

BY-LAW NUMBER 91-148

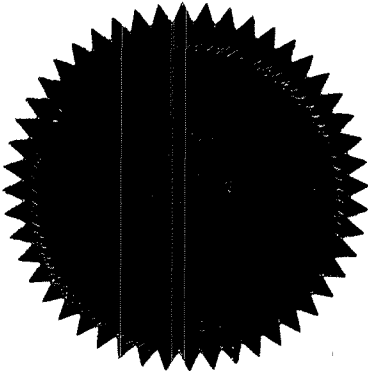
**OF THE
CORPORATION OF THE TOWNSHIP OF UXBRIDGE**

**BEING A BY-LAW TO ADOPT CONSTRUCTION SITE
FIRE SAFETY GUIDELINES FOR THE CORPORATION OF THE
TOWNSHIP OF UXBRIDGE**

THEREFORE the Council of the Corporation of the Township of Uxbridge hereby enacts a By-law as follows:


1. THAT the Corporation of the Township of Uxbridge hereby adopts Construction Site Fire Safety Guidelines as Schedule "A" attached hereto.

READ a FIRST, SECOND and THIRD time and finally passed this 25th day of November, 1991.





MAYOR



CLERK

SCHEDULE "A"

ATTACHED TO AND FORMING PART OF

BY-LAW NO. 91-148



**TOWNSHIP OF UXBRIDGE
FIRE DEPARTMENT**

**CONSTRUCTION SITE FIRE SAFETY
GUIDELINES
1992**

CONSTRUCTION SITE FIRE SAFETY

1.0 APPLICATION

1.1 All new construction being undertaken within the Township of Uxbridge shall comply with the following guidelines. Where a subdivision or other development has been constructed at the time of the adoption of these guidelines, but not yet fully occupied and services have not yet been fully assumed and/or accepted by the Township, and the development does not comply with the guidelines, the development shall be upgraded to comply, where practical and as quickly as possible, with these guidelines.

1.2 Where firebreaks as required by Section 2 cannot be provided on developments referred to in Section 1.1, each 4th house shall be fully bricked and all windows and roofs shall be installed thereon to act as a makeshift firebreak.

2.0 FIREBREAK REQUIREMENTS

2.1 To assist in fire fighting activities, no more than six consecutive lots in a subdivision, townhouse or other development should be built on simultaneously. The building or structure located on the 4th lot shall be left capped at the sub-floor level at grade, until such time that the building or structure on both sides are substantially completed with all external finishing including cladding, roofing and windows having been completed.

2.2 The Fire Chief may designate additional firebreak lots in a subdivision, townhouse or other development if in his or her opinion same are necessary to ensure construction site fire safety.

2.3 The minimum lot width of a firebreak lot shall be 40 ft. In the case of smaller lots, where link homes or semi-detached homes are being constructed, a double foundation shall be used as a firebreak, so that two (2) lots are left unbuilt and act as a firebreak.

2.4 The Building Department for the Township shall be contacted prior to any construction beginning. Individual Municipal requirements shall be reviewed and complied with, including the provision of firebreaks where required by the municipality.

3.0 FIRE SAFETY PLAN

3.1 Prior to beginning construction, a fire safety plan, acceptable to the Fire Chief for the municipality, shall be prepared and reviewed by the Construction Safety Association. This fire safety plan shall be in graphic form and shall be clearly mounted on a highly visible wall in the construction trailer.

3.2 The fire safety plan shall include the following:

- (a) The designation and organization of site personnel to carry out fire safety duties. This shall include a watchman during the idle periods. It is strongly recommended that site personnel check-in and check-out with site superintendents. Crew foreman would do this procedure upon entering the site.

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This would ensure accountability of all subdivision personnel. In the event of a fire, all subdivision personnel shall return to the construction trailer and the fire safety plan shall so provide.

- (b) Emergency procedures in the event of a fire shall include: sounding the alarm, notifying the fire department, instructing site personnel on procedures to follow upon hearing the alarm and fire fighting procedures.
- (c) An emergency list of critical phone numbers i.e. Fire Department, Builder's home phone numbers shall be mounted in an easily accessible area in the construction trailer.
- (d) It is strongly recommended that each builder shall install at the top of the construction trailer a method of sounding a general alarm. This could be an aerosol siren.
- (e) Procedures for the control of fire hazards on the site (see sections on propane storage, waste handling and hot work).
- (f) The maintenance of fire fighting equipment and facilities (see section on fire extinguishers and water supply) (O.F.C. Section 6).

All site personnel shall comply with and carry out the requirements of the Fire Safety Plan.

