

BURNABY FIRE DEPARTMENT NEW CONSTRUCTION REQUIREMENTS INFORMATION Rezoning & PPA Applications

In addition to the drawings which are required by the Planning Department; all Rezoning applications will require a separate and complete full size Fire Truck Access Plan which will be circulated to the Burnaby Fire Department for their review. Incomplete submissions will delay the Fire Department approval and subsequently the finalization of Rezoning. One copy of the Fire Truck Access Plan will remain with the Fire Department for their records.

Two additional copies of this plan are required which, upon being stamped as approved by the Fire Department; one copy will be filed with the rezoning application and the other sent to the applicant for their files.

All subsequent submissions for approvals, such as the reduced CD or Rezoning set, Preliminary Plan Approval drawings and Building Permit Drawings must also include this same approved Fire Truck Access Plan drawing which will be reviewed by the Fire Department to ensure there are no changes.

Fire Truck Access Plan Requirements

This Fire Truck Access Plan will be in the form of a site plan and should be fully dimensioned showing building outlines, setbacks, driveways, parking and fire truck access all clearly noted. This drawing will also include location and identification of the following:

- scale of drawing will be 1/16 in = 1 foot or 1/32 in = 1 foot
- new and existing hydrant(s)
- dimensioned distance between hydrant(s) and fire department connection(s)
- fire department connection(s) must be mounted on building or remote pilaster
- dimensioned distance from all buildings between the furthest primary access point to the nearest fire truck access
- all entrances and exits from underground parking area
- location(s) of fire alarm annunciator panel(s)
- fire truck access route with weight considerations
- adjacent City streets
- which buildings are sprinklered and non-sprinklered
- rollover curb required for all fire truck access routes

Additional Requirements

1. Every non-sprinklered building must have direct access for firefighting from outdoors up to the sixth storey or 25 meters (82 feet) above grade.
2. Present weight factors of fire and rescue equipment requires fire truck access roads to be constructed to withstand a weight of 36,287 KG (80,000 lbs), and construction material must ensure accessibility under all climatic conditions. Solid, paved surfaces accepted (no grass crete.) Our longest truck is a quintuple aerial with an overall length of 47', including the bucket overhang.
3. Any designated fire truck access must be a minimum of 7.3 meters (24 feet) wide with no obstructions. Clearance heights must be 5 meters (16 feet, 5 inches) vertically.

4. A turnaround facility must be provided for any dead-end portion of a fire truck access route exceeding 90 meters (295 feet).
5. Any road, street, or area that is a designated fire truck access must be located no further than 15 meters (49 feet, 3 inches) or closer than 3 meters (9 feet, 10 inches) from the face of a building.
6. Curves or off sets on access roads must conform with the B.C. Building Code, and a centerline turning radius of 13 meters (42 feet, 8 inches) to accommodate aerial and ladder platforms. On cul-de-sac type turn arounds, where light standards protrude or dead end portions exceed 90 meters, we require a 15.3 radius.
7. On 'S' type curves, the fire truck access radius must be designed to accommodate aerial and ladder platforms.
8. A change of gradient on access roads are not to exceed 1 in 12.5 over a minimum distance of 15 meters (49 feet, 3 inches) and provide a minimum overhead clearance of 5 meters (16 feet, 5 inches) vertically.
9. Required space for an aerial ladder at a 70° angle, when located between high building is as follows:
 - 9 meters (29 feet, 6 inches) radius at 24 meters (78 feet, 9 inches) extension
 - 11.5 meters (37 feet, 9 inches) radius at 30.5 meters (100 feet) extension
10. Signs must be posted prohibiting parking in fire department lane(s).
11. Fire department connection must be as follows:
 - address side, fully visible and recognizable from the street or nearest point of fire department vehicle accessibility
 - within 45 meters (150 feet) of a hydrant
12. The fire department connection for a standpipe or automatic sprinkler system must be located so the distance from the fire department connection to a hydrant is not more than 45 meters (150 feet) and is unobstructed.
13. For a building not provided with a fire department connection, a fire department pumper vehicle can be located as that the length of the access route from a hydrant to the vehicle, plus the unobstructed path of travel for the firefighter from the vehicle, to the building is not more than 90 meters (300 feet) and the unobstructed path of travel for the firefighter from the vehicle to the building is not more than 45 meters (150 feet).
14. Fire department connections must be clearly marked to conform with B.C. Fire Code and N.F.P.A. 13. In addition, signs must be attached indicating the portions of the building served. Letters on the designated signs must be a minimum of one (1) inch in height.

Any additional questions, please contact the Fire Prevention Office at 604-294-7195.