

CITY OF DRUMHELLER

POLICY #2-94

INSPECTION POLICY

THE PURPOSE OF THIS POLICY IS TO:

To establish the City of Drumheller Fire Inspection Program and to clarify the intent and operation of the program.

POLICY STATEMENT:

1. To provide to the citizens of Drumheller a public relations community service designed to increase public awareness of fire safety.
2. To enhance the profile of the City of Drumheller Fire Department in promoting greater public involvement.
3. To support the goals of the Municipal Council in delivering and maintaining fire safety in the City of Drumheller.
4. To help in reducing the impact of fire and the overall cost of fire protection to the citizens of Drumheller.
5. To help in reducing and attempt to eliminate fires and fire risks to both the public and fire fighting personnel.
6. To help reduce fire waste and dollar loss in both business and tax base to the Drumheller financial community.

Adopted by Council

Date: December 12, 1994

INSPECTION POLICY

RESPONSIBILITY

The Mayor and Council authorize the City of Drumheller Safety Codes Officer, to control and administer the City's Fire Inspection Program.

The Safety Codes Officer is responsible for administering the requirements of the Safety Codes Act, the Alberta Fire Code and all other regulations pursuant to the Act and Code.

GENERAL POLICY

The Safety Codes Officer shall investigate and act on all requests or complaints about the fire safety of buildings in the City of Drumheller.

Each request or complaint about a building will cause the Safety Codes Officer to inspect, report and follow-up on any identified violations as mandated by the Safety Codes Act and the Alberta Fire Code.

The policy of the City of Drumheller is to use a consultative process with all building owners to achieve compliance.

Each inspection shall consist of:

1. a thorough evaluation of the building
2. a detailed report of the findings
3. a negotiated completion time established in cooperation with the owner.

Each report will clearly outline the violations or conditions found and the requirements for compliance. At every opportunity the owner will be given as many alternatives as possible to achieve compliance.

Buildings containing sprinkler systems and/or fire alarm systems shall be tested by a certified testing agency in accordance with the Alberta Fire Code.

Each follow-up shall consist of:

1. A site visit 30 days after the initial inspection at which time a second report may or may not be issued.
2. A second site visit 60 days after the initial inspection at which time a third report may or may not be issued.
3. A third site visit 90 days after the initial inspection. At this time, if there continues to be no compliance, an Order shall be issued. The timeframe for compliance with the Order shall not exceed 30 days.
4. A follow-up on the Order will include preparing documentation, briefs and presentations to the Safety Codes Council and/or the Courts.

In context of the policy, satisfactory application of the Alberta Fire Code to an existing building is understood to involve the achievement or maintenance of life safety issues. An equivalent to any requirement of the Alberta Fire Code will be considered to have been met if the level of life safety is not reduced and will provide reduced exposure to life safety. Building construction issues will be dealt with over an extended period of time and only on a critical need basis.

When a building owner complies with a City of Drumheller fire inspection report, the owner shall receive a report indicating that compliance has been achieved and is appreciated on behalf of the City of Drumheller.

PRIORITIES

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| Class 1: | Annual Basis | - municipal owned buildings |
| Class 2: | Annual Basis | - hospitals, senior citizen lodges, senior citizen apartments and schools |
| Class 3: | Annual Basis | - restaurants, churches, hotels, motels, day homes, day cares and play schools |
| Class 4: | 2 Year Basis | - all commercial building required to have and maintain a City of Drumheller Business License |
| Class 5: | 2 Year Basis | - all industrial buildings, service stations, bulk plants, welding and repair shops required to have and maintain a City of Drumheller Business License |
| Class 6: | Annual Basis | - once yearly during Fire Prevention Week, the Fire Department will conduct a Residential Inspection Program based on requests from the public under the direction of the Safety Codes Officer |
| Class 7: | Other Basis | - other fire inspection services will be provided on a complaint or request basis to satisfy the tax payer |

FEE SCHEDULE

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| Class 1: | no charge | |
| Class 2: | The greater of \$100. or 50./hr | Due to size and complexity of construction, high life safety risk factors, high community profile, high tax base and usually these facilities are funded by Provincial dollars. |
| Class 3: | \$100. or 50./hr | hotels, motels and restaurants |
| | \$50. | day homes, day cares and play schools, churches |
| Class 4: | \$100. or 50./hr | |
| Class 5: | \$100. or 50./hr | |
| Class 6: | No charge | |
| Class 7: | As per category fee | |