4.0 SITE SECURITY

- 4.1 Guard service shall be provided when required by local Building Department, Municipal Fire Department, or as a condition of insurance.
- 4.2 Where guard service is provided, the guard(s) shall be trained in (1) Notification procedures to call the fire department and management personnel, (2) Knowledge of fire protection equipment, and (3) Familiarization with fire hazards. Guards shall be informed of any special status of emergency equipment or hazards.
- 4.3 Security fences shall be provided when required by the authority having jurisdiction.
- 4.4 Entrances (doors and windows) to the structure under construction, alteration, or demolition, shall be secured when required by the authority having jurisdiction.

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FIRE CODE

ONTARIO REGULATION 67/87

REGULATION MADE UNDER THE

FIRE MARSHAL'S ACT

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While the Ontario Fire Code deals with many provisions other than those stipulated here which all must be adhered to, the following excerpts are highlighted in this guideline as being particularly relevant to construction site fire safety and will be enforced to the fullest extent allowable by law.

Section 1.1 Application

Article 1.1.1.1. "Unless otherwise specified, the owner shall be responsible for carrying out the provisions of this Code."

Section 2.1.1 Scope and Application

Article 2.1.1.1. "This part provides for the safety of occupants in existing buildings through the elimination or control of fire hazards in and around buildings, the maintenance of certain life safety systems in buildings and for the establishing of a fire safety plan in those buildings where necessary."

Section 2.1.2 Classification of Building

Article 2.1.2.2. "Activities that create a hazard and that are not allowed for in the original design shall not be carried out in a building, unless provisions are made to alleviate the hazard and the carrying on of the activities is approved."

- Note:**
1. The following activities shall be avoided:
 - a. Paint Storage
 - b. Lumber Storage
 - c. Keeping Straw in Basements
 - d. Open Burning
 2. "Approved" is defined in the Code to mean approved by the Chief Fire Official.

Section 2.4 Fire Hazards

Article 2.4.1.1. "Combustible waste materials in buildings shall not be permitted to accumulate in quantities or locations that may constitute a fire hazard."

Article 2.4.1.4. "Greasy or oily rags or materials subject to spontaneous heating shall be deposited in a receptacle conforming to Article 2.4.1.9. or be removed from the premises."

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Note: This would include straw and hay which will be disposed of immediately.

Article 2.4.2.1. "Combustible materials shall not be stored on a roof or adjacent to any building so as to create a fire hazard to the building or its occupants."

Article 2.4.3.1. "Where conditions are such as to make smoking a fire or explosion hazard, smoking shall be permitted only in specifically approved smoking areas."

Note: "Approved" in this section means approved by the Chief Fire Official.

Article 2.4.3.2. "The areas where smoking is not permitted shall be identified by signs having black lettering 50 mm high, with 12.5 mm stroke on a yellow background, except that symbols of 150 mm x 150 mm may be used in lieu of lettering or covered by instructions established under a fire safety plan and available to all persons."

Note: An example of where such lettering or instructions will be required is a propane storage area where propane is being used.

Article 2.4.4.4. "Devices having open flames shall be securely supported in non-combustible holders and located or protected so as to prevent accidental contact of the flame with combustible materials."

Note: An example of such a device is a propane salamander.

Article 2.4.6.1. "Temporary electrical wiring shall not be used where it presents a fire hazard."

Note: Frayed extension cords may not be used.

Section 2.5 **Fire Department Access to Buildings**

Article 2.5.1.(1) "This section applies to fire access routes:
a. required to be constructed under the Building Code;
b. provided under a municipal by-law; or
c. designated under paragraph 45 of Section 210 of the **Municipal Act.**"

Article 2.5.1.2.(1) "Fire access routes and access panels or windows provided to facilitate access for firefighting operations shall not be obstructed by vehicles, gates, fences, building materials, vegetation, signs or any other form of obstruction."

Article 2.5.1.2.(2) "Fire Department sprinkler and standpipe connections shall be clearly identified and maintained free of obstructions for use at all times, eg. during construction and upon partial occupancy."

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Note: This article will also apply during construction and upon conditional occupancy.

Article 2.5.1.3. "Fire access routes shall be maintained so as to be immediately ready for use at all times by fire department vehicles."

Section 2.6 Service Equipment

Article 2.6.1.1. "Defective appliances in a building shall be removed, repaired or replaced when the defective appliances create a hazardous condition."

Note: This includes salamanders, furnaces and electric heaters.

Article 2.6.3.4. "Open air burning shall not be permitted unless approved ... "

Note: "Approved" in this section means approved by the Chief Fire Official.

Section 5.6 Compressed Gas Cylinders

Article 5.6.1.2. "Cylinders containing compressed gas shall be protected against mechanical damage and stored on racks or by using other devices designed to hold them in place."

Note: 1. Cylinders shall be stored in one location and taken to the job site as required and shall be returned to the storage area after use. All compressed gas cylinders, both full and empty, must be accounted for.

