

<b>Town of Perth</b>			
<b>Small Residential Unit Sprinkler Policy</b>		<b>Effective:</b>	November 22, 2022
		<b>Replaces:</b>	N/A
<b>Issued by:</b>	Director of Environmental Services	<b>Approval:</b>	By-law No. 2022-5059
<b>Applicable Policy and Legislation</b>	<i>Ontario Building Code, Fees, and Charges By-law 3675, Fire Code Ontario Regulation 213/07, Fire Protection and Prevention Act, 1997 NFPA 13D-Standard for the Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes</i>		

**1. PURPOSE**

To recognize the initiative of small capacity residential sprinkler systems in both new homes and retrofits as a fire mitigation device using the municipal water supply network.

**2. SCOPE**

This policy applies to Single Dwelling Unit residential buildings, as defined below.

**3. RESPONSIBILITY**

It is the responsibility of the Chief Administrative Officer and Directors to ensure compliance with this Policy. Enforcement and inspection of this policy shall be made by the Chief Building Official.

**4. PRINCIPLES**

This policy is based on the following principles:

- 4.1. The municipality recognizes commercially available small diameter sprinkler systems (< 38mm) as a trend in new homes to mitigate damage to Single Dwelling Units.
- 4.2. The Director of Environmental Services in conjunction with the Chief Building Official and Fire Chief recognizes small residential unit sprinkler systems are unique to some new construction in Ontario.
- 4.3. To ensure that construction of a Small Residential Unit Sprinkler System meets or exceeds the requirements of Building Code Act, 1992, S.O.1992, c.23, and the Regulations (the Building Code) made under Section 34 of the Building Code Act.
- 4.4. That where practical the water supply for the sprinkler system shall be

connected prior to the domestic water meter that provides drinking water to the Small Dwelling Unit.

## 5. **DEFINITIONS**

- 5.1. **“CAO”** shall mean the Chief Administrative Officer for the Municipality, responsible for exercising general control and management of the affairs of the municipality for the purpose of ensuring the efficient and effective operation of the municipality.
- 5.2. **“Clerk”** shall mean the Clerk for the Municipality.
- 5.3. **“Chief Building Official”** means a person performing duties as described under Section 1.1(6) and 1.1(7) of the Act as the Chief Building Official appointed pursuant to Section 3. (2) of the Act and by By-law of the Corporation of the Town of Perth for the purposes for the administration and enforcement of the Act.
- 5.4. **“Council”** shall mean the individuals elected to sit on Municipal Council, the role of which is to develop and evaluate the policies and programs of the municipality.
- 5.5. **“Director”** shall mean the department head who leads and supervises Environmental Services for the municipality.
- 5.6. **“Directors”** shall mean the Directors who lead or supervise a particular service area of the Municipality and shall include Community Services, Corporate Services, Environmental Services, Development Services, Protective Services and Legislative Services.
- 5.7. **“Chief Fire Official”** shall mean the Fire Chief of the Perth Fire Services or their designate., as designated by the Municipal Act.
- 5.8. **“Municipality”** shall mean The Corporation of the Town of Perth.
- 5.9. **“Owner”** means the owner of a building or property, or any person or corporation empowered by statute to cause the construction or demolition of a building or buildings and anyone Acting under the authority of such corporation.
- 5.10. **“Services”** shall mean any service within the Municipality, generally representing an operating entity within one of the Municipality’s primary service areas.
- 5.11. **“Single Dwelling Unit”** shall mean a structure, other than a multi-family residential structure, maintained and used as a single dwelling unit or any dwelling unit which has direct access to a street and shares neither heating facilities, hot water equipment nor any other essential facility or service with

any other dwelling unit.

5.12. **“Small Residential Unit Sprinkler System”** shall mean any professionally designed, installed, and inspected piped fire prevention system wholly using municipally- supplied water to mitigate impacts from a fire event contained within a Single Dwelling Unit.

5.13. **“Treasurer”** shall mean the individual who is responsible for handling all of the financial affairs of the municipality.

