



Brandon Fire and Emergency Services

Sprinkler System Upgrade Policy – “P15”

The following Policy is in accordance with the City of Brandon’s Fire Prevention By-Law #7200

The following regulations have been established by Brandon Fire and Emergency Services regarding upgrades to existing Sprinkler Systems.

- For new construction and/or renovations all property owners will need to contact the Planning, Property and Buildings Department for the appropriate requirements.
- Every owner of premises for which a sprinkler system is required under the Manitoba Building Code shall, in accordance with the Manitoba Fire Code, maintain, repair and upgrade the sprinkler system to accommodate any material change in use or occupancy that results in a greater fire hazard than that for which the sprinkler system was intended to accommodate.
- Where the Authority Having Jurisdiction considers that a change in the use or occupancy of a building equipped with a sprinkler system may create an increased fire hazard, such that the use or occupancy exceeds the criteria for which the sprinkler system was designed, the Authority Having Jurisdiction may require the owner or occupier to provide confirmation to the fire inspector by a professional engineer that the design limitations of the original sprinkler system installation have not been exceeded.
- The confirmation shall be in a form acceptable to the Authority Having Jurisdiction and shall identify, without limitation:
 - (a) The sprinkler design standard used for comparative analysis;
 - (b) The available water supply for sprinkler and hose allowances;
 - (c) The current:
 - (i) Occupancy hazard or commodity classification;
 - (ii) Method of packaging and encapsulation;
 - (iii) Method of storage of commodities (e.g. by rack, palletized, solid pile, solid shelving);
 - (iv) Height of storage; and
 - (v) Clearance between racks, piles or stacks;
 - (d) The required level of manual fire fighting equipment (e.g. fire hose and portable fire extinguishers);
 - (e) The required and available density of water application;
 - (f) The required design are of water application;
 - (g) The fire alarm system and central station connection; and
 - (h) a statement of the current status and level of performance of the sprinkler system, including whether the sprinkler system conforms or does not

conform to the identified design standard, and if non-conforming, provide specific instructions for the improvement of the sprinkler system, reduction of the fuel load or other alternative solutions acceptable to the Authority Having Jurisdiction.