The Winnipeg Building By-law.

"Designated Employee" means the Manager of Development and Inspections of the Planning, Property and Development Department 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 6422/94, amended 8162/2002

"Division I Building" means a building containing a residential occupancy of a type which does not fall within the definition of a Division II Building.

"Division II Building" means a building containing a residential occupancy, having a maximum building height of three storeys, and which was originally designed for use by one or two families but has been converted so as to provide more than two suites or more than one suite with a commercial occupancy.

"Early Warning System" means a system designed to warn the occupants of a building of an emergency condition, such system being either a fire alarm system or a smoke alarm system.

"Fire Alarm System" means an early warning system consisting of interconnected devices such as a control unit, manually actuated signalling boxes, heat detectors and smoke detectors and audible signal appliances operating in a co-ordinated manner.

"Person Responsible" means a person or agent of a person who owns manages or is in possession of land or a building or who is in receipt of the whole or a part of the any rents or profits therefrom, whether the rents and profits are received on the person's own account, or as agent or trustee for the another person.

added 6443/94; amended 8162/2002

"Residential Occupancy" means the occupancy or use of a building or part thereof by persons for whom sleeping accommodation is provided, excluding:

- (a) those occupancies in which persons are detained for penal or correctional purposes, or for involuntary detention, or whose liberties are restricted; and
- (b) those occupancies in which persons because of age, mental or physical limitations require special care or treatment;
and the term shall include but is not limited to apartments, boarding houses, rooming houses, residential clubs, convents, dormitories, hotels, hostels, houses containing more than two suites, lodging houses, monasteries, motels and residential schools and colleges.

"Smoke Alarm System" means an early warning system consisting primarily of smoke alarms installed and interconnected so that the activation of any smoke alarm will sound a similar signal in each of the interconnected devices, but which may also utilize heat detectors.

"Suite" means a single room or series of rooms of complementary use operated under a single tenancy, and includes dwelling units and individual guest rooms in motels, hotels, boarding houses, rooming houses and dormitories.

2. This By-law shall not apply to buildings designed and used for residential purposes for occupancy by;

- (a) one or two families only; or
- (b) one family together with some other occupancy.

3. All existing buildings containing residential occupancies, other than those excluded pursuant to section 2 aforesaid, shall be improved in accordance with the requirements set out in Schedules "A", "B", "C", "D", "E", and "F" herein, and such improvements shall be completed by the dates shown in sections 15 to 17 herein, both inclusive.

amended 4742/87

4. Where the requirements of this By-law are different from the requirements of any provincial regulation pertaining to existing buildings, the most restrictive requirements shall apply.

5. Except as modified herein, all work required by this By-law shall be carried out in accordance with The Manitoba Building Code, The Winnipeg Building By-law, and The Winnipeg Electrical By-law.

6. 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

amended 8162/2002

7. The designated employee may in special cases that in the Supervisor's discretion warrant it:

amended 8162/2002

- (a) modify or vary any special requirement where he is satisfied in his discretion that such modification or variation will substantially accomplish the object of the requirement; and
- (b) grant an extension of the time up to five (5) months for completing the upgrading work from the date of the person responsible's application, where he is satisfied with the way the work will progress.

amended 4958/88; 8162/2002

8. Where the by-law requires a material or assembly to have a particular rating and where such a building material or assembly is no longer listed in current building codes or related reference standards, the designated employee may determine the rating to be applied to the existing material or assembly.

amended 8162/2002

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

amended 8162/2002

10. 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;
- (b) if the person to be served is the occupant of real property, the street address for that property; and
- (c) if the document to be served relates to a permit, licence or other document for which the person to be served has applied, the address provided by the person in the application.³

amended 8162/2002

11(1) Any person responsible may apply in writing to the Commission to modify or vary the requirements of this By-law or a decision of the designated employee.

amended 116/2003

11(2) The Secretary of the Commission shall notify the applicant of the time and place of the Commission's meeting to consider the application.

amended 8162/2002

12. The Commission may modify or vary any of the requirements set forth in Schedules A, B, C, D, E, and F herein, where in its discretion it is satisfied that such modifications or variations will substantially accomplish the object of the requirements, and in this regard may provide general interpretations to the designated employee pertaining to the application of these requirements.

amended 8162/2002

13. Notwithstanding the requirements set forth in Schedules A, B, C, D, E, and F herein, if it is felt that any unsafe condition exists or that the intent of the by-law will not be met, the Commission may require that additional improvements be made so as to abate the unsafe conditions.

14. A decision made by the Commission under this By-law or an order to remedy a contravention of this By-law may be appealed to the Standing Policy Committee on Property and Development.

amended 8162/2002; 116/2003; 48/2011; 113/2015; 137/2022

15. All improvements detailed in Schedule A herein shall be completed by October 1, 1984.
16. All improvements detailed in Schedules B and E herein shall be completed by January 1, 1988.
17.
 - (a) All improvements detailed in Schedules C, D, and F herein, except in Sentences F.4.1.(5) to F.4.1. (7) and sections F.6., F.7., F.8., and F.9. of Schedule F, shall be completed by January 1, 1990; and
 - (b) Sentences F.4.1(5) to F.4.1(7) and sections F.6., F.7., F.8., and F.9. of Schedule F herein shall be completed by January 1, 1996.
amended 6209/93
18.
 - (a) Notwithstanding the deadline dates set forth in sections 15 to 17 aforesaid, both inclusive, the Commission may, in special cases that in its discretion warrant it, permit the necessary upgrading work to be carried out in a different order, or extend the times for completing the said upgrading work, provided they are satisfied with the way the work will progress.
 - (b) Where a proposal is submitted to the Commission for a change as permitted by clause (a) above, such proposal shall include:
 - (i) a detailed assessment of the life safety features of the building, clearly identifying items not meeting the requirements of this By-law;
 - (ii) a detailed description of how an acceptable level of life safety can be achieved; and
 - (iii) a detailed time schedule to implement the proposal.
amended 4742/87
 - (c) A proposal requesting an extension of time for completing upgrading work or allowing such work to be carried out in a different order may relate to more than one building provided that where a proposal is submitted by someone other than the person responsible he shall indicate what authority has been granted to him by the person responsible for arranging to have the required upgrading work completed, and he shall agree to notify the designated employee immediately of any change in that authority.
amended 4742/87; 8162/2002

- (d) Where the Commission agrees to a proposal which shall extend the time for completion of improvements beyond the dates set out in sections 16 and 17 aforesaid, the person responsible of each building so effected shall submit an undertaking in a form satisfactory to the City Solicitor/Manager of Legal Services, stating:
amended 6679/95; 8162/2002
 - (i) that the necessary upgrading work will be carried out in accordance with the proposed work plan and in accordance with the proposed time schedule;
 - (ii) that the City will have the right to register a caveat against the property advising of this Undertaking;
 - (iii) that he will indemnify the City against all claims which may result from the change in work schedule.
amended 4742/87
- (e) Where there is a change of ownership of any lands or buildings for which the Commission has approved an extension of time for completion of upgrading works; the Commission may cause an order to be issued requiring the new person responsible to submit a new application and proposal respecting the extension of time for completion of the upgrading work.
amended 4742/87; 8162/2002
- (f) When the Commission has approved a proposal with respect to the scheduling of work for buildings considered as a group, and one or more of the buildings included under the proposal fails to meet the scheduled completion dates, the Commission may withdraw approval for part or all of such buildings.
amended 4742/87

19. All Orders previously issued by the Commission pursuant to By-law Nos. 1046/75 and 1617/77 shall continue to be in force.

