

Protection
Chapter 790 False Fire Alarms
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Article 1 - Short Title

790.1.1 Citation

This Chapter may be cited as the "False Fire Alarm By-law."

Article 2 - Interpretation

790.2.1 City - defined

"City" shall mean The Corporation of the City of Woodstock.

790.2.2 Fire alarm system - defined

"fire alarm system" shall mean a combination of devices designed to warn the building occupants of an emergency condition.

790.2.3 False alarm - defined

"false alarm" shall mean a fire alarm system activation when there is no fire.

790.2.4 Owner - defined

"owner" shall include a mortgagee, lessee, tenant, occupant, a person entitled to a limited estate in land, a trustee in whom land is vested, a committee of the estate of a mentally incompetent person, an executor, an administrator and a guardian.

790.2.5 Qualified Fire Alarm Technician - defined

"Qualified Fire Alarm Technician" shall mean a person meeting the requirements of Division C, Section 1.2.1. of the Ontario Fire Code, O. Reg. 213/07 as amended. By-law 8876-13, October 17, 2013.

Article 3 – General Provisions

790.3.1 Application

This Chapter shall apply to every building that contains a fire alarm system.

Article 4 - Authority

790.4.1 Enforcement - duties

It shall be the duty of the Fire Chief or designates to enforce the provisions of this Chapter.

Article 5 - False Alarm Response Fees

790.5.1 Notification required - work on alarm system

No person shall undertake or permit any work to be conducted on any fire alarm system that sends an alarm:

- a) directly to the City; or
- b) to a fire alarm monitoring company; without in either case having first notified the City.

790.5.2 Fees - false alarms - non-notified

When the vehicles, equipment and personnel of the City respond to a false alarm that is the result of a failure to notify the City as required in Section 790.5.1, the owner of the property at which such a false alarm has occurred will be charged the non-notified false alarm response fee of \$1,230.

790.5.3 Notification - false alarms - frequent

When the vehicles, equipment and personnel of the City respond to two false alarms to the same building during a calendar year, January 1st through December 31st, the Fire Chief shall mail or cause to be mailed a notice to the owner of said property advising of the occurrences and of the consequences which may arise if further false alarms occur. By-law 8876-13, October 17, 2013.

790.5.4 Fees - false alarms - third response

When the vehicles, equipment and personnel of the City respond to three false alarms at the same address during a calendar year, January 1st through December 31st, the owner of the property at which the false alarms have occurred will be charged the applicable false alarm response fee of \$615.00. By-law 8876-13, October 17, 2013.

790.5.5 Fees - false alarms - fourth response

When the vehicles, equipment and personnel of the City respond to a fourth false alarm at the same address during a calendar year, January 1st through December 31st, the owner of the property at which the false alarm has occurred will be charged the applicable false alarm response fee of \$925.00. By-law 8876-13, October 17, 2013.

790.5.6 Fees - false alarms - fifth and subsequent response

When the vehicles, equipment and personnel of the City respond to a fifth and all subsequent false alarms at the same address during a calendar

year, January 1st through December 31st, the owner of the property at which the false alarm has occurred will be charged the applicable false alarm response fee of \$1230.00 for each false alarm response. By-law 8876-13, October 17, 2013.

790.5.7 Fees - payable on or before due date

The Fire Chief shall mail or cause to be mailed not less than sixty days prior to the due date identified therein an invoice for the applicable false alarm response fee to the owner of a property at which a false alarm of the type set out in this Chapter has occurred.

790.5.8 Fees - non-payment - collected like taxes

A false alarm response fee imposed upon an owner under Sections 790.5.2, 790.5.4, 790.5.5, and 790.5.6 constitutes a debt of the owner to the City and if the invoice for the applicable false alarm response fee is not paid by the due date identified therein, the Clerk shall add the fee to the tax roll of the owner's property and shall collect it in the same manner as municipal taxes.

790.5.9 Fees - non-payment - interest penalty

The Tax Department shall add to the amount of any false alarm response fee due and unpaid interest at the rate of 1.25 % per month from the month in which the payment of the false alarm response fee was due and payable until the said fee is paid.

790.5.10 Fees - reduction - reimbursement

Owners who have incurred fees for false alarms responses under 5.4, 5.5, or 5.6 of this Section as a result of defective detection equipment or other components of the fire alarm system may request to have the fees reduced/reimbursed. The request for reduction/reimbursement shall include documentation of the defective fire alarm system equipment/components, completed work orders by a qualified fire alarm technician indicating repairs/replacements/alterations and a receipt showing the costs incurred for the repairs, including parts and labour, pertaining to the identified defects only, excluding applicable taxes.

All requests for reduction/reimbursement are to be submitted to the Fire Chief within 60 days of the due date identified within the false fire alarm response invoice. The total dollar value of the reduction/reimbursement shall

be the lesser of the false fire alarm response invoice or the applicable fire alarm system repair costs identified in 5.8. By-law 8876-13, October 17, 2013.

Article 6 - Enactment

790.6.1 Effective date

This by-law upon which this Chapter is founded comes into force and takes effect upon third and final reading of the by-law. By-law 8740-12, February 16, 2012.