## 6. **POLICY REQUIREMENTS**

### 6.1. **Building Permit Requirements**

At time of building permit application for a Single Dwelling Unit residential building, where the owner chooses to install a Small Residential Unit Sprinkler System the owner, or their appointed agent shall file with the municipal Building Department the appropriate forms and engineered sprinkler design documents as prescribed by the Building Code Act, 1992, S.O.1992, c.23, the Regulations (the Building Code) made under Section 34 of the Building Code Act, NFPA 13D: Standard for the installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes, and the Town of Perth Building By-law 5049 as authorized under Section 7 of the Building Code Act.

### 6.2. **Proof of adequate water supply and municipal infrastructure**

Prior to, or in conjunction with the filing of a Building Permit Application, as described in section 5.2 above. The Owner shall receive written confirmation from the Environmental Services Department that the municipal water supply and associated infrastructure is or will be satisfactory prior to issuance of a Certificate of Occupancy and adequate to service the designed Small Residential Unit Sprinkler System. The Owner is required to submit the written confirmation described above to the Building Department in advance of any Building Permit issuance for the development.

### 6.3. **Notice by Owner of Completed System**

The Owner’s Engineer shall undertake and oversee all commissioning/start up procedures and obtain testing/verification certificates as prescribed by the relevant Standards in effect at time of permit issuance. The Owner shall submit the above noted documentation to the Chief Building Official and Fire Chief Official before requesting final inspection of the system, or Occupancy inspection for the building, in whole or in part.

### 6.4. **Notice of Accepted and Activated Small Residential Sprinkler System**

The Chief Building shall provide the Director of Environmental Services and The Fire Chief notice of when a Certificate of Occupancy has been issued to Single Dwelling Unit Residential Building containing a Small Residential Unit Sprinkler System.

## 7. **Metered Use Fees:**

The provision of municipal services is based on cost-recovery principles. Fees for supply of water for Small Residential Unit Sprinkler Systems shall conform to the Fees and Charges By-law 3675. Domestic Drinking Water Supply and Sprinkler Supply Fees shall be deemed separate charges.

### 7.1.1. **Combined Drinking Water and Sprinkler Supply Fee**

#### 7.1.1.1. Drinking Water Supply Fees

Where Section 4.4 cannot be fulfilled, the monthly Domestic Drinking Water delivery fee shall default to the industry standard 5/8" x 3/4" domestic water meter required for a Single Dwelling Unit during the term of this policy.

#### 7.1.1.2. Sprinkler Supply Fees

The flat rate monthly fee for the provision of sprinkler supply shall be based on the Fees and Charges By-law 3675, based on the largest nominal size of the piping required in the sprinkler system.

### 7.1.2. **Separate Domestic Drinking Water Supply and Sprinkler Fee**

#### 7.1.2.1. Drinking Water Supply Fees

Fees for the provision of drinking water to the Single Dwelling Unit shall be based on the required water meter size and consumption fees.

#### 7.1.2.2. Sprinkler Supply Fees

The flat rate monthly fee for the provision of sprinkler supply shall be based on the Fees and Charges By-law 3675, based on the largest nominal size of the piping required in the sprinkler system.

7.2. During the review period (5 years following adoption of this policy) staff shall consider administrative costs, design and peer review costs, and incremental costs attributed to providing sprinkler service to a Single Dwelling Unit.

7.3. The municipality recognizes that fees will be waived during the review period which shall be limited to five (5) years from the date of adoption by Council.

## 8. **Maintenance**

The Owner shall complete maintenance required on the sprinkler system as required by the designer, manufacturer, or applicable legislation. The municipality reserves the right to obtain both maintenance requirements and

proof of the required maintenance completed for the sprinkler system.

9. **Severability**

If a court or tribunal of competent jurisdiction declares any portion of this Policy to be illegal or unenforceable, that portion of this Policy will be severed from the balance of the Policy, which will continue to operate in full force.

10. **Review Period**

This policy shall be reviewed every five (5) years.