20. All buildings subject to this By-law which have been upgraded in accordance with By-laws Nos. 1046/75, 1617/77, or 3518/83 and properly maintained, shall be deemed to be in compliance with this By-law, except for:

- (a) the requirement for smoke alarms within all suites (as per Schedule A herein);
- (b) the requirement for smoke detection in public corridors, at the top of interior public stairways and in recirculating air systems (as per Schedule B herein);

- (c) the requirement for self-closing devices on doors (as per Schedule D herein);
- (d) the required upgrading of electrical circuits within suites (as per Schedule E herein); and
- (e) except as may be specifically ordered by the Commission.

21. Where a permit for work necessitated by this By-law has not been obtained prior to the deadline date set forth in sections 15 to 17 aforesaid, both inclusive, the permit fees shall be double the normal rate set out in The Development Fees By-law No. 5675/91.

amended 6209/93

22. Except as may be required by some other by-law or regulation, buildings subject to this By-law which have been upgraded or improved, either in accordance with this By-law or in accordance with an Order from the Commission, shall be maintained in accordance therewith.

23. Any person who renders dangerous, useless, inoperative or ineffective any equipment appliance, feature or thing that has been installed in accordance with the requirements of this By-law shall be deemed to have committed an offence.

24. If a building subject to this By-law is vacated and closed, it shall not be re-occupied until it has been made to comply with all applicable requirements of this By-law.

24.1 Any person responsible for a building that is subject to this By-law who fails to obtain an approval for a residential occupancy pursuant to this By-law is in contravention of this By-law.

added 30/2006; replaced 103/2021

24.2 Subject to the Municipal By-law Enforcement Act Enabling By-law, a person who contravenes a provision of this By-law that is referred to in Schedule A of the Municipal By-law Enforcement Act Enabling By-law must pay the administrative penalty for that contravention set out in that Schedule. If an Early Payment Discount amount is set out for a provision in that Schedule, a person who is issued a penalty notice for a contravention of that provision may, within 14 days after the penalty notice has been issued, voluntarily pay to The City of Winnipeg the applicable Early Payment Discount amount and will thereafter not be prosecuted for contravention.

added 103/2021

25. *repealed 8162/2002*

26. *repealed 8162/2002*

27. By-law No. 3518/83 of The City of Winnipeg is hereby repealed.

28. This By-law shall be referred to as the "**Residential Buildings Fire Safety By-law.**"
added 8162/2002

DONE AND PASSED in Council assembled, this 30th day of April, 1986.

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.](#)

SCHEDULE A

SMOKE ALARMS

A.1. PURPOSE

- A.1.1.(1) The purpose of the requirements in this Schedule is to provide the occupants of a suite with a device that will detect a concentration of smoke at a specified level, causing the device to emit an audible alarm signal to alert those occupants within the suite of a fire emergency. This alarm signal is not to be confused with a general fire alarm signal which notifies everyone throughout the entire building.

A.2. GENERAL REQUIREMENTS FOR DIVISION I AND DIVISION II BUILDINGS

- A.2.1.(1) Smoke alarms conforming to ULC-S531-1978 "Standard for Smoke Alarms" shall be installed in each dwelling unit and in each sleeping room not within a dwelling unit.
- (2) Smoke alarms within dwelling units shall be installed between each sleeping area and the remainder of the dwelling unit and, where the sleeping areas are served by hallways, the smoke alarms shall be installed within the hallway.
- (3) Smoke alarms shall be installed on or near the ceiling in conformance with acceptable installation instructions.
- (4) Except for buildings constructed in accordance with the second or subsequent edition of the Manitoba Building Code, smoke alarms may be battery operated.
- (5) Where smoke alarms are installed with permanent connections to an electrical circuit, there shall be no disconnect switch between the overcurrent device and the smoke alarm.

SCHEDULE B**EARLY WARNING SYSTEM****B.1. PURPOSE**

- B.1.1.(1) The purpose of the requirement in this Schedule is to provide a reliable means of detecting a fire at an early stage in its development and to provide an early warning to all occupants within the building so as to enable the safe evacuation of the building.

B.2. DIVISION I BUILDINGS

- B.2.1.(1) The requirements in section B.2. apply to Division I buildings only.

B.2.2. When System Required

- B.2.2.(1) Every building shall have an acceptable fire alarm system, except where such a system would not be required by the third edition of the Manitoba Building Code and where the building complies with all the requirements of that Code.

B.2.3. Type of System Required

- B.2.3. (1) Except as permitted in Sentence B.2.3.(2) herein, a required fire alarm system shall include electrical supervision.
- (2) A required fire alarm system need not have electrical supervision where there is an existing fire alarm system that was installed or upgraded in accordance with By-law No.1484/77 "The Existing Buildings Fire Alarm By-law", and the egress system in the building meets the requirements in subsection C.2.2. and C.2.4. of Schedule "C" herein.
- (3) For buildings exceeding six storeys in building height, reference should also be made to Schedule "F" herein.

B.2.4. Automatic Detection

- B.2.4. (1) Automatic fire detection equipment required by this section shall be connected to the fire alarm system of the building.
- (2) Except as provided in Sentence (3), heat detectors or smoke detectors shall be installed in those portions of buildings not contained within a suite and which are used for storage, such as storage locker rooms, service rooms including machinery rooms, heating rooms and incinerator rooms, elevator shafts, dumbwaiter shafts, janitors closets, any room where hazardous products are used or stored, and in common rooms such as recreational rooms, laundry rooms, lounges or kitchens, etc.

