

## Draft Regulations

### Draft Regulation

Building Act  
(chapter B-1.1)

#### Safety Code — Amendment

Notice is hereby given, in accordance with sections 10 and 11 of the Regulations Act (chapter R-18.1), that the draft Regulation to amend the Safety Code, appearing below, may be approved by the Government, with or without amendment, on the expiry of 45 days following this publication.

The draft Regulation amends Chapter VIII Buildings of the Safety Code (chapter B-1.1, r. 3) to require the installation of a sprinkler system in certain private seniors' residences.

Further information may be obtained by contacting Liliane Gras, Director, Régie du bâtiment du Québec, 545, boulevard Crémazie Est, 7<sup>e</sup> étage, Montréal (Québec) H2M 2V2; telephone: 514 864-2491; fax: 514 873-1939.

Any person wishing to comment on the matter is requested to submit written comments within the 45-day period to Stéphane Labrie, President and Chief Executive Officer, Régie du bâtiment du Québec, 545, boulevard Crémazie Est, 3<sup>e</sup> étage, Montréal (Québec) H2M 2V2.

SAM HAMAD,  
*Minister of Labour*

### Regulation to amend the Safety Code

Building Act  
(chapter B-1.1, ss. 175 and 178)

**1.** The Safety Code (chapter B-1.1, r. 3) is amended in section 346 by striking out the second paragraph.

**2.** The following section is inserted after section 346:

“**346.1.** Despite section 346, a private seniors' residence must be equipped with a fire alarm and detection system, except

(1) a single-family type residential occupancy for the elderly;

(2) a residential board and care occupancy that lodges no more than 9 persons and whose building consists of a dwelling unit having a building height of no more than 2 storeys.”.

**3.** The following subdivision is inserted after section 369:

“VIII. Sprinkler system

**369.1.** A building housing a private seniors' residence, constructed or altered in compliance with an applicable standard prior to NBC 2010 am. Québec, must be completely sprinklered, except

(1) a single-family type residential occupancy for the elderly, provided that each storey accessible to the persons lodged in the occupancy is served by 2 means of egress, one of which leads directly to the exterior;

(2) a residential board and care occupancy that lodges no more than 9 persons and whose building consists of a dwelling unit having a building height of no more than 2 storeys, provided that each storey accessible to the persons lodged in the occupancy is served by 2 means of egress, one of which leads directly to the exterior and the other leads to another floor area and is separated from adjoining spaces by a fire separation;

(3) a building housing solely a residential occupancy for the elderly having a building height of 1 storey, a building area no more than 600 m<sup>2</sup>, no more than 8 dwelling units and in which no more than 16 persons lodge.

**369.2.** The sprinkler system required in section 369.1 must conform to the requirements of Section 3.2.5. of NBC 2005 am. Québec, but must be designed, constructed, installed and tested in accordance with NFPA Standard 13, except a combustibile concealed space no more than 450 mm high that does not have to be sprinklered.

Despite the foregoing, the following may be sprinklered in compliance with NFPA Standard 13D where the water supply capacity for the sprinkler system is not less than 30 minutes:

(1) a single-family type residential occupancy for the elderly, provided that each storey accessible to the persons lodged in the occupancy, except the second storey, is served by 2 means of egress, one of which leads directly to the exterior;

(2) a residential board and care occupancy that lodges no more than 9 persons and whose building consists of a dwelling unit having a building height of no more than 2 storeys, provided that each storey accessible to the persons lodged in the occupancy, except the second storey, is served by 2 means of egress, one of which leads directly to the exterior.

This section does not apply to a building which, on *(insert the date of publication of this Regulation in the Gazette officielle du Québec under section 15 of the Regulations Act (chapter R-18.1))*, is completely sprinklered by a system installed in accordance with the standard applicable on the year of construction.”.

**4.** Section 2.1.3.6. of Appendix 1 is amended by adding “or, if applicable, to the more stringent provisions applicable to certain buildings under Division IV of Chapter VIII of the Safety Code. (See Appendix B.)” after “alteration”.

**5.** Note B-2.1.3.1. of Appendix 1 is amended by replacing the fourth paragraph by the following:

“**346.1.** Despite section 346, a private seniors’ residence must be equipped with a fire alarm and detection system, except

(1) a single-family type residential occupancy for the elderly;

(2) a residential board and care occupancy that lodges no more than 9 persons and whose building consists of a dwelling unit having a building height of no more than 2 storeys.”.

**6.** The following is inserted after note B-2.1.3.3. of Appendix 1:

“B-2.1.3.6. The more stringent provisions applicable to certain buildings are provided for in Division IV (sections 369.1 and 369.2) of Chapter VIII of the Safety Code and cover private seniors’ residences.

Sections 369.1 and 369.2 cover the installation of sprinkler systems:

**369.1.** A building housing a private seniors’ residence, constructed or altered in compliance with an applicable standard prior to NBC 2010 am. Québec, must be completely sprinklered, except

(1) a single-family type residential occupancy for the elderly, provided that each storey accessible to the persons lodged in the occupancy is served by 2 means of egress, one of which leads directly to the exterior;

(2) a residential board and care occupancy that lodges no more than 9 persons and whose building consists of a dwelling unit having a building height of no more than 2 storeys, provided that each storey accessible to the persons lodged in the occupancy is served by 2 means of egress, one of which leads directly to the exterior and the other leads to another floor area and is separated from adjoining spaces by a fire separation;

(3) a building housing solely a residential occupancy for the elderly having a building height of 1 storey, a building area no more than 600 m<sup>2</sup> and no more than 8 dwelling units, and in which no more than 16 persons lodge.

**369.2.** The sprinkler system required in section 369.1 must conform to the requirements of Section 3.2.5. of NBC 2005 am. Québec, but must be designed, constructed, installed and tested in accordance with NFPA Standard 13, except a combustible concealed space no more than 450 mm high that does not have to be sprinklered.

Despite the foregoing, the following may be sprinklered in compliance with NFPA Standard 13D where the water supply capacity for the sprinkler system is not less than 30 minutes:

(1) a single-family type residential occupancy for the elderly, provided that each storey accessible to the persons lodged in the occupancy, except the second storey, is served by 2 means of egress, one of which leads directly to the exterior;

(2) a residential board and care occupancy that lodges no more than 9 persons and whose building consists of a dwelling unit having a building height of no more than 2 storeys, provided that each storey accessible to the persons lodged in the occupancy, except the second storey, is served by 2 means of egress, one of which leads directly to the exterior.

This section does not apply to a building which, on *(insert the date of publication of this Regulation in the Gazette officielle du Québec under section 15 of the Regulations Act (chapter R-18.1))*, is completely sprinklered by a system installed in accordance with the standard applicable on the year of construction.

The provisions come into force on *(insert the date occurring 5 years after the date of publication of this Regulation in the Gazette officielle du Québec)*.”.

**7.** This Regulation comes into force on 18 March 2016, except sections 3, 4 and 6, which come into force 5 years after the date of publication of this Regulation in the *Gazette officielle du Québec*.