



COWICHAN BAY IMPROVEMENT DISTRICT

4461 Trans Canada Highway, Cowichan Bay, BC V0R 1N1

www.cbvfr.com



web

cbid@cbvfr.com



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@CowBayID



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CBID-ASC Meeting #3, December 8, 2020

Present: Trustee Gord Fraser, Fire Chief C. Gaw

Adminstration: Rhonda Smith Hodgkin

ASC Members: Lori Iannidinardo, Bryce Rawson, Dave Vanderschaaf, Scott Murray, Jason Murray, Keith Grandbois, Rick Mellson, and Craig Krystia

Chair: Ernie Polsom

The 3rd ASC meeting via Zoom started at 7:35 pm

1. **Welcome:**

Chair E Polsom welcomed everyone to the meeting.

2. **Introductions:**

No guests were in attendance

3. **Approval of Minutes:**

The minutes of the Nov 24th minutes had an omission, ** Admin Assistant Rhonda Smith will amend and recirculate for approval.

4. **Applicable Legislation:**

A fire hall belongs to the community. The department occupies it for the purpose of serving the community.

It is far more than a garage used for training, EOC and administration.

A fire hall must reflect your expectations of effectiveness and sustainability. It must meet Minimum requirements

Mandatory requirements:

- Legislative requirements
- Local bylaws and regulations (OCP, etc.)
- Occupational health and safety requirements
- Professional design
- Some standards

Discretionary requirements:

- Design (where not constrained by OCP, etc)
- Finishes
- Inclusions
- Layout
- Size
- Location

Legislation.

Worksafe BC is the most influential part of the building of a fire hall. They have specific regulations for fire hall. It should provide a safe workplace, that will be planned, constructed, used and maintained. All other parts of regulations applies. They regulate the arrangement of work areas, illumination levels as well as indoor air quality.

BC Building Code is the second most important document. It talks about the structural ability, energy codes must be green and applies to all aspects of the building. Requires Public safety facilities to be post disaster construction. It should remain operational post disaster. The BC Building code regulates the safety equipment including alarms, sprinklers, and exits.

Architects Act requires any building that is 470m² gross area must be designed by an Architect. The building must be made to post disaster.

BC Fire Code is a maintenance document. Fire safety installations - Storage and Exits Addresses storage of flammable and combustible materials, as well as Emergency planning

CVRD Electoral District D OCP. They are silent on fire department facilities. They deal with permitted development across Cowichan Bay. The CVRD addresses some design standards related to buildings

5. **Standards and Best Practices:**

Most are “voluntary”

Some are mandatory if referenced in legislation.

- Fire Code
- Worksafe BC
- Building Code

Many like NFPS 1720 Standard for Organization and Deployment of Fire Suppression Operations by Volunteer Fire Departments are advisory and not achievable.

Best practices represent other peoples learning

6. **Fire Service Trends:**

- a. Volunteer recruitment and retention.- re-identification of the fire and emergency services
- b. Call volumes and types - approximately 10% medical assists, MVA up and structural down.
- c. Regional service delivery - robus use of data, use it to your advantage.
- d Health and Safety - the facility needs to have firefighters feel safe.

Sharing the facility with partners will use up space and share the cost.

Building needs to be build with the changes in store.

The facility will enhance the building and multi-cultures

- e Training expectations - Chair E Polsom showed a fire centre to simulate a real fire. It showed the need for a decontamination centre.

7. Project Options and Examples

- a Renovation? Would that be enough in the long term?
- b Expansion of existing building - example was the Taber fire hall
- c New fire station - various examples were shown, depending on what the building will house, EOC, community space etc the price reflects those options

Water is a question.. Water servicing is a necessity of the site. Presently the trucks fill up at Bench School.

Sewers?

- 8. Questions** - Where do we go from here? Design ideas? Community involvement?
How do we share this info with the community?

9. Next Meeting December 15. 2020 7:30 pm via Zoom

10. Adjournment. - meeting was adjourned approx 9:45