



Department of Families

Community Service Delivery

Provincial Services

Disability and Health Supports Unit

100 – 114 Garry Street Winnipeg, Manitoba R3C 4V4

T 204-945-2197 F 204-945-1436

disandhealthsupports@gov.mb.ca

LIFE SAFETY INITIATIVE CONTRACTOR FACT SHEET

The Life Safety Initiative (LSI) is an initiative within Residential Care Licensing (RCL) to assist agencies/operators in existing and newly established residential care facilities in the Community Living disABILITY Services (CLDS) and Mental Health programs to comply with updated Manitoba fire and building codes that came into effect on April 1, 2016.

Life safety equipment that is potentially eligible for funding includes sprinkler systems, hardwired interconnected smoke alarms, emergency lighting at exits and escape routes and exit signage.

This document provides contractors with information regarding written quotes, installation requirements and contractor responsibilities.

Written Quote Requirements

Written quotes must include all reasonable costs associated with the installation of the equipment, including parts, labour, permits, tests, necessary upgrades to the electrical and/or water supply, finishing work and clean up costs. Quotes must also identify a projected completion date.

Quotes for sprinkler systems must also include the following:

- NFPA standard (13/13R/13D)
- Engineering drawings
- Alternate water supply (if required)
- Civil work (i.e., bulkheads)
- Initial and final pressure tests
- Monitored water flow alarm (if required)
- Costs associated with obtaining a Letter of Certification

Quotes are encouraged to be inclusive of all the required life safety equipment (i.e., sprinkler system, hardwired interconnected smoke alarms, emergency lighting and exit signage, if applicable).

NOTE: Manitoba Government departments and entities are exempt from the federal Goods and Services Tax (GST). The department pays contractors directly, therefore, written quotes and invoices should not include GST.

Sprinkler System Requirements

Sprinkler systems must:

- a) be installed by a certified Sprinkler System Installer

- b) include a monitored water flow alarm where there is no fire alarm system in the building
- c) comply with the appropriate National Fire Protection Association (NFPA) standard:

NFPA 13 R (applies to most facilities operating under a Licence)

- The building is four storeys or less in building height and has no more than 10 residents
- The building is three storeys or less in building height and has between 11 and 25 residents

NFPA 13 D (applies to most facilities operating under a Letter of Approval)

- The building contains no more than two dwelling units or suites, has no more than four residents and a 30 minute water supply can be met

NFPA 13

- The building does not meet NFPA 13 R or NFPA 13 D requirements

NOTE: Check with the local Authority Having Jurisdiction regarding water flow alarm monitoring standards.

Hardwired Interconnected Smoke Alarm Requirements

Only certified electricians are qualified to install hardwired interconnected smoke alarms. Smoke alarms must be located in each sleeping bedroom and on each floor level at the egress locations.

Emergency Lighting at Exits and Escape Routes Requirements

Only certified electricians are qualified to install emergency lighting. Emergency lighting at exits and escape routes must be installed in accordance with Manitoba Building Code.

Exit Signage Requirements

Exit signs must be installed above or adjacent to all building exit doors (applies to facilities operating under a Licence only).

Contractor Responsibilities

Contractors are responsible for the following:

Applying for:

1. a mechanical permit obtained by the mechanical contractor for the installation of the sprinkler system
2. an electrical permit obtained by the electrical contractor for the installation of emergency lighting, hardwired interconnected smoke alarms, monitored water flow alarms and/or exit signage

Supplying the owner with:

1. copy of the permits/applications
2. proof of Worker's Compensation for employees
3. copy of the contractor's liability insurance for the project

4. if a sprinkler system is required, a copy of the Letter of Certification from an engineer verifying that the sprinkler system was installed according to code. The Letter of Certification can be issued by an in-house engineer or by an independent source.
5. copy of the sprinkler system test results (if applicable)
6. copy of the Authority Having Jurisdiction certificate of installation approval for the mechanical and electrical permits
7. training to facility operators in regards to operating and maintaining the life safety equipment
8. original invoice(s)

Ensuring:

1. all work is completed through permits that are accessed and approved by the Authority Having Jurisdiction
2. the installation of life safety equipment meets all municipal and provincial by-laws in terms of installation, safety and operation
3. installers have the appropriate qualifications
4. compliance with all applicable requirements of The Workplace Safety and Health Act and regulations.

Any questions may be directed to:

Lorna Swirsky
Assessment Officer
Disability and Health Supports Unit
Provincial Services
Department of Families
100 – 114 Garry Street
Winnipeg, MB R3C 4V4
Telephone: 204-945-8688
Lorna.Swirsky@gov.mb.ca