



Abbotsford Fire Rescue Service INFORMATION BULLETIN

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Accessory Seasonal Farm Worker Accommodations Fire Safety Requirements

A building used or altered for use as a Seasonal Farm Worker Accommodations must meet applicable Abbotsford Zoning Bylaws, Abbotsford Building Bylaws 2597-2016 and BC Building Code Requirements. (For more information, please refer to BULLETIN 2018-001 from Abbotsford Building Permits & Licenses)

- *BC Building Code* – governs minimum design requirements for all buildings and changes to buildings for a particular use (fire separations, exits and egress routes, smoke and fire alarms, plumbing, ventilation)

In order to keep the building safe for its occupants, the Seasonal Farm Worker Accommodations must **also** meet applicable BC Fire Code Requirements.

- *BC Fire Code (BCFC)* – contains technical requirements designed to provide an acceptable level of fire safety. For example:
 - *BCFC Part 2* – Building and Occupant Safety
 - *BCFC Part 6* – Fire Protection Equipment

(Note: All Fire Protection Equipment shall be inspected, tested, maintained and operated as per BCFC Part 6)

Minimum Requirements

When a fire safety inspection is conducted the following will be evaluated:

General Safety*:

- *House number displayed on exterior (visible from street).*
- *Fire Safety Plan submitted for approval (binder on site, escape plans posted) for building containing a **fire alarm system** as per BCFC Section 2.8 - Emergency Planning.*
- *Exits & egress routes unobstructed (no restrictive locks, handrails are secure, lights working).*
- *Electrical safety (no hazards, extension cords use safe, no exposed conductors or wiring).*
- *Furnace/Hot Water /heating appliances (vents, exhaust, and safe clearances provided).*
- *Gas Cooking Surfaces must be provided with **approved ventilation** and installed, maintained and used as per the manufacturer's instructions.*
- *Fire extinguisher on each floor level (ASTT service tag, accessible, gauge full, no damage).*
- *Smoke alarms on each floor level near bedrooms (hardwired, interconnected) must be in good working order, installed as per manufacturer's instructions and be within the unit service expiry date.*
- *Emergency lighting (where applicable) in hallways and stairs must have an annual (ASTT service tag).*
- *CO detectors on each floor (as applicable) must be in good working order, installed as per manufacturer's instructions and be within the unit service expiry date.*
- *Fire separations intact, storage materials appropriate for residential use (no fire hazards).*
- *Storage of Flammables, Combustibles and Hazardous Materials must meet all applicable codes and standards.*

Sleeping Rooms:

- *Smoke alarms hardwired, interconnected in each bedroom (max capacity 9 persons without fire alarm) must be in good working order, installed as per manufacturer's instructions and be within the unit service expiry date.*
- *Window provided in each bedroom meets BC Building Code requirements.*
- *Electrical safety (no hazards, extension cords used safely, wiring not exposed).*