- (3) Detectors required in Sentence (2) need not be provided where an acceptable automatic sprinkler system is installed.
- (4) Smoke detectors shall be installed in all public corridors and at the top of all exit stairways.
- (5) Every recirculating air handling system serving more than one (1) storey shall be designed to prevent the circulation of smoke upon a signal from a duct-type smoke detector.
- (6) Heat or smoke detectors shall be installed in acceptable locations within all non-residential occupancies, except that for buildings exceeding three (3) storeys in height, where the separation requirements for those occupancies do not conform to an acceptable standard (tested assembly) smoke detectors shall be installed (refer to sub-section D.2.5. of Schedule D herein).
- (7) Heat detectors may be required to be installed on the ceiling adjacent to the entrance door within suites in accordance with the requirements contained in Schedule C (refer to subsections C.2.3. and C.2.5.) herein.
- (8) Additional smoke detectors may be required to be installed in the public stairways in accordance with the requirements contained in Schedule C (refer to subsection C.2.5.) herein.
- (9) Smoke detectors may be required to be installed in vestibules in enclosed parking areas in accordance with the requirements contained in Schedule D herein (refer to subsection D.2.9.).
added 4742/87
- (10) A heat detector shall be located on the ceiling of a hallway or other room open to the remainder of the suite, in all suites that open directly to the exterior and have no direct access to an interior public corridor or exit stairway.
added 4958/88

B.2.5. Manually Actuated Signalling Boxes (Pull Stations)

- B.2.5. (1) A manually actuated signalling box shall be installed at each entrance to an exit stairway and other exit facility of every floor area of the building including subgrade levels.
- (2) Manually actuated signalling boxes shall be installed so that in no case shall it be possible for an occupant of a building to leave a floor area without passing a manually activated signalling box.

- (3) Except where suite entrance doors are located within a stair enclosure [refer to Sentence C.2.4.(4) of Schedule C herein] and except where the designated employee is satisfied that it cannot be practically avoided, manually actuated signalling boxes shall not be installed within a stairway enclosure.

amended 8162/2002

B.2.6. Audible Signal Appliances (Bells)

- B.2.6. (1) Audible signal appliances shall be installed in each public corridor and in such other locations as may be required and be sufficiently loud to be intelligibly heard by all occupants within the area served by the appliances.

B.2.7. Central Reporting Agency

- B.2.7. (1) The fire alarm system shall be connected to the headquarters of an acceptable Central Reporting Agency where:
 - (a) the building exceeds six (6) storeys in building height, or
 - (b) the building is of combustible construction as defined by the Manitoba Building Code and wither exceeds three (3) storeys in building height or exceeds the area limitations noted in Table B.2.7.(a) herein.
- (2) It may be necessary to connect the fire alarm system to the headquarters of an acceptable Central Reporting Agency if there is difficulty in complying with the general egress requirements of Schedule C (refer to subsections C.2.3. and C.2.5.) herein.

TABLE B.2.7.(A)
[FORMING PART OF SENTENCE B.2.7.(1)]

BUILDING AREA/FLOOR LEVEL LIMITATIONS m² (ft²)

NO. OF STORIES	FACING 1 STREET	FACING 2 STREETS	FACING 3 STREETS
1	1,200 (12,917)	1,500 (16,146)	1,800 (19,375)
2	900 (9,687)	1,125 (12,109)	1,350 (14,531)
3	600 (6,458)	750 (8,073)	900 (9,688)

NOTE: Where the building is totally sprinklered, the area limitations may be increased to twice the values shown above.

B.2.8 Standby Power Supply

B.2.8. (1) Every fire alarm system shall have an acceptable standby power supply.

B.3. **DIVISION II BUILDINGS**

B.3.1. (1) The requirements in section B.3. apply to Division II buildings only.

B.3.2. When System Required

B.3.2. (1) Every building shall have an acceptable early warning system, except where such a system would not be required by the third edition of the Manitoba Building Code and where the building complies with all the requirements of that Code.

B.3.3. Type of System Required

B.3.3. (1) For buildings which are used for residential purposes only and where every suite has access to two (2) separate exits as detailed in section C.3 of Schedule "C" herein, a smoke alarm system will be permitted, provided:

- (a) the system consists of smoke alarms installed on the ceiling in the corridor of every floor adjacent to every stairway and on the ceiling in the basement adjacent to every stairway;
- (b) the system is supplied by a separate circuit having no disconnect switch between the overcurrent device and the smoke alarms; and
- (c) additional smoke alarms are installed in such other locations as may be required so as to be intelligibly heard by all occupants within the area served by the alarms.

- (2) All other buildings not covered by Sentence B.3.3.(1) shall have a fire alarm system.
- (3) A required fire alarm system shall have electrical supervision and a standby power supply.

B.3.4. Automatic Detection

- B.3.4. (1) Where a fire alarm system is required, the automatic fire detection equipment required by this section shall be connected to that system.
- (2) Heat detectors or smoke detectors shall be installed in those portions of buildings not contained within a suite and which are used for storage, such as storage locker rooms, service rooms including machinery rooms, heating rooms and incinerator rooms, elevator shafts, dumbwaiter shafts, janitors closets, any room where hazardous products are used or stored, and in common rooms such as recreational rooms, laundry rooms, lounges or kitchens, etc.
 - (3) Smoke detectors shall be installed in all public corridors and at the top of all exit stairways.
 - (4) Every recirculating air handling system serving more than one (1) storey shall be designed to prevent the circulation of smoke upon:
 - (a) a signal from a duct-type smoke detector
 - (b) the activation of the fire alarm system.
 - (5) A heat detector shall be installed on the ceiling adjacent to the entrance door within every suite.
 - (6) Heat or smoke detectors shall be installed in acceptable locations within all non-residential occupancies.

B.3.5. Manually Actuated Signalling Boxes (Pull Stations)

- B.3.5. (1) Where a fire alarm system is required, manually actuated signalling boxes shall be installed so that in no case shall it be possible for an occupant to leave the building without passing a manually actuated signalling box.

B.3.6. Audible Signal Appliances (Bells)

- B.3.6. (1) Where a fire alarm system is required, audible signal appliances shall be installed in each public corridor and in such other locations as may be required and be sufficiently loud to be intelligibly heard by all occupants within the area served by the appliances.

SCHEDULE C**MEANS OF EGRESS****C.1. PURPOSE**

- C.1.1. (1) The purpose of the requirements in this schedule is to provide, where practical, two (2) separate and independent ways out of a building, so that if one (1) should become unusable in a fire situation, an alternate way out is available.

C.2. DIVISION I BUILDINGS

- C.2.1. (1) The requirements in section C.2. apply to Division I buildings only.

C.2.2. General Egress Requirements

- C.2.2. (1) Except as permitted in Sentences C.2.2.(2), (3) and (4) herein, every suite shall have a door leading to a corridor or exterior passageway and from the point where the doorway enters the corridor or exterior passageway, it shall be possible to go in opposite directions to one of two separate exits.
- (2) Where all suites having direct access to a corridor or passageway have a second and separate means of egress, the requirements of Sentence C.2.2.(1) aforesaid need not apply.
- (3) A suite may be served by a single exit, not shared with any other suite or occupancy, provided the suite:
- (a) is located on the main floor level;
 - (b) is located in the basement or on the second floor level and has direct access to an acceptable window; or
 - (c) is located on the third floor level and has direct access to an acceptable balcony by means of a door or acceptable window.
- (4) Notwithstanding the requirements in Sentence C.2.2.(1) aforesaid, a dead-end public corridor is permitted provided:
- (a) the dead-end corridor does not exceed 6m (20 feet) in length measured from the end of the dead-end portion to the nearest exit or 3m (10 feet) in length measured from the end of the dead-end portion to a point where it shall be possible to go in opposite directions to one of two exits; and
 - (b) the dead-end corridor contains no door openings except those to suites.
- (5) A fire escape will be considered as a second and separate means of egress provided it is constructed in accordance with the third edition of the Manitoba Building Code.

