

## Due Diligence & BC Fire Code (Responsibilities & Inspections)

With the latest release of the BC Fire Code (2018), this is an opportune time to talk about what the Fire Code means to you (School District) and what is required to meet the various requirements listed within the Fire Code.



The BC Fire Code requires that all owners of buildings ***shall be responsible*** for carrying out the provisions of the Fire Code *regardless of local Fire Commissioner, Fire Inspector or other AHJ (authority having jurisdiction) inspections. Basically it's your building - you are required to meet all aspects of the Fire Code. (BCFC 2.2.1.1 – Responsibility)*

### What Applies in Buildings

1. Applies to all new and existing buildings and facilities.
2. *Fire Safety* – Relates to specific elements of the building and facility, design or construction of the building, building protection as prescribed based on occupancy.
3. *Safety in Use* – Applies to activities related to the use of the building and facility, condition of the building or facility, inadequate built in protection for the building or facility.
4. Designed to provide and maintain a *Safe Building or Facility* for all those who occupy.

### Your Responsibilities

1. *You are required to maintain a safe building.*
2. *You are required to control storage in the building, including service rooms, hazardous processes areas, classrooms, etc.*
3. *You are required to maintain a clear access to exits in buildings, maintain all exits, fire exit lights and emergency lights.*
4. *You are required to maintain all fire protection equipment (fire extinguishers, fire suppression systems, fire alarms systems, sprinkler systems, standpipes, etc.).*
5. *You are required to provide fire department access when requested including an emergency plan and a fire safety plan.*

## **Inspection requirements should encompass**

*(BCFC 2.2.1.2 – Records & Division B Part 2 – Building & Occupant Safety)*

1. A regular (Monthly) inspection program should be developed and put into place that covers the following areas as a minimum:
  - a. All rooms, hallways, means of egress, exterior exit stairs, pathways and fire exits;
  - b. All storage rooms, service rooms, kitchens;
  - c. Fire safety systems, fire alarms, sprinkler systems, fire extinguishers, fire suppression systems, etc.;
  - d. Hazardous Processes and Operations- Specific to shops, labs, maker labs, 3D printers, etc.;
  - e. Fire Safety Plans & Fire Drills.

## **Conclusion**

So in conclusion remember the following:

1. It is your building - you are required to meet all aspects of the Fire Code.
2. Conduct a Risk Analysis or Needs assessment. This is the who, what, where, why, when section.
3. Identify all areas to be inspected. Makes it easier to develop specific ways of developing an inspection program that will meet the requirements of the BC Fire code.
4. Monitor your progress, make changes if needed.
5. Stay informed.
6. Talk to Risk Management professionals, people in your industry, staff and various other organizations.

For additional information, contact:

Alan Kavanaugh, CRM, CCPI  
Director of Loss Control & Risk Management, Noratek Solutions Inc.  
[akavanaugh@noratek.com](mailto:akavanaugh@noratek.com)

1-866-264-2236



[www.cityinspectionsoftware.com](http://www.cityinspectionsoftware.com)

By: Alan Kavanaugh, CRM, CCPI (Member NFPA)  
Director of Loss Control & Risk Management  
Noratek Solutions Inc.  
[akavanaugh@noratek.com](mailto:akavanaugh@noratek.com)  
C: 250-961-8186  
P: 250-564-2236

Alan has provided Loss Control Services to school districts, municipalities, industry, and government operations for over 32 years. He has developed a set of training programs (workshops) & Audits (safety related) to help all organizations accumulate and prioritize information and develop short and long term compliance plans. Alan is based out of Prince George, BC but provides services throughout Western Canada.