



Abbotsford Fire Rescue Service INFORMATION BULLETIN

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Accessory Seasonal Farm Worker Accommodations Fire Alarm 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)

Fire Alarm Requirements (capacity over 10 persons)

(As per the BC Building Code)

- *A Fire Alarm System is required for any **occupant load in excess of 10 persons**. This requirement may be waived where an exit or public corridor serves not more than 4 sleeping rooms and each room has direct access to an exterior exit facility leading to ground level.*
- *The Fire Alarm System must be installed as per the BCBC requirements and CAN/ULC S524 - Installation of Fire Alarm Systems.*
- *Locations where Seasonal Farm Worker Accommodation Buildings require a Fire Alarm System, the Property Owner(s) must contact a qualified Fire Alarm Code Consultant/Design Engineer to ensure that the Fire Alarm System is designed and installed to meet the minimum requirements of all applicable codes and standards. Please ensure that all required permits and zoning requirements are met prior to project start-up.*
- *Fire Safety Plan (FSP) submitted for approval (binder on site, escape plans posted) for buildings containing a fire alarm system as per BCFC Section 2.8 – Emergency Planning is also required. The FSP may be required to be in more than one (1) language.*
- *For further information on Fire Alarm Systems, refer to the Fire Alarm System document available through WALI and the Mexican Consulate – Vancouver.*