C.2.3. Egress Alternatives

- C.2.3. (1) Where it can be demonstrated to the satisfaction of the designated employee that it is not practical to comply with subsection C.2.2., the need to provide an acceptable second means of egress may be waived for buildings up to and including three (3) storeys in building height, provided that the following additional features are installed:

amended 8162/2002

- (a) For a building which is one (1) or two (2) storeys in building height:
 - (i) all suites not having two (2) acceptable means of egress shall be provided with an acceptable window which could be used as an emergency exit; and
 - (ii) a heat detector, connected to the fire alarm system, shall be installed on the ceiling adjacent to the entrance door within all suites.
- (b) For a building which is three (3) storeys in building height:
 - (i) all suites not having two (2) acceptable means of egress shall be provided with an acceptable window which could be used as an emergency exit, and if located on the third floor level, the window shall lead to an acceptable balcony;
 - (ii) a heat detector, connected to the fire alarm system, shall be installed on the ceiling adjacent to the entrance door within all suites;
 - (iii) the fire alarm system shall be connected to an acceptable central reporting agency; and
 - (iv) all suite entrance doors shall comply with the requirements of Sentence D.2.8. (3) of Schedule "D" herein.
- (2) For buildings exceeding three (3) storeys in building height, the need to provide an acceptable second means of egress may only be waived if the Commission is satisfied that it is not practical to comply with subsection C.2.2. aforesaid, and provided additional features are installed as determined by the Commission.

C.2.4. Enclosure of Exits

- C.2.4. (1) Except as permitted in Sentences C.2.4. (2) and (3) herein, all exits shall be separated from the access to exit with construction providing a fire separation having a minimum 3/4 hour fire resistance rating.

- (2) The fire separation required in Sentence C.2.4.(1) aforesaid, need not have a 3/4 hour fire resistance rating where:
 - (a) the building does not exceed three (3) storeys in building height;
 - (b) the exits comply with subsection C.2.2 aforesaid.
- (3) The fire separation required in Sentence C.2.4.(1) aforesaid is not mandatory where:
 - (a) the building does not exceed two (2) storeys in building height;
 - (b) the building has a maximum of four (4) suites per floor level;
 - (c) the maximum travel distance from any suite door to the exterior of the building does not exceed 15m (50 feet); and
 - (d) a heat detector is installed on the ceiling adjacent to the entrance door within all suites.
- (4) There shall be no suite entrance door located within an enclosed exit stairway except where that suite has a second and separate means of egress, or as otherwise permitted in subsection C.2.5. herein.
- (5) There shall be no service, laundry or storage room door located within an enclosed exit stairway, except as permitted in subsection C.2.5. herein.
- (6) Except for areas containing service equipment such as water meters, pumps or compressors, there shall be no enclosed area under an exit stairway that is accessible from the stairway.
- (7) An enclosed area under an exit stairway containing service equipment such as water meters, pumps or compressors, shall be separated from the remainder of the building with construction providing a fire separation having a minimum 3/4 hour fire resistance rating, and the area shall not be used for storage purposes.

C.2.5. Alternatives for the Enclosure of Exits

- C.2.5. (1) Where it can be demonstrated to the satisfaction of the designated employee that it is not practical to comply with Sentence C.2.4.(4) aforesaid, a suite entrance door may be located within an enclosed exit stair provided:

amended 8162/2002

- (a) a smoke detector is installed in each stairway at those floor levels where a suite or suites are directly accessible from the stairway;
- (b) a heat detector is installed on the ceiling adjacent to all suite entrance doors within all suites that are directly accessible from the stairway;

- (c) the fire alarm system is connected to an acceptable central reporting agency where the building exceeds two (2) storeys in building height, unless all the suite entrance doors located within the stairways are within 2m (6.5 feet) of a smoke barrier door leading to an alternate exit facility; and
 - (d) the latching hardware on all suite entrance doors located within the stairway is of the type that will not lock automatically by closing of the door (refer to subsection C.2.11. herein).
- (2) Where it can be demonstrated to the satisfaction of the designated employee that it is not practical to comply with Sentence C.2.4.(5) aforesaid, service, laundry or storage room doors may be located within an exit stairway provided a smoke detector is installed in each stairway at all floor levels where the service, laundry or storage rooms are directly accessible from the stairway.
- amended 8162/2002*

C.2.6. Flame Spread Ratings

- C.2.6. (1) The finish material that forms part of the surface of a wall or ceiling of a public corridor shall have a flame spread rating of not more than 75, except where the corridor is sprinklered in which case the flame spread rating may exceed 75 but shall not exceed 150.
- (2) The finish material that forms part of the surface of a wall or ceiling of an interior exit stairway shall have a flame spread rating of not more than 25, except where the stairway is sprinklered in which case the flame spread rating may exceed 25 but shall not exceed 150.
- (3) The finish material that forms part of the surface of a wall or ceiling of an exterior passageway shall have a maximum flame spread rating of:
- (a) 25 where the exterior passageway is the only means of egress; or
 - (b) 75 where the exterior passageway serves as a means of egress and there is a second and separate means of egress.
- (4) Existing finish materials exceeding the flame spread limitations noted in Sentences C.2.6.(1), (2) and (3) aforesaid, shall:
- (a) be removed;
 - (b) be covered with an acceptable finish material; or
 - (c) for an interior finish material, be painted with an acceptable intumescent paint or varnish having the required flame spread rating provided it is applied as per the manufacturer's specifications and a "Certificate of Compliance" form, as illustrated in Appendix A of this By-law, signed by the applicator and counter-signed by the person responsible or his representative, is submitted to the designated employee.
- amended 8162/2002*

C.2.7. Exit Signs

- C.2.7. (1) Every exit door, other than the main entrance door to a room or building, shall have an exit sign placed over it when:
- (a) the exit serves a building exceeding two (2) storeys in building height;
 - (b) the exit serves a building having an occupant load greater than 150;
 - (c) the exit serves a room or floor area that has a fire escape as part of a required means of egress; or
 - (d) in the opinion of the designated employee, the egress system is confusing.
- amended 8162/2002*
- (2) Where exit signs are required in Sentence C.2.7.(1) aforesaid, directional signs shall be provided where necessary to indicate the direction of egress in public corridors and stairways.
- (3) Where exit signs are required in Sentence C.2.7.(1) aforesaid, such signs shall conform to the applicable requirements of the Manitoba Building Code.

