



# FIRE MARSHAL BULLETIN

2020-001

## Maintenance of Life Safety Systems within Residential Suites during a Public Health Emergency (Covid-19)

### Purpose

This document clarifies the expectations of the Calgary Fire Department (CFD) regarding maintenance and repairs to life safety systems within residential suites during a public health emergency (Covid-19).

### Code reference(s)

Standard	2019 NFC(AE) Division B
Annual inspection and testing of fire alarm and voice communication systems as per CAN/ULC-S536-13	6.3.1.2
Annual, 3-year and 5-year+ requirements for inspection, testing and maintenance of water-based fire protection systems (specifically sprinkler systems) as per NFPA 25-2017	6.3.1.2
Smoke alarm inspection, testing and maintenance as per CAN/ULC-S552-14	6.7.1.1

### Communication Update

Further to our email dated March 18, 2020, please familiarize yourself with provincial STANDATA [19-FCB-003](#) regarding the Maintenance of Fire Protection Devices within Residential Suites of Multi-Family Buildings.

**Within residential suites (not including common areas, utility rooms, etc.) in Group C occupancies we continue to recommend that inspections and smoke alarm testing be performed by tenants as allowed for under the above STANDATA, and inspection and testing within suites by qualified persons under annual maintenance requirements for the system(s) may be postponed until the provincially declared public health emergency is rescinded.**

Outside of a provincially declared public health emergency, the requirement for in-suite inspection, testing and maintenance by a qualified person is once in a four-year cycle (conversely, inspection and/or testing within suites may be performed by the tenants as per the above STANDATA in three years out of a four-year cycle).

If any system has impairments that affect the operation of the system, those should be prioritized to ensure that the system functions as designed. Life safety companies, property managers and owners should communicate to resolve known in-suite impairments to life safety systems in accordance with public health guidelines.

With respect to occupancy types other than Group C multi-residential, life safety companies and Calgary business owners/managers should communicate and determine the best course of action to ensure public and worker safety. In non-residential suites and in all other areas, inspection, testing and maintenance of life safety systems is expected to continue as per applicable code requirements.

### **Referenced STANDATAs**

---

This bulletin is subject to any STANDATAs released by Alberta Municipal Affairs.

Questions regarding this document may be forwarded to [FireLegal@calgary.ca](mailto:FireLegal@calgary.ca)



Glenn Baxter  
Fire Marshal  
Fire Inspections & Investigations  
**Calgary Fire Department**