



# REGIONAL DISTRICT of Fraser-Fort George

Main Office: 155 George Street, Prince George, BC V2L 1P8  
Telephone: (250) 960-4400 / Fax: (250) 563-7520  
Toll Free: 1-800-667-1959 / [www.rdffg.ca](http://www.rdffg.ca)

## REPORT FOR CONSIDERATION

TO: Chair and Directors File No.: FIR 1.0  
FROM: Melanie Perrin, Senior Manager of Public Safety Services  
DATE: February 5, 2025  
SUBJECT: Salmon Valley Volunteer Fire Department Outbuilding Construction  
SUMMARY: Purpose: Consider BC Building Code Post Disaster Designation Exemption

Attachments:

Province of BC Information Bulletin dated April 2, 2024 regarding 2024 Editions of the BC Building, Plumbing, and Fire Codes

Previous Reports:

None

### RECOMMENDATION(S):

1. THAT the report dated February 5, 2025 regarding “Salmon Valley Volunteer Fire Department Outbuilding Construction” be received for information.
2. THAT the Board approves the exemption of the Salmon Valley Volunteer Fire Department outbuilding from the post disaster designation as outlined in the British Columbia Building Code.

ENTITLEMENT	HOW VOTE COUNTED
All 1 Director/1 vote	Majority
All 1 Director/1 vote	Majority

### ISSUE(S):

On April 2, 2024, changes were made to the British Columbia Building Code (BCBC) regarding the definition of a post-disaster building. The intent of this change is to provide the authority having jurisdiction (AHJ) the ability to determine the application of this designation as it relates to the specific use of the building, rather than simply by whether or not the type of building or facility was on the list contained within the BCBC. Post-disaster construction requirements involve additional registered professionals to be included in the design of the building, resulting in increased building design costs and increased construction costs.

The Salmon Valley Volunteer Fire Department is proposing to construct an outbuilding as a storage facility for the fire department that will not house any frontline fire response apparatus or equipment. The Board is being asked to consider exempting the Fire Department outbuilding from the post-disaster designation, as provided in the BCBC.

### RELEVANT POLICIES:

British Columbia Building Code

- regulates how new construction, building alterations, repairs and demolitions are done in BC. This code sets minimum requirements for safety, health, accessibility, fire and structural protection of buildings and energy and water efficiency.

**STRATEGIC PRIORITIES ALIGNMENT:**

- |  |  |  |   |
|--|--|--|---|
| <input type="checkbox"/> Indigenous and Intergovernmental Partnerships | <input checked="" type="checkbox"/> Organizational Strength and Adaptability | <input checked="" type="checkbox"/> Quality Community Services | <input type="checkbox"/> Environmental Stewardship and Climate Action |
| <input type="checkbox"/> Awareness and Engagement                      | <input type="checkbox"/> Statutory or Routine Business                       |  |   |

**SERVICE RELEVANCE:**

The Salmon Valley Fire Protection service was established in 1977 and provides fire protection to the community of Salmon Valley and the Wright Creek Road area.

**FINANCIAL CONSIDERATION(S):**

The Salmon Valley Volunteer Fire Department included \$200,000 in its 2025 proposed budget to support the construction of a storage outbuilding. If the outbuilding were to be designated a post-disaster building, then the design and construction costs could very likely exceed the budgeted amount, and the project would need to be re-considered.

**OTHER CONSIDERATION(S):**

The British Columbia Building Code requires specific design and construction post disaster standards for various public facilities including:

- hospitals, emergency treatment facilities and blood banks,
- water treatment facilities,
- water and sewage pumping stations,
- sewage treatment facilities, and
- buildings of the following types, unless exempted from this designation by the authority having jurisdiction:
  - emergency response facilities, and
  - fire, rescue, and police stations and housing for vehicles, aircraft or boats used for such purposes.

**Note A-1.4.1.2(1) Post-disaster Building**

There may be circumstances where the authority having jurisdiction would choose to exempt certain types of buildings or parts thereof from being designated as post-disaster buildings. Such is the case in the following examples: a volunteer paramedic's residence where an ambulance is stored, or a police station in a shopping mall or in a residential complex.

**DECISION OPTIONS:**

1. Approve recommendations.
  - the Salmon Valley Volunteer Fire Department outbuilding will be exempted from the post-disaster designation requirements and will be constructed as a normal importance building, as defined by the BC Building Code.

Other Options:

- a. Do not approve recommendations
  - the construction of the Salmon Valley Volunteer Fire Department outbuilding will be delayed until such time that the service can secure sufficient funding for the additional costs associated with post-disaster design and construction.

**COMMENTS:**

While the Salmon Valley Volunteer Fire Department is seeking exemption from the post-disaster designation for this storage outbuilding, Public Safety Administration plans to work closely with the fire department to incorporate some additional recommended design features, where appropriate, that will improve the building's overall resilience to threats such as wildfire.

Respectfully submitted,

"Melanie Perrin"

Melanie Perrin  
Senior Manager of Public Safety Services

MP:mz