C.2.8. General Lighting

- C.2.8. (1) Every exit, public corridor, or corridor providing access to exit for the public shall be equipped to provide illumination to an average level of at least 50 lx (five foot candles) at floor level and at all points such as angles and intersections at changes of level where there are stairs or ramps.

C.2.9. Emergency Lighting

- C.2.9. (1) Emergency lighting shall be provided to an average level of at least 10 lx (one foot candle) at floor or tread level in:
- (a) exits and corridors used by the public where such exits, corridors and routes are below grade or are windowless;
 - (b) a building containing more than fifty (50) suites; or
 - (c) a building exceeding three (3) storeys in building height.
- (2) An acceptable emergency power supply shall be provided to maintain the emergency lighting required in Sentence C.2.9.(1) aforesaid, from a power source such as batteries or generators that will continue to supply power in the event that the regular power supply to the building is interrupted and be so designed and installed that upon failure of the regular power it will assume the electrical load automatically for a period of at least 1/2 hour.

C.2.10. Storage of Combustible Materials

- C.2.10.(1) Combustible materials shall not be placed or stored in or under any exit facility.

C.2.11. Doors (See also subsection D.2.8 of Schedule D herein).

- C.2.11.(1) Doors in fire separations required by this Schedule shall be equipped with acceptable latching hardware, hinges, and self-closing devices and if the fire separation is required to have a fire resistance rating the doors shall conform to Table D.2.8.A. of Schedule "D" herein.
- (2) All exit doors shall be capable of being opened from the inside without the use of keys.
- (3) Where existing doors or frames are utilized in a required fire separation, they shall be in good condition, tight-fitting and have acceptable clearances.

C.3. DIVISION II BUILDINGS

C.3.1. (1) The requirements in section C.3 apply to Division II buildings only.

C.3.2. Egress Requirements

- C.3.2. (1) Except as permitted in Sentences C.3.2.(3) and (4) herein, every suite shall have access to two (2) separate exits.
- (2) A fire escape will be considered as a second and separate means of egress provided it is constructed in accordance with the third edition of the Manitoba Building Code.
- (3) Where a building is provided with an acceptable fire alarm system in conformance with section B.3. of Schedule B herein, and where the occupant load does not exceed fifteen (15), suites may be served by a single exit, provided any third floor area has either a fire escape or an acceptable exterior balcony.
- (4) Where a building is provided with an acceptable fire alarm system in conformance with section B.3. of Schedule B herein, and where the occupant load exceeds fifteen (15), suites may be served by a single exit provided additional features are installed as determined by the Commission.
- (5) For the purposes of this subsection, the occupant load of the building shall be calculated on the basis of two (2) persons for each dwelling unit and one (1) person for each individually rented room.

C.3.3. Access to Exit

- C.3.3. (1) Except as permitted in Sentences C.3.3.(2), herein, the access to a required exit shall be by means of public hallways or corridors through doorways at floor level.

(2) Access to grade from a basement or first floor suite and access to an exterior exit facility from a second or third floor suite may be through an acceptable window that:

- (a) is capable of being opened from the interior without the use of tools;
- (b) has a permanently affixed label on or adjacent to the window which reads "Emergency Exit" or other acceptable wording; and
- (c) is either hinged to swing on its vertical axis and has no obstructions such as screens or storm windows to impede its swing, or where the window is of a double-hung or check-rail type, is equipped with a device that will hold it in an open position.

amended 4742/87

C.3.4. Third Floor Access

- (1) Where a third floor area is required to have an exterior balcony or fire escape (See Sentence C.3.2. (3)) access shall be provided to the balcony or fire escape by means of a doorway or acceptable window:

- (a) directly from each suite; or
- (b) from a public area such as a hallway, corridor or common kitchen which is accessible to all occupants of the third floor.

added 4742/87

SCHEDULE D**COMPARTMENTATION****D.1. PURPOSE**

- D.1.1. (1) The purpose of the requirements in this Schedule is to make it possible to contain a fire within a specific area for a sufficient period of time so as to allow for the safe evacuation of the building.

D.2. DIVISION I BUILDINGS

- D.2.1. (1) The requirements in section D.2. apply to Division I buildings only.

D.2.2. Suites

- D.2.2. (1) All suites shall be separated from public corridors and interior exits by a fire separation having a minimum 3/4 hour fire resistance rating and in this regard:

- (a) all transoms shall be permanently closed in an acceptable manner and be clad on the suite side with a material providing a 3/4 hour fire resistance rating; and
- (b) all walls which are adjacent to public corridors or exits, if:
 - (i) unprotected (exposed wood studs or joists); or
 - (ii) clad with a highly combustible material such as low density cellulose fibre board with no other protective cladding,

shall be clad on the suite side with a material providing a minimum 3/4 hour fire resistance rating.

- (2) All suites shall be constructed as a fire compartment and in this regard all ceilings separating suites and all walls which are adjacent to other suites, if:

- (a) unprotected (exposed wood studs or joints); or
- (b) clad with a highly combustible material such as low-density cellulose fibre board with no other protective cladding,

shall be clad with a non-combustible material such as drywall or plaster.

D.2.3. Exterior Exits

- D.2.3. (1) Except as permitted in Sentence D.2.3. (2) herein, all exterior passageways and stairs, including fire escapes, serving floor areas above the second storey as a required means of egress shall be separated from the remainder of the building at all floor levels by a fire separation having a minimum 3/4 hour fire resistance rating.

- (2) The requirements in Sentence D.2.3.(1) aforesaid, do not apply to an exterior passageway that is designed as an exit facility provided:
- (a) the passageway is open to the outside air;
 - (b) the passageway is served by an exit stair at each end of the passageway; and
 - (c) where the passageway is the sole means of egress, all structural components of the passageway are protected with construction which will provide a minimum 3/4 hour fire resistance rating.

D.2.4. Service, Storage and Laundry Rooms

- D.2.4. (1) Except as permitted in Sentences D.2.4.(2) and (3) herein, all service, storage and laundry rooms shall be separated from the remainder of the building, including exterior passageways and stairs, with construction providing a fire separation having a minimum 3/4 hour fire resistance rating.
- (2) Service rooms other than those containing fuel-fire equipment, service, storage and laundry rooms need not be fire separated from one another.
- (3) The ceilings for service rooms other than those containing fuel-fired equipment, service, storage and laundry rooms need not be covered if the rooms are sprinklered in an acceptable manner.

