



Winnipeg Fire Paramedic Service

Fire Prevention Branch

Renovations of Occupied High Rise Residential Buildings

➤ Introduction

This information is intended to provide clarification to building owners regarding the safety of occupants in high rise residential buildings over 6 stories in height that are undergoing extensive renovation.

The following requirements must be adhered to during renovation:

➤ Fire Safety Plan

The building's fire safety plan must comply with subsection 2.8.2 of the Manitoba Fire Code. This will include any special address concerns resulting from renovations, including requirements for "Hot Works."

All building occupants shall be advised of the changes in the fire safety plan and the procedures in place for evacuation.

➤ Hot Works

Hot Works may be defined as any temporary operation or process that generates heat, flame, or sparks. This includes, but is not limited to, such things as cutting, welding, soldering, brazing, grinding, thermal cutting or thawing of pipes.

Hot works may only be performed by persons trained in the safe use of Hot Works equipment.

All Hot Works equipment shall be inspected for defects prior to each use.

Hot works may only be conducted in areas free of combustible and flammable materials.

Combustible walls, ceilings and floors must be covered with non-combustible materials and flammable or combustible material within 15 meters of the Hot Work must be protected against accidental ignition.

A final inspection of a Hot Work area must be conducted after completion of the work and again 4 hours later the completion of the work to ensure that no ignition of combustible materials has occurred.

A fire watch shall be provided during the Hot Work and for a period of at least one hour after its completion. Fire watch personnel shall be equipped with and trained in the use of fire extinguishers and at least one portable fire extinguisher shall be located in the Hot Works area.

➤ Fire Protection Systems

Fire protection systems includes smoke alarms, fire alarm systems, standpipe and hose systems, sprinkler systems, emergency generators, fire pumps, fire fighters elevators, exit lighting, etc.

All fire protection equipment must be maintained in operable condition at all times. Any temporary shutdown of a system must be reported to the Fire Paramedic Service Dispatch at 986-6366.

In the case of Hot Works, sprinkler heads in the vicinity may be temporarily covered with non-combustible material or damp cloths, which must be removed at the conclusion of the Hot Works. Fire alarm system smoke detectors may be temporarily "bagged" or "zoned off" to avoid activation during the Hot Works activity only.

➤ **Exits, Corridors, and Stairways**

Exits, corridors, stairways, and other means of egress must be maintained in good repair and free of obstructions. The removal of any fire doors must be approved by the Fire Prevention Branch. Under no circumstances shall fire doors be removed from more than one floor area at a time.

➤ **Workplace, Safety and Health**

Workplace safety and health is fundamental to effective planning and operations involving renovation work on residential buildings. Everyone involved in the project, including the building owner, prime contractor, subcontractors and workers, has a responsibility for workplace safety and health.

The duties, responsibilities, and legal requirement for renovation work performed on residential buildings are outlined in The Workplace Safety and Health Act (W210) and Workplace Safety and Health Regulation.

The Workplace Safety and Health Division website, www.gov.mb.ca/labour/safety, offers a variety of helpful resource information such as legislation, guidelines and topic specific bulletins. In addition, a brochure created by Manitoba's Construction Industry, "Are you Building or Renovating" is available through the Construction Safety Association of Manitoba (CSAM) at 775-3171.

➤ **Storage**

Accumulations of combustible waste materials may not be permitted to be stored inside or around buildings.

The storage of building materials cannot negatively impact any means of egress of fire protection systems.

Parking garages may be used for storage in situations where the parking garage is sprinklered, the amount of material stored is limited, or the parking garage is temporarily not being used for parking vehicles.

Highly combustible materials and Styrofoam products may not be stored inside the building unless approved by

For additional information or clarification on these requirements contact:

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