

PROVINCE OF QUEBEC  
CITY OF CÔTE SAINT-LUC

**BY-LAW No. 2237**

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**BY-LAW TO AMEND BY-LAW NO. 626  
ON THE FIRE PREVENTION OF THE  
CITY OF CÔTE SAINT-LUC IN ORDER  
TO MODIFY THE PROVISIONS  
CONCERNING THE INSTALLATION OF  
AN AUTOMATIC WATER  
EXTINGUISHING SYSTEM  
(SPRINKLER)**

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At a Council Meeting of the City of Côte Saint-Luc, held at 5801  
Cavendish Boulevard on February 13, 2006 at 8:00 p.m. at which were  
present:

Mayor Anthony Housefather, B.C.L., L.L.B., M.B.A., presiding  
Councillor Sam Goldbloom,  
Councillor Michael Cohen,  
Councillor Dida Berku, B.C.L.  
Councillor Steven Erdelyi, B. Sc., B. Ed.  
Councillor Allan J. Levine, B. Sc., M.A.  
Councillor Glenn J. Nashen,  
Councillor Mitchell Brownstein, B. Comm., B.C.L., L.L.B.  
Councillor Ruth Kovac,

**ALSO PRESENT:**

Mr. David Johnstone, Director General  
Mr. Jonathan Shecter, Coordinator of Legal Services and City Clerk

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CONSIDERING THAT the actual by-law in force concerning Côte Saint-Luc's fire prevention is more stringent than the National Building Code in force as it obliges any residential building which has an area inferior to 600 square metres and less than three storeys to be equipped with an automatic water extinguishing system (sprinkler);

CONSIDERING THAT the provision's adoption was to increase the security requirement for new constructions without extending this obligation to existing dwellings;

CONSIDERING THAT the by-law, as written, obliges nonetheless an exempted property owner to rebuild the house destroyed by a fire by having it equipped with a sprinkler system;

CONSIDERING THAT such an obligation causes a serious financial prejudice; the cost of the installation of such a system may not be covered by their insurance companies and said obligation is an additional financial burden to residents already strongly affected by the loss of their house and belongings;

CONSIDERING THAT it is therefore desirable to correct this gap by extending the exemption contemplated to certain work concerning the exempted residences, in particular, construction work required to rebuild following the total or partial destruction resulting in an event which is caused by force majeure, such as a fire, for example;

It is enacted and ordained as by-law No. 2237 entitled "BY-LAW TO AMEND BY-LAW NO. 626 ON THE FIRE PREVENTION OF THE CITY OF CÔTE SAINT-LUC IN ORDER TO MODIFY THE PROVISIONS CONCERNING THE INSTALLATION OF AN AUTOMATIC WATER EXTINGUISHING SYSTEM (SPRINKLER)" as follows:

**Article 1**

Article 2-1-1 of annex "A" of the by-law concerning fire prevention of the City of Cote Saint-Luc (No. 626) is replaced by the following:

**"Article 2-1-1**

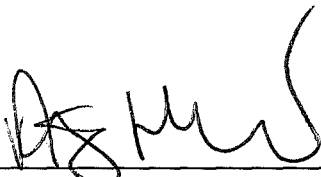
- (a) Every building that in virtue of the Construction Code (R.R.Q., c.B1-1, r.0.01.01) is not obliged to be equipped with an automatic fire extinguishing system, must, in virtue of the present by-law, be equipped with such a system in accordance with norms 13, 13D and 13R of the NFPA, 2002 Edition "National Fire Prevention Association, Batterymarch Park, Quincy, MA 02269. USA." These norms, as well as all amendments to these norms will be in force on the date in which the City determines it, by way of resolution.

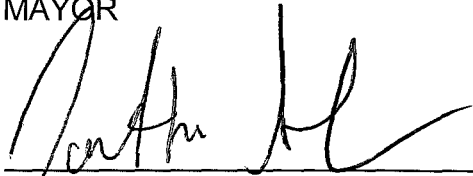
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- (b) The obligation to install an automatic fire extinguishing system as seen in paragraph (a) of article 2-1-1 does not apply to the following buildings:
- A building built in virtue of a construction permit issued before December 1, 1997.
  - A building built in virtue of a construction permit issued before December 1, 1997 undergoing renovation work or an extension affecting less than 15% of the floor area calculated before the said work.
  - A building built in virtue of a construction permit issued before December 1, 1997 undergoing repair or reconstruction work following the total or partial destruction resulting in a Superior Force such as a fire, an earthquake or an act of terrorism.
  - A detached garage for the storage of vehicles.
  - A garden shed with an area of 46.45 square metres or less.”

**Article 2**

The present by-law shall come into force according to law.

  
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ANTHONY HOUSEFATHER  
MAYOR

  
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JONATHAN SHECTER  
COORDINATOR OF LEGAL  
SERVICES AND CITY CLERK

ORIGINAL

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THE PROVISIONS CONCERNING THE  
INSTALLATION OF AN AUTOMATIC WATER  
EXTINGUISHING SYSTEM (SPRINKLER).**

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ADOPTED ON: February 13, 2006

IN FORCE ON: March 22, 2006

**ORIGINAL**