D.2.5. Non-Residential Occupancies

- D.2.5. (1) Except as permitted in Sentence D.2.5. (2) herein, occupancies other than residential shall be separated from residential occupancies, including public corridors and exits used by the residential occupancies, by a fire separation having:
- (a) a minimum 1 hour fire resistance rating in those buildings exceeding three storeys in building height; or
 - (b) a minimum 3/4 hour fire resistance rating in those buildings up to and including three (3) storeys in building height.
- (2) Where occupancies other than residential are sprinklered, they need only be separated from the public corridors and exits used by the residential occupancies with construction providing a fire separation having a minimum 3/4 hour fire resistance rating.
- (3) Except where the basement is sprinklered in an acceptable manner, all basement commercial areas shall be separated from main floor commercial areas with construction providing a fire separation having a 3/4 hour fire resistance rating, although a stairway connecting the two floor levels need not have a fire protection rating.

D.2.6. Access Openings

- D.2.6. (1) Access openings to concealed ceilings and attic spaces shall be protected with construction providing a minimum 3/4 hour fire protection rating.
- (2) Except as permitted in Sentence D.2.6.(3) herein, access openings to crawl spaces shall be protected with construction providing a minimum 3/4 hour fire protection rating.
- (3) Where an opening is required for ventilation of the crawl space, the opening need not be protected as required by Sentence D.2.6.(2) aforesaid, provided a smoke detector, connected to the fire alarm system, is installed adjacent to the opening.

D.2.7. Refuse Chutes

- D.2.7. (1) In buildings not more than three (3) storeys in building height all interior refuse chutes shall:
- (a) be metal-lined with 18 gauge steel or enclosed with construction providing a fire separation having a minimum 3/4 hour fire resistance rating, discharge into a room separated from the remainder of the building by a separation having a minimum 3/4 hour fire resistance rating, and have all chute openings located in a public corridor or stairway protected with minimum 1/8 inch thick steel closures equipped with acceptable self-closing devices; or
 - (b) be discontinued and sealed off with materials having at least a 3/4 hour fire protection rating.
- (2) In buildings more than three (3) storeys in building height all interior refuse chutes shall:
- (a) be metal-lined with 18 gauge steel or enclosed with construction providing a fire separation having a minimum 1 hour fire resistance rating, discharge into a room separated from the remainder of the building by a fire separation having a minimum 1-1/2 hour fire resistance rating, and have all chute openings located in a public corridor or stairway protected with closures having a minimum 3/4 hour fire protection rating and equipped with acceptable self-closing devices; or
 - (b) be discontinued and sealed off with materials having at least a 3/4 hour fire protection rating.

D.2.8. Doors

- D.2.8. (1) Doors shall be classified as follows:
- D1 - A door and frame having a 3/4 hour fire protection rating.

- D2 - A door having a 20 minute fire protection rating, in a steel frame or a wood frame at least 37 mm (2 inch nominal) thick.
 - D3 - A door having a 20 minute fire protection rating, in an existing wood frame.
 - D4 - An existing 45 mm (1-3/4 inch) solid core wood door.
 - D5 - An existing wood panel door.
 - D6 - An existing wood panel door built up in an acceptable manner.
 - D7 - An existing wood panel door and frame painted in an acceptable manner with an acceptable intumescent paint.
 - D8 - An existing hollow core wood door - minimum 6.32 mm (1/4 inch) veneers.
 - D9 - An existing hollow core wood door with minimum 4.76 mm (3/16 inch) veneers, built up in an acceptable manner.
 - D10 - An existing hollow core wood door with minimum 4.76 mm (3/16 inch) veneers, and frame, painted in an acceptable manner with an acceptable intumescent paint.
- (2) Doors in fire separations required by this Schedule shall be equipped with acceptable latching hardware, hinges, self-closing devices and, except as required in Sentence D.2.8.(3) herein, if the fire separation is required to have a fire resistance rating, the door shall conform to Table D.2.8.A. herein.
- (3) Where an acceptable second means of egress is waived by the designated employee under subsection C.2.3. of Schedule "C" herein, for a building which is three (3) storeys in building height, all suite entrance doors shall have a 20 minute fire protection rating and a latching device of the type that will not lock automatically by closing of the door.
amended 8162/2002
- (4) The entire frame and all edges of the door shall be painted with two (2) coats of an acceptable intumescent paint or varnish where:
- (a) a suite entrance door is directly accessible from a public stairway, except where permitted by the third edition of the Manitoba Building Code;
 - (b) a service, storage or laundry room door is directly accessible from a public stairway; or
 - (c) a suite, storage, laundry or service room door is located on a floor level that has been deemed by the designated employee as being impractical for compliance under subsections C.2.2. of Schedule "C" herein.
amended 8162/2002
- (5) All exit doors shall be capable of being opened from the inside without the use of keys.
- (6) Except for hotels and motels, a door which provides access to exit from a suite shall be designed not to lock automatically, where:

- (a) the door is directly accessible from a public stairway;
 - (b) the door is directly accessible from a dead-end public corridor; or
 - (c) the door is located in a residential occupancy which exceeds six (6) storeys in building height.
- (7) Where existing doors or frames are utilized in a required fire separation, they shall be in good condition, tight-fitting and have acceptable clearances.

TABLE D.2.8.A
(FORMING PART OF SUBSECTIONS C.2.11. and D.2.8.)

DOOR LOCATION		ACCEPTABLE TYPES
(i)	suite to stairway	
	-buildings exceeding 3 storeys in building height	D1, D2
	-buildings not more than 3 storeys in building height	D1, D2, D3, D4, D6, D7
	-buildings not more than 2 storeys in building height, maximum 4 suites per floor, maximum travel distance of 15m (50 ft.)	D1, D2, D3, D4, D5, D6, D7, D8, D9, D10
(ii)	suite to public corridor	
	-buildings exceeding 6 storeys in building height	D1, D2, D3, D4
	-buildings not more than 6 storeys in building height	D1, D2, D3, D4, D5, D6, D7, D8, D9, D10
	-buildings not more than 3 storeys in building height	D1, D2, D3, D4, D5, D6, D7, D8, D9, D10
(iii)	corridor to stairway	
	-buildings exceeding 6 storeys in building height	D1, D2
	-buildings not more than 6 storeys in building height	D1, D2, D3, D4, D6
(iv)	suite to fire escape	
	-buildings exceeding 6 storeys in building height	D1, D2, D3, D4
	-buildings not more than 6 storeys in building height	D1, D2, D3, D4, D6
(v)	corridor to fire escape	
	-buildings exceeding 6 storeys in building height	D1, D2, D3, D4
	-buildings not more than 6 storeys in building height	D1, D2, D3, D4, D6, D7

