

FIRE WATCH - BUILDINGS

FP 11

New: Apr. 11, 2006

1.0 PURPOSE

- 1.1 To outline guidelines for instructing an owner or owner's representative to implement a Fire Watch Program in an occupied building.

2.0 GENERAL

- 2.1 "Fire Watch" is a term used for: *the assignment of a person or persons to an area for the purpose of notifying the fire department, the building occupants, or both of an emergency; preventing a fire from occurring; extinguishing small fires; or protecting the public from fire or life safety dangers.*
- 2.2 An Officer may order a Fire Watch Program in an occupied building for the following reasons:
- a) a fire alarm system continues to cause nuisance alarms;
 - b) a loss or reduction of water supplies for sprinkler, standpipe and/or fire hydrant systems, including fire pumps;
 - c) a loss or reduction of any life or property safety system;
 - d) a loss of normal and/or emergency power supplies;
 - e) a loss or reduction of required means of egress from a building;
 - f) a loss or reduction of any required fire lane or emergency access route;
 - g) a hot works operation is being conducted;
 - h) activities for which the floor area is not specifically designed or protected from, or where the level of intended protection is reduced;
 - i) a condition exists which reduces the level of protection to the building or life safety of the occupants of the building.

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- 2.3 A CFD-FP-98 “Fire Safety Deficiencies Checklist” form shall be left with the owner of the building or the owner’s representative, outlining the corrective action to be taken and the reason for the Fire Watch Program.
- 2.4 A CFD-FP-14 “Notice of a Required Fire Watch Program” information handout shall be left with the owner of the building or the owner’s representative.
- 2.5 A copy of CFD-FP-14 can be printed from the Pre-Incident Plan laptop and printer in the emergency vehicle.
- 2.6 An owner’s representative may be a property manager, strata council member, resident caretaker or business manager.
- 2.7 Dispatch shall be informed that a Fire Watch Program has been implemented in the building.

3.0 RESPONSIBILITY

- 3.1 The owner or owner’s representative is responsible for carrying out the provisions of the Fire Watch Program.
- 3.2 It is the responsibility of the owner or the owner's representative to cancel the Fire Watch Program once the fire or life safety system has been repaired and safe condition fully restored. Once the Fire Watch Program has been cancelled, the owner or owner's representative must notify the alarm monitoring company (if applicable) and Coquitlam Fire/Rescue, during normal business hours.