
CITY OF KELOWNA

MEMORANDUM

Date: April 14, 2008
To: City Manager
From: Fire Chief
Subject: High Rise Challenges and Life Safety Issues

RECOMMENDATION:

THAT Council receive, for information, the Report from the Fire Chief dated April 14, 2008;

AND THAT staff be directed to prepare the necessary amendments to Fire Prevention Regulations Bylaw No. 6110 and bring the amending bylaw forward for reading consideration.

BACKGROUND:

As a result of the increased development of high buildings in Kelowna, coupled with the fact that the current B.C. Building Code and the City of Kelowna's Bylaws do not completely address issues related to fire protection and life safety concerns within those structures, the Kelowna Fire Department is seeking Council's approval that all development permits involving buildings of six (6) storeys or greater be subject to the Kelowna Fire Department's High Rise Buildings Additional Requirements List. Amending and/or adding additional requirements will assist the Kelowna Fire Department in providing a safer and quicker response to these buildings.

Amendments to Fire Prevention Regulations Bylaw No. 6110 will make compliance requirements for buildings of six (6) storeys or more mandatory and will require submission of the relevant information and/or confirmations at the time of submission of the building permit application. Prior to issuance of the building permit, the City's Building Department would need to receive confirmation from the Kelowna Fire Department that the requirements have, or will be, met if construction is in accordance with the approved plans. If for some reason the facilities are not put in place in accordance with the approved plans, the occupancy permit process can be used to police this (e.g. withhold occupancy etc.).

INTERNAL CIRCULATION TO:

City Clerks' Division

LEGAL/STATUTORY AUTHORITY:

Sections 8(3), 54 and 63 of the *Community Charter*.

PERSONNEL IMPLICATIONS:

Annual inspections of equipment will be required through the Development Permit process.

COMMUNICATIONS CONSIDERATIONS:

The Kelowna Fire Department is planning a public awareness program relating to fire safety in high rises.

Considerations that were not applicable to this report:

LEGAL/STATUTORY PROCEDURAL REQUIREMENTS:

EXISTING POLICY:

FINANCIAL/BUDGETARY CONSIDERATIONS:

TECHNICAL REQUIREMENTS:

EXTERNAL AGENCY/PUBLIC COMMENTS:

ALTERNATE RECOMMENDATION:

Submitted by:

A handwritten signature in black ink, appearing to be 'R. Blanleil', written over a horizontal line.

Rene Blanleil, Fire Chief

cc: Acting Director of Planning & Development Services (P. Macklem)
Current Planning Supervisor (S. Gambacort)
Inspection Services Manager (R. Dickinson)
Building Inspections Manager (M. Bayat)
Bylaw Enforcement Supervisor (A. Dixon)
City Clerk (A. Flack)