(vi)	service room to stairway -buildings exceeding 3 storeys in building height -buildings not more than 3 storeys in building height	D1 D1, D2, D3
(vii)	service room to public corridor -buildings exceeding 6 storeys in building height -buildings not more than 6 storeys in building height	D1, D2, D3, D4 D1, D2, D3, D4, D6
(viii)	storage and laundry rooms to stairway -buildings exceeding 3 storeys in building height -buildings not more than 3 storeys in building height -buildings not more than 2 storeys in building height - maximum 4 suites per floor	D1 D1, D2, D3, D4, D6 D1, D2, D3, D4, D6, D9
(ix)	storage and laundry rooms to public corridor -buildings exceeding 6 storeys in building height -buildings not more than 6 storeys in building height -buildings not more than 3 storeys in building height	D1, D2, D3, D4 D1, D2, D3, D4, D6 D1, D2, D3, D4, D6, D7, D9, D10
(x)	commercial (other than residential) to stairway serving a residential occupancy -buildings exceeding 3 storeys in building height -buildings not more than 3 storeys in building height	D1 D1, D2
(xi)	commercial (other than residential) to public corridor serving a residential occupancy	D1, D2

(xii)	stairway to stairway	
	-buildings exceeding 3 storeys in building height	D1
	-buildings not more than 3 storeys in building height	D1, D2

(xiii)	stairway to fire escape	
	-buildings exceeding 3 storeys in building height	D1
	-buildings not more than 3 storeys in building height	D1, D2

(xiv)	service room to storage or laundry room	
	-buildings exceeding 6 storeys in building height	D1, D2, D3, D4
	-buildings not more than 6 storeys in building height	D1, D2, D3, D4, D6
	-buildings not more than 3 storeys in building height	D1, D2, D3, D4, D6, D9

D.2.9. Enclosed Parkades

- D.2.9. (1) Except as permitted in Sentence D.2.9.(2), every enclosed parking area shall be sprinklered in an acceptable manner.
- (2) An enclosed parking area is not required to be sprinklered where:
- (a) the parking area is separated from the remainder of the building with construction providing a fire separation having a minimum 1 1/2 fire resistance rating;
 - (b) the parking area is provided with an acceptable exhaust system that can be activated by means of a switch located immediately adjacent to the fire alarm control panel; and
 - (c) if the building exceeds three (3) storeys in building height, all stair and elevator shafts that enter the enclosed parking area and also enter the residential portion of the building, are provided with vestibules meeting the requirements of Sentence 3.3.7.7.(15) of the third edition of the Manitoba Building Code, and a smoke detector is installed in each such vestibule.
- amended 4742/87*

D.3. DIVISION II BUILDINGS

- D.3.1. (1) The requirements in section D.3. apply to Division II buildings only.

D.3.2. Occupancies Other than Residential

- D.3.2. (1) Occupancies other than residential shall be separated from the residential occupancies, including public corridors and stairways used by the residential occupancies, with construction providing a fire separation having a minimum 3/4 hour fire resistance rating.

D.3.3. Doors

- D.3.3. (1) Every suite entrance shall be provided with a door that is in good condition, tight fitting and with acceptable clearances.

SCHEDULE "E"

ELECTRICAL CIRCUITS IN SUITES

E.1. PURPOSE

- E.1.1. (1) The purpose of the requirements in this Schedule is to reduce the risk of electrical fires within suites caused by:
- (a) inappropriate wiring methods, and
 - (b) overloaded and overfused circuits.

E.2. GENERAL REQUIREMENTS FOR DIVISION I AND DIVISION II BUILDINGS

- E.2.1. (1) Every habitable room, other than kitchens, in every suite shall be provided with at least one (1) receptacle.
- (2) Every kitchen shall be provided with at least two (2) receptacles, suitably located, one (1) for a refrigerator and one (1) by the counter area.
- (3) At least one (1) of the receptacles required in Sentence E.2.1.(2) aforesaid, shall be supplied by a branch circuit that does not supply any other outlets.
- (4) A receptacle and receptacle circuit on an electric range may be considered in determining compliance with Sentences E.2.1.(2) and (3) aforesaid.
- (5) All lighting and appliance branch circuits shall be protected by an overcurrent device rated at not more than 15 amperes and shall be protected from inadvertent overfusing by the insertion of a fuse rejector into the fuse holder, or by the use of a circuit breaker.
- (6) Extension cords used in lieu of permanent wiring for receptacles, lighting fixtures, and switches shall be replaced with permanent wiring.
- (7) If in the opinion of the designated employee there is evidence that the electrical installation is being abused or is not adequate for the purpose, he may require that appropriate additional facilities be installed.

amended 8162/2002

SCHEDULE "F"**ADDITIONAL REQUIREMENTS FOR HIGH DIVISION I BUILDINGS****F.1. SCOPE AND PURPOSE**

- F.1.1. (1) The requirements in Schedule "F" apply only to buildings exceeding six (6) storeys in building height, and are additional to the requirements contained in Schedules "A", "B", "C", "D", and "E".
- (2) The purpose of the requirements in Schedule "F" is to provide safe conditions for occupants of a high building who may have to remain in the building during a fire and to assist the firefighters by providing access to the fire floor.

F.2. CENTRAL ALARM CONTROL FACILITY

- F.2.1. (1) Every building shall be provided with a central alarm and control facility.
- F.2.2. (1) The central alarm and control facility shall be located on the street entrance floor such that it:
- (a) is readily accessible to firefighters entering the building, and;
 - (b) takes into account the effect of background noise likely to occur under fire emergency conditions, so that the facility can properly perform its required function under such conditions.
- (2) The central alarm and control facility shall include:
- (a) means to control the voice communication system required by subsection F.3., and provisions to enable sending messages to all loudspeakers simultaneously,
 - (b) the fire alarm control unit, and;
 - (c) an annunciator panel which indicates the type of signal and the floor or zone from which the fire alarm is received.

F.3. VOICE COMMUNICATION SYSTEM

- F.3.1. (1) Every building exceeding twelve (12) storeys in building height shall be provided with a voice communication system.
- F.3.2. (1) The voice communication system (one-way) shall consist of loudspeakers operated from the central alarm and control facility which are designed and located so as to be heard in all suites and in all other parts of the building except for elevator cars.

- (2) An existing acceptable paging system may be modified to serve as the required voice communication system.
- (3) The voice communication system shall have an acceptable standby power supply.

F.4. **ELEVATORS**

- F.4.1. (1) In every building, at least one (1) elevator shall be provided for use by firefighters.
- (2) The elevators designated as the firefighters' elevator shall be acceptable for the purpose and shall be key-operated in compliance with Article 3.2.6.3. of the Manitoba Building Code.
- (3) The firefighters' elevator shall be identified on the floor containing the central alarm and control facility.
- (4) In every building each elevator shall be provided with an additional means to cancel all calls and immediately return the elevator to the street floor upon
 - (a) activation of any alarm initiating device of the building fire alarm system;
or,
 - (b) activation of the key operated switch located in the street floor elevator lobby.
amended 6209/93
- (5) Where an automatic emergency recall feature is required in accordance with Sentence F.4.1.(4), smoke detectors shall be installed in the elevator lobbies on the recall level so that when activated, the elevators will automatically return directly to an alternate floor level.
added 6209/93
- (6) Smoke detectors in Sentence F.4.1.(5) shall be designed as part of the building fire alarm system.
added 6209/93
- (7) The alternate floor recall feature in Sentence F.4.1.(5) is not required if the floor area containing the recall level is sprinklered.
added 6209/93

F.5. **SPRINKLERS**

- F.5.1. (1) Every mercantile occupancy, restaurant, or licensed beverage establishment and every storey or part thereof intended for the storage or handling of hazardous substances shall be sprinklered.

