

Construction or Demolition Fire Safety Plan Guide

The [National Fire Code - Alberta 2023 Edition \(NFC\(AE\)\)](#) puts the responsibility for carrying out the provisions of the code with the owner or the owner's authorized agent. One of the provisions is the preparation of a Fire Safety Plan (FSP) for all construction, alteration and demolition operations. This responsibility falls most commonly to the constructor. A FSP shall be accepted in writing by the Fire Department and the Authority Having Jurisdiction. Should you be found in contravention of the NFC(AE), the Fire Safety Codes Officer (FSCO) has the authority to issue a stop work order.

Intent of a Construction-Site Fire Safety Plan

The intent of a FSP is twofold. First, it is to limit the probability that:

- Persons and emergency responders will not be notified of a fire emergency,
- Emergency responders will be delayed in carrying out their duties,
- Designated supervisory staff will not be appointed and organized to respond to fire emergencies, and
- Firefighting procedures will not be established.

This is to limit the probability of delays or ineffectiveness in conducting firefighting operations or in the evacuation or movement of persons to a safe place, which could lead to harm to persons, including emergency responders.

The second intent is to limit the probability that:

- Fire hazards will not be controlled, and
- Building facilities, systems, equipment and devices will not be properly maintained.

This is to limit the probability of the start or spread of fire, which could lead to harm to persons.

How to provide a Construction-Site Fire Safety Plan to Edmonton Fire Rescue Services

FSPs can be provided to Edmonton Fire Rescue Services for review and acceptance in two ways:

1. Upload it in the [selfserve](#) application system with commercial building permit applications, or
2. Have the completed construction-site fire safety plan ready for review in person at the first construction-site safety inspection by a Fire Safety Codes Officer.

The applicant of a building permit declares that they are aware of the project team's responsibility to have a FSP prepared according to section 5.6 of the NFC(AE).

How to create a Construction-Site Fire Safety Plan

When creating your FSP for review, please ensure the following is included in accordance with NFC(AE), Div B, 5.6.1.3. A fire safety plan includes:

1. The designation and organization of site personnel that will carry out fire safety duties, including a fire-watch service if applicable.
2. The emergency procedures to be followed in the event of a fire, including:
 - Initiating a fire warning,
 - Notifying the fire department,
 - Instructing site personnel on the procedures to be followed once the warning has been initiated, and
 - Confining, controlling and extinguishing a fire.
3. Measures for controlling fire hazards (see note below) in and around the building.
4. Additionally, NFC(AE), Div B, 2.8.2.1. Measures in a Fire Safety Plan shall also be considered, as it applies to demolition and construction sites regulated under Section 5.6. This suggests that the requirements in Section 5.6 are specific to construction sites alone; however, Section 2.8 also applies and shall be considered in the development of your fire safety plan.

5. A maintenance procedure for firefighting measures required in Section 5.6.
6. Additionally, where construction, alteration or demolition operations occur in an existing building, a fire safety plan conforming to Section 2.8. is required and the fire safety plan shall take into account the changes occurring to the building.
 - This should involve a collaborative effort with the local building owner(s), operator(s) and occupants to ensure all parties are in agreement with the fire safety plans and its contents.

Note: *The control of fire hazards in and around buildings being constructed, renovated or demolished includes fire protection for combustible construction materials and combustible refuse on the site. The size of the piles of material and refuse, and the location of such piles in relation to adjacent buildings, are factors that should be taken into consideration when determining which fire protection measures to implement. The selection of fire protection measures for demolition operations will also depend on the demolition procedure being used, the specific conditions existing on the site, and the firefighting capabilities of the responding fire department. It is the intent of the NFC(AE) that requirements regarding the outdoor storage of materials stated in Section 3.3. Outdoor Storage be referred to and applied at construction and demolition sites.*

Further considerations shall be given to the whole of Section 5.6. Construction and Demolition Sites, which includes: requirements for access for firefighting, portable fire extinguishers, standpipe systems, hot surface applications and more.

What to expect from a site safety inspection

Edmonton Fire Rescue Services initiates a construction-site safety inspection based on the perceived risk of the construction or demolition site. A Fire SCO may attend a site at any reasonable hour and will review the FSP. The owner or constructor must have the FSP in place and ready for review in accordance with section 5.6 of the NFC(AE).

Where the site is found to be in contravention of the NFC(AE), the owner or constructor will be required to mitigate the deficiencies. In severe cases or where repeated offenses are found, the Fire SCO has the authority to issue a stop work order.

Disclaimer

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A PDF version of the National Fire Code (Alberta Edition) can be downloaded free of charge [here](#) or from the [National Research Council's website](#).

For more information, please contact Fire Technical Services at cmsfpts@edmonton.ca