



## Langley City Fire Rescue Service

### Preparing For Your Fire Safety Inspection

Being prepared ahead of time will help us to maintain a fire safe community.

This information is provided to enable you to be better prepared for your required fire safety inspection.

The following are common issues noted by fire inspectors when conducting inspections. These items should be checked and dealt with before your inspection.

#### 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 are permitted on fire exit doors only if they are unlocked when building is occupied.
- 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.
- 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.
- For buildings with sprinkler systems, ensure that the fire department connection (FDC) is accessible, has a cap in place and has a FDC sign above the connection.
- 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 and must not be overloaded.
- All mezzanines or other construction to meet BC Building Code requirements. Please contact the building department at 604.514.2804 for information.

- Complete the Langley City Fire Rescue Service Emergency Contacts/Property Reference Form and return to the Fire Department as soon as possible.

## 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. Contact the Fire Prevention Officer for more information.

## 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 over 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.

**Any issues discovered during the fire safety inspection will require correction. 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.**

**Thank you for your cooperation and support for fire and life safety. Should you have any questions, please contact us at 604.514.2880 or by email at [fireinfo@langleycity.ca](mailto:fireinfo@langleycity.ca)**