F.6. STANDPIPE AND HOSE SYSTEMS

- F.6.1. (1) Every building shall be provided with a wet standpipe and hose system except that an existing dry standpipe without a hose system may be acceptable providing:
- (a) the standpipe is capable of sustaining a water pressure of 345 kPa (50 psi) above the normal working pressure at the most remote outlet; and
 - (b) the Fire Department connection is:
 - (i) accessible to the Fire Department;
 - (ii) located so that the unobstructed path between the connection and a hydrant is not more than 122 m (400 ft); and
 - (iii) properly identified.
amended 6209/93
- (2) When a new standpipe system is required, it shall be installed to current Manitoba Building Code requirements.
amended 6209/93
- (3) Except as may be permitted by the Commission, all existing wet standpipe systems shall:
- (a) be provided with a Fire Department connection which:
 - (i) is accessible to the Fire Department;
 - (ii) is located so that the unobstructed path between the connection and a hydrant is not more than 122 m (400 ft);
 - (iii) has an approved check valve located as near as practicable to the point where it joins the system; and
 - (iv) has the pipe between the check valve and the outside hose coupling equipped with an approved automatic ball drip; and
 - (b) be provided with approved 88 mm (3 2 inch) dial spring pressure gauges located at:
 - (i) the discharge pipe from the fire pump;
 - (ii) the supply connection from the public waterworks system; and
 - (iii) the top of each standpipe; and

- (c) have all valves controlling water supplies in the standpipe and hose system, except for hose valves, equipped with an electrically supervised switch for transmitting its signal to the annunciator panel in the event of movement of the valve handle; and
- (d) be capable of sustaining a water pressure of 345 kPa (50 psi) above the normal working pressure at the most remote outlet.
amended 6209/93

F.6.1.(4) Except as may be permitted by the Commission, all wet standpipe systems in buildings exceeding 36 m (118 ft) high from grade to the top standpipe outlet shall:

- (a) be provided with an automatic pressure maintenance pump except that an existing manually controlled pressure maintenance pump with loss of pressure annunciated may be acceptable;
- (b) be provided with approved check valves as required to maintain excess pressure; and
- (c) be provided with a system relief valve if the fire pump shut off pressure plus the static suction pressure exceeds the pressure for which the system components are rated.
added 6209/93

F.7 FIRE PUMP AND CONTROLLERS

- F.7.1. (1) All wet standpipe systems serving buildings greater than 36 m (118 ft) high from grade to the top standpipe outlet, shall be provided with a listed fire pump and listed automatic fire pump controller.
added 6209/93
- (2) For the purposes of sections F.6. to F.9, both inclusive, "grade" means the elevation at which the fire department pumper vehicle is to be located when it is connected to a fire department connection.
added 6209/93
- (3) In buildings exceeding 36 m (118 ft) in building height from grade to the top standpipe outlet, existing listed fire pumps and controllers are acceptable providing:
- (a) the pump is capable of providing 37.9 L/s (500 gpm) at 448 kPa (65 psi) residual pressure at the most remote outlet; or
 - (b) the pump can meet the discharge and residual pressure required by the Code under which it was installed, except that in no case shall this be less than 18.9 L/s (250 gpm) at 310 kPa (45 psi) residual pressure at the most remote outlet.
added 6209/93

- (4) If an existing fire pump is replaced, the new pump shall be sized and installed to current Manitoba Building Code requirements.

added 6209/93

- (5) Fire pumps shall be provided with test devices installed according to NFPA-20, 1990 edition.

added 6209/93

- (6) Fire pumps shall be supervised by the building fire alarm system according to NFPA-20, 1990 edition.

added 6209/93

F.8. EMERGENCY POWER FOR FIRE PUMPS

- F.8.1 (1) Except as permitted in Sentences F.8.1.(3) and F.8.1.(4), electrically driven fire pumps in building exceeding 36 m (118 ft) in building height from grade to the top standpipe outlet shall be provided with emergency power.

added 6209/93

- (2) Where emergency power is required by Sentence F.8.1.(1), an existing power supply to a listed fire pump and controller is acceptable providing;

- (a) the existing emergency power supply

(i) complies with the Code under which it was installed; and

(ii) sufficient power is available to operate the fire pump under maximum load;

or

- (b) alternative power arrangements consistent with the requirements of NFPA-20 area acceptable.

added 6209/93

- (3) Where it can be demonstrated to the satisfaction of the designated employee that it is not practical to comply with Sentences F.8.1.(1) and F.8.1.(2), the need to provide emergency power for electrically driven fire pumps may be waived provided these fire pumps are supplied by a separate service in conformance with Rules 6-102 or 32-204 of the City of Winnipeg Electrical By-law No. 6499/94.

added 6209/93, amended 6679/95; 8162/2002

- (4) Where a separate service is provided as described in Sentence F.8.1.(3), the electrical conductors for the service and the electrical conductors supplying power from the service to the fire pump shall be protected against exposure to fire with a minimum two hour fire protection rating.

added 6209/93, amended 6679/95

F.9. INSPECTION, TESTING AND MAINTENANCE

- F.9.1. (1) Standpipe and hose systems, and fire pumps shall be inspected, tested and maintained, and records shall be kept of required tests in accordance with the 1990 National Fire Code of Canada.

added 6209/93

APPENDIX "A"CERTIFICATE OF COMPLIANCE
REGARDING THE USE OF ULC LISTED INTUMESCENT
FLAME RETARDANT FINISHESBUILDING _____
ADDRESS _____

PRODUCT APPLIED:

1st coat(s) sq.ft./gal. _____
2nd coat(s) sq.ft./gal. _____

MANUFACTURER _____

APPLICATOR _____

APPLIED TO: _____

BASEMENT _____

MAIN FLOOR _____

SECOND FLOOR _____

THIRD FLOOR _____

OTHER FLOORS _____

STAIRWAYS _____

This will certify that the products mentioned herein have been applied according to the manufacturer's printed instruction; that a two coat application as stated above has been applied; and that the product applied has been listed by ULC as providing a minimum flame spread rating of _____ for stairways and _____ for corridors for the type of application listed above.

(Signature of Applicator)

(Date)

(Signature of person responsible or his representative)

(Date)*amended 8162/2002*