2. There shall be compliance with CAN. 1-B149.2-M80 Ontario Propane Storage Handling and Utilization Code at all construction sites. Specifically, there shall be compliance with the following:

(a) **Subsection 12.5.5** Cylinders at Construction Sites

Article 12.5.5.1. "A cylinder awaiting use shall be stored outdoors and any cylinder storage area shall meet the requirements of Subsection 12.5.4. except that fencing as required by Clause 12.5.4.1. is not mandatory, provided the cylinder is stored in an area free of vehicular or equipment travel and protected by construction barriers or equivalent."

Section 5.17 Welding and Cutting

Subsection 5.17.3. Prevention of Fires

Article 5.17.3.1(1) "Welding and cutting operations in buildings shall be carried out in areas that are free of

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combustible and flammable contents, and that have walls, ceilings and floors of noncombustible construction or that are lined with noncombustible materials."

Article 5.17.3.3(3) "Suitable portable extinguishers shall be provided in conformance with Section 6.2 where welding or cutting operations take place."

Note:

1. Regard should be had to all of Section 6.2 which contains the standards for portable extinguishers. Only a portion of that section has been reproduced below.
2. All contractors performing hot work shall ensure that the work area is free of combustibles prior to beginning the job. If combustibles cannot be moved out of the work area, they **shall be covered with labelled fire retardant tarps**. Care should be taken to ensure that cutting or soldering operations will not ignite adjacent combustibles.
3. Site superintendents shall ensure that a fire watchman is left at the work area for a minimum of 30 minutes after hot work is completed. This fire watchman should be the responsibility of the subcontractor.

Section 6.2.

Portable Extinguishers

Article 6.2.6.1.(1) "Portable extinguishers shall be provided to protect the building and each hazardous occupancy in the building in conformance with this Subsection."

Note:

The "subsection" referred to is Subsection 6.2. The entire section is found in the Ontario Fire Code.

Note:

The location and number of portable extinguishers required shall be approved and accessible at all times.

Article 6.2.7.3.

"Portable extinguishers having defects shall be repaired or recharged where necessary."

Section 6.6

Water Supplies for Fire Protection

Article 6.6.1.1.

"Private and public water supplies for fire protection installations shall be maintained to provide the required flow under fire conditions."

Subsection 6.6.4.

Hydrants

Article 6.6.4.1.

"Municipal and private hydrants shall be maintained in operating condition."

Article 6.6.4.2.

"Hydrants shall be maintained free of snow and ice accumulations."

Article 6.6.4.3.

"Hydrants shall be readily available and unobstructed for use at all times."

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Section 8 **Demolition**

Subsection 8.1.1. **Application**

Article 8.1.1.1. "This Part applies to the prevention or control of fire during any demolition and the protection from fire of adjacent occupied spaces and adjoining properties."

Subsection 8.1.2. **Requirements**

Article 8.1.2.1. "Existing building services that may be affected by demolition so as to cause a fire hazard shall be protected or be shut off and capped."

Article 8.1.2.2.(1) "During periods when demolition operations will create a fire hazard to neighbouring properties or partially occupied spaces, a firewatch shall be provided."

Article 8.1.2.2.(2) "Where a firewatch is required, the demolition site shall be toured at least once each hour."

Article 8.1.2.2.(3) "The firewatch personnel shall be provided with a means of communication with the fire department, and be equipped with portable illumination and protective equipment."

Article 8.1.2.3. "Combustible salvage, combustible waste material and rubbish shall not be permitted to accumulate on site in such quantity or such location as to cause a fire hazard."

Article 8.1.2.4. "Rubbish shall not be burned on the premises unless permitted in accordance with Article 2.6.3.4."

Note: Regard should be had to Article 2.6.3.4. which can be found in its entirety in the Ontario Fire Code.

Article 8.1.2.5. "Electric or gas welding and cutting equipment and the installation, operation and maintenance of electric or gas welding and cutting equipment shall be carried out in conformance with the requirements of Section 5.17."

Article 8.2.3.7.(1) "Firefighting access routes shall be maintained in conformance with Section 2.5."

Note: Regard should be had to Section 2.5 which can be found in its entirety in the Ontario Fire Code.

Article 8.1.2.8.(1) "Portable extinguishers shall be provided in buildings under demolition in conformance with Subsection 6.2.6. as if the building were graded for ordinary hazard under Subsection 6.2.5."

Note: Regard should be had to Subsections 6.2.5 and 6.2.6 which can be found in their entirety in the Ontario Fire Code.

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Article 8.1.2.8.(2) "Portable extinguishers required under Sentence (1) shall be maintained in conformance with Section 6.2."

Note: Regard should be had to Section 6.2 which can be found in its entirety in the Ontario Fire Code.