

Fire Safety Inspections for Business Licence Applications



Please Note:

- These requirements are a synopsis only. The Building and Fire Codes contain many and sometimes complex requirements that may apply to any given building and/or business.
- Certain building occupancy types require Fire Safety Plans in accordance with Section 2.8. of the BC Fire Code.



Any regulation violations discovered during the fire safety inspection will require correction immediately.

Once corrected, you may sign and date the compliance portion at the bottom of the inspection report and return it to the Fire Department by fax, mail, email or in person. The Fire Department may re-inspect. Should the regulation violations not be corrected at time of re-inspection, an inspection fee of \$100 for each additional inspection conducted and/or additional fees as per City of Langley Fire Protection and Safety Bylaw No. 2784 will apply. The Fire Department will notify the Development Services Department electronically once the fire safety inspection is completed successfully.

Your business licence will be issued after all required approvals have been received. To check the status of your business licence application, please call the Development Services Department at 604.514.2804.



Langley City Fire Rescue Service
5785 203 Street
Langley, BC V3A 9L9

Phone: 604.514.2880 Fax: 604.530.3853
fireinfo@langleycity.ca



Preparing for your fire safety inspection

Being prepared ahead of time will help us to assist you in opening your doors for business and will assist us in maintaining a fire safe community. The following information is provided to business licence applicants to assist in the application process, and to enable you to be better prepared for your required fire safety inspection.

The following are common issues noted by fire inspectors when inspecting businesses. These items should be checked and dealt with before calling to arrange an inspection by the Fire Department.

Common Requirements

- ❑ All fire exit doors must be open-able from inside the building without the use of keys or specialized knowledge and must swing outward. Doors that can be key locked from the inside are not acceptable. Deadbolts must have thumb turns. In certain instances panic hardware will be required, and deadbolts are not permitted.
- ❑ Multiple locks and/or multiple deadbolts on fire exit doors are not acceptable.
- ❑ Address must be visible from road and lane, free from foliage, trees, etc. and in contrasting colour.
- ❑ Access to fire exits must not be blocked or impeded.
- ❑ Emergency lighting is required for all exits and open floor areas providing paths to exit. The lighting units must comply with the CSA C22.2 No 141 standard.
- ❑ Aisles and exit routes to fire exits must be maintained at a minimum of 44" (1100mm) [more in some cases].
- ❑ Fire extinguishers suitable for the hazard must be mounted near each exit. A rule of thumb is one 5lb Class ABC extinguisher for every 1500 sq. ft. (140 sq. m) of floor area, with a maximum distance of 75 ft (22 m) to an extinguisher.



Photo: Exit sign

- ❑ All exit signs must be illuminated while a building is occupied.
- ❑ All fire safety equipment such as fire alarm systems, fire extinguishers, fire sprinklers, emergency lighting and standpipe/hose systems must be serviced yearly by a qualified service contractor and must have up-to-date tags.
- ❑ All interior and exterior garbage and combustible waste removed.
- ❑ All combustible storage must be removed from service rooms.
- ❑ All holes in walls, ceilings, etc. must be patched to maintain fire separations.
- ❑ Extension cords are for temporary use only.
- ❑ Complete the Langley City Fire Rescue Service Emergency Contacts/Property Reference Form and return to the Fire Department as soon as possible.
- ❑ All mezzanines or other construction to meet BC Building Code requirements. Please contact the building department at 604.514.2804 for information.

Restaurants

- ❑ Kitchen exhaust hood, duct and fire suppression systems must be serviced and cleaned at a minimum every 6 months, and fusible links and spray nozzles replaced at least annually. The systems must have up-to-date tags in place.
- ❑ Occupant loads must not exceed safe numbers as established in the BC Building and Fire Codes based on area and exit capacities. Seating layouts and capacities may be required to be submitted for approval.

Industrial Properties

Including automotive repair and servicing in addition to traditional industrial uses.

- ❑ Spray booths require very specific fire suppression measures.
- ❑ There are special requirements for the storage and handling of certain chemicals and compressed gases, as well as combustible and flammable liquids.

Daycares

- ❑ Combustible artwork shall not exceed 20% of the wall or ceiling area.
- ❑ Must have two means of egress from each floor area.
- ❑ Electrical outlets must be protected with secure covers.
- ❑ Each facility must have a telephone with local emergency numbers posted nearby.
- ❑ Furnace area must be segregated from the daycare by a proper fire separation.
- ❑ Interconnected a/c wired smoke alarms are required for each floor area.
- ❑ Fire extinguishers must be located adjacent to corridors or aisles that provide access to exits and be mounted in a visible location, and have a minimum rating 2A-10BC.
- ❑ Portable heaters must be an approved type and kept away from combustibles.
- ❑ Waste receptacles must be of non-combustible material.
- ❑ Daycares with an occupancy load of up to 40 persons require a fire alarm and a Fire Safety Plan, to BC Building Code and BC Fire Code regulations.
- ❑ Fire Safety Plan shall be posted showing procedures for evacuation, use of fire extinguisher, emergency numbers and conform to BC Fire Code. 2.8.

Contact the Fire Prevention Division for more information.

Once you have completed this checklist and have received Building Department approval for your application, please contact the Fire Department to arrange your fire safety inspection at 604.514.2852.