



CAMPBELL RIVER FIRE-RESCUE CONSTRUCTION FIRE SAFETY PLAN GUIDELINES 2018

This guideline applies to all buildings requiring a Construction Fire Safety Plan. The Construction Fire Safety Plan shall meet the **Emergency Planning Requirements of the current BC Fire Code**.

The Construction Fire Safety Plan shall be "SITE & BUILDING SPECIFIC". All unrelated information shall be removed from templates.

GENERAL GUIDELINES:

Construction Fire Safety Plan Binder Shall:

Comply with the FPOABC FSP Guideline (2014) for layout, tabs, drawings, binder and page sizes/ layout, symbols/ icons, photos, address labels, cover page, table of contents, emergency contact names / numbers / emails for construction areas and occupied portions of building(s), single side, except that:

1. The binder will be Red or Yellow in colour
2. Have the wording "CONSTRUCTION FIRE SAFETY PLAN" on the front and spine of the binder
3. Headings; font size will be a minimum of 12 point Bold throughout the Plan
4. Text font size will be a minimum 10 point throughout the Plan
5. Text will NOT be copies of BCFC/BCBC or Referenced Standards. Provide in user-friendly terms.

Site And Floor Plan Drawings Shall Include (Site and Floor Plan Needs - as applicable, show):

1. General description of each building on site (e.g. commonly known name or use, number of storeys, sprinklered / non-sprinklered, fire alarm / no fire alarm, dangerous goods or hazardous processes, site office, first aid, etc.).
2. General description of phases and phase timelines.
3. The location of special keys or devices required to access the site or building.
4. The location of functioning fire hydrants, location of future hydrants (timeline) fire department connection(s), fire alarm panel(s) or annunciator(s) and general location of portable extinguishers/ fixed fire protection system controls, wheeled fire extinguishers / building utility shut-offs, progressive standpipe systems, etc.
5. General site and floor plans, showing:
 - a. must r station locations; site security station/ office, site security 24/7, after regular site hours.
 - b. emergency vehicle access routes to the site/ gates | emergency access points to building / facility
 - c. temporary power connection and main disconnect breaker
 - d. covered walkways
 - e. overhead obstructions or extensions less than 7.5 meters above fire dept. vehicle access routes
 - f. general location of site construction area fencing and gates (vehicle and person gates)
 - g. site general location / description construction office / first aid / contractors offices / smoking areas

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- h. site slopes - general; waterways, sewer systems that are vulnerable to spills of hazardous materials
 - i. proximity to overhead power lines, forest lands, bush land, adjacent property buildings, other combustibles.
 - j. fire department accessible stairs to each floor or area level
 - k. general location of air horns or other emergency alert devices / systems
 - l. elevators / personnel or material lifts / cranes
 - m. service shafts/ excavation areas/ confined spaces
 - n. roof access points (stair, ladder, hatch, (locked/ unlocked)
 - o. general, major interior walls (no need for small rooms, closets, etc.)
 - p. dangerous goods storage and waste / spill kits / MSDS information location
 - q. building utility shut-offs; active transformers, generators (what is powered)
6. Approximate location of the following on-site and off-site storage/ lay down area(s):
- a. combustible materials storage areas/ combustible waste materials storage areas
 - b. waste chutes and containers
 - c. storage of flammable/combustible liquids/compressed gases (approx. quantity and storage means... cylinders/tank); location of MSDS information; fueling tanks/pumps/ spray coating/ dipping operations
 - d. propane cylinders/tank storage areas I cylinder/ tank, and approximate quantity
 - e. dangerous goods (type, quantity and storage means) UN#
 - f. shipping containers (general location) and general uses within
7. Location of parking for delivery trucks, on-site trades parking and off-site parking'

"PRIORITY NEEDS AND CONSIDERATIONS" are to be included in the **FIRE DEPARTMENT INFORMATION SECTION** or Appendix as needed. (Minimums; not a complete list)

1. **General description of facility** (occupied/ under construction), operating hours, typical occupant loads, muster locations, topography, emergency response points, exposures on same or adjacent properties, number of workers/shifts, Construction Site Safety Officer?
2. **Description of external firefighting services available** - Paid/volunteer/composite, approximate emergency response sources, capability, time, etc.
3. **Water supply for firefighting and exposure protection** -Adequate to protect exposure? Sources I alternatives? Volume, pressure and duration
4. **Security/ Guard/ Watchman Services** - Who provides security/fire watch, where located, hours, frequency; Access points, keys. CFSP/FSP location, security staff, barriers, Material Safety Data Sheets (MSDS).
5. **Emergency Communications means/methods**
 - Fire alarm I evacuation system(s)
 - General description, type, sequence of operation, operating/activation procedures initiating devices, detection, audible devices,
6. **Existing buildings**
 - Is there a current FSP? How does the CFSP bridge with the occupied buildings' FSP?
 - How do the occupied buildings' FSP bridge with the CFSP?
7. **Fire Department vehicle access routes:**
 - primary/ secondary/ other signs
 - width, weight loads, slope, surface cover, etc. obstruction / impairment protocol

8. **Fire / Evacuation / First Aid Alarming Means / Measures** - Fire alarm, horns, sirens, radio, other? Procedures / sequence of operation
9. **Egress within work/ laydown areas to muster 'locations** -At grade exit discharge where, stair shafts above grade/ below grade, identification, illumination, travel distance, area of refuge, cross-over, impairments, muster
10. **Elevators/ Lifts** - Where, areas serviced, operated by, weight/personnel limits, emergency power, other relevant information.
11. **Fire barriers during construction** - Horizontal/ vertical openings, stair shafts, firewalls
12. **Fire Protection I Detection Equipment/ Systems (describe)**
 - FDC; Describe, where, areas/ systems serve, max. pumping pressure
 - water based systems: types, where located, valves, supervision, pressure restriction/reducing hose valves, progressive installation
 - special suppression: types, where located, supervision, sequence of operation
 - fire pump: type, where, system served, supervision, output
 - portable extinguishers (construction areas, laydown areas, hazardous operations areas)
13. **Impairments** (short and longer term) - Water supply, access, egress, power, systems, fire protection
14. **Support Buildings/ Structures I Laydown Areas/ Construction Camp** - adjacent to construction areas, laydown areas; construction camp with living quarters, eating hall, etc.? Managing shipping containers, IBCs and other storage/containment of materials and processes? Hazards / signs / labeling? Waste?
15. **Building Utilities (describe)**
 - power (normal / emergency) transformers / UPS
 - electrical / water / ventilation disconnects steam / HVAC
 - natural gas valves smoke control
 - cable trays thru firewall chutes
16. **Wildland Interface** – Considerations for hot work, laydown, clearing etc.

Phased occupancy considerations for CFSP and FSP

APPENDIX: Hazards / Hazardous Operations, Hazardous Waste – See BCFC Parts 2, 3, 4 and 5