

Private Fire Hydrant By-Law

1.0 Purpose and Interpretation

The purpose of this by-law is to ensure that all private fire hydrants have been inspected, serviced, and maintained by a qualified service provider in accordance with relevant and applicable regulations, standards, and statutes.

This bylaw is intended to be interpreted alongside the National Fire Protection Association Standard 25. Should a conflict arise between the terms of the NFPA Standard 25 and the provisions of this bylaw, the terms of the NFPA Standard 25 shall govern.

2.0 Definitions

Town – means Town of Antigonish.

Permit – means a Municipal Services Permit issued by the Town’s Public Works Department.

Owner – means the registered property owner whose land possesses a private fire hydrant.

Private Fire Hydrant – means valved connection on a water supply system having one or more outlets and that is used to supply hose and fire department pumpers with water located on private property.

NFPA Standard 25 – means the National Fire Protection Association Standards 25, the Standard for the Inspection, Testing, and Maintenance of Water-based Fire Protection Systems.

AWWA M17 – means the American Water Works Association Manual of Water Supply Practices #17 – Fire Hydrants: Installation, Field Testing and Maintenance.

Qualified Service Provider – means a Service Provider that has provided acceptable proof of one of the following qualifications and/or certifications to the Town:

- i) Fire Flow Testing Hydrants – certification for a fire system testing course (NFPA or equivalent)
- ii) Maintaining/Operating (Flushing) Hydrants:
 - Fire System certification course (NFPA or equivalent)
 - Level 2 water distribution system operator certification (NSE certification to match system)
 - Proof of a course on the operation and maintenance of a fire hydrant (AWWA, ACWWA, MPWWA, or equivalent)
 - Five to ten years field experience installing/operating/maintaining fire hydrants.

3.0 Owner Responsibilities

3.1 The Owner shall be responsible for all costs associated with inspection, replacement, maintenance, flushing, flow / pressure testing, and repair of private hydrants and associated piping / valving. Dechlorination is required when flushing fire hydrants, as per provincial regulations.

3.2 Contact must be made with the Town Public Works Department to obtain a permit/verify qualification before work is done on any fire hydrants to allow for scheduling, supervision, and public notices to areas that may be impacted by testing activities.

4.0 Requirement to Maintain Hydrant Access Standards of Conduct

4.1 The Owner of a private hydrant shall provide clear access to the hydrant for the purposes of firefighting, testing equipment or training. Access is defined as keeping the hydrant clear of shrubs, trees, snow and ice, structures, or other obstructions of any kind within one (1) meter of the hydrant.

4.2 The Owner of the private hydrant shall maintain nozzles: two (2) hose and one (1) pumper with the thread type FD for 4 inch connection, which is the standard dictated by the Fire Authority having jurisdiction. A failure to provide clear and thread type shall be deemed an offence under this by-Law.

5.0 Maintenance Requirements of the Owner

5.1 The Owner of a private hydrant shall be solely responsible for ensuring the hydrant is functional and that all necessary inspection and maintenance is conducted on an annual basis. Hydrants are to be operated and maintained to the standards set out in the AWWA M17 manual for maintaining and testing hydrants.

5.2 No work may be done on any fire hydrant without first obtaining a municipal services permit.

5.3 Owners shall conduct inspection and maintenance activities in conformance to NFPA Standard 25 and AWWAS M17 through a qualified service provider.

5.4 Flushing shall be conducted at a minimum on an annual basis, in the spring, in conjunction with the Town's spring hydrant flushing to avoid unnecessary disturbance of the water system. Flushing shall not occur during freezing conditions. Written notification of the Town Public Works Department intent to begin scheduling for Spring Hydrant Flushing will be provided to Owners.

5.5 The Owner of a private hydrant shall provide the Town Department of Public Works with written verification of flushing/testing conducted, maintenance, condition of hydrants on an annual basis, in a manner deemed appropriate by the Town Department of Public Works.

5.5.1 A failure to submit the required information identified in this section shall be an offence under this by-Law.

5.5.2 Records are required to be submitted within 2 weeks of being completed.

5.5.3 If inspection and maintenance requirements are not met by the Owner, the Town may, upon providing a minimum of two days' written notice, enter upon private property to conduct the inspection and maintenance work and apply the costs of such work as a first lien on the property, which may be collected in the same manner as municipal taxes and/or issuing a bill to the property owner. Notwithstanding the foregoing, the Town may enter onto private property to conduct inspection and maintenance work at any time in exigent or emergency circumstances.

6.0 Notification of Damage or Malfunction

6.1 Should any private fire hydrant or associated water supply piping be destroyed or damaged, or possess a known malfunction that compromises its operation, the Owner shall notify the Town Public Works Department immediately. The hydrant shall be replaced or repaired by the Owner as soon as possible. A failure to provide notice of damage or malfunction will be deemed an offence under this by-Law.

6.2 Hydrants that are non-functional must be immediately marked as 'Out of Service' and repairs must be completed within 30 days.

7.0 Penalties

7.1 Any person who,

7.1.1 Violates a provision of this bylaw;

7.1.2 Fails to do anything required by this bylaw;

7.1.3 Permits anything to be done in violation of this bylaw; or

7.1.4 Obstructs or hinders any person in the performance of their duties under this bylaw is guilty of an offence.

7.2 A person who contravenes any section of this bylaw is liable upon summary conviction to a maximum fine as stated in the Private Fire Hydrant Policy.

7.3 This bylaw may be enforced by Summary Offence Ticket.

7.4 Every contravention or violation of this bylaw or any permit or order issued pursuant to this by-Law that continues for more than one day will result in a separate offence for each day that it continues.

Date of First Reading:

Date of Advertisement for Intent to Consider:

Date of Second Reading:

Date of Advertisement of Notice to Adopt (2nd Reading):

Date of Notice to Nova Scotia Municipal Affairs:

I certify that this Private Hydrant By-Law was adopted by Council and published as indicated above:

Jeff Lawrence

Chief Administrative Officer

Date