



Fire Department • Service d'incendie  
Fire Prevention Branch • Direction de la prévention des incendies

May 1, 2017

**To: Professional Property Managers Association**

**RE: NEW FIRE PREVENTION BY-LAW 35/2017**

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On April 26, 2017 City Council passed a new Fire Prevention By-law 35/2017. Fire Prevention will begin enforcing the By-law July 26, 2017. All new fees are effective immediately.

The new Fire Prevention By-law has added regulations prohibiting the installation of storage lockers in parking garages of apartment blocks and condominiums.

Storage lockers that were constructed as part of the original design of the building and included in the plans submitted to Planning Property and Development during the permit process will be considered approved and acceptable.

Installation of storage lockers in existing apartments or condominiums will not be permitted unless the owner provides Fire Prevention with a stamped engineer's report confirming that the storage lockers meet all requirements under this By-law, the Manitoba Fire Code and the Manitoba Building Code. If a sprinkler system exists in the parking garage; the engineer's report must indicate that the sprinkler system can provide the water density required to extinguish a fire that includes the additional storage.

**The Fire Prevention By-law states:**

**Storage lockers prohibited**

- 42 Storage lockers in a garage are not permitted, except where:
- (a) the storage lockers form part of the original design or construction of the garage; or
  - (b) the owner provides the designated employee with a stamped engineer's report which confirms that the storage lockers meet all requirements under this By-law, the Manitoba Fire Code and the Manitoba Building Code.



## Storage locker requirements

43 Subject to section 0 and in addition to the standards and requirements of the Manitoba Building Code and the Manitoba Fire Code, the owner must ensure at all times that

- (a) storage lockers comply with the following requirements:
  - (i) no more than one storage locker is permitted within each delineated parking space;
  - (ii) the total aggregate area of all storage lockers must not exceed 10% of the total area of the garage;
  - (iii) storage lockers must not be more than 3 feet deep and must not be wider than a delineated parking space;
  - (iv) storage lockers must not be located so as to cause any vehicle parked in the parking space where the storage locker is located to extend beyond the length of the parking space and into the drive aisle of the parking garage; and
  - (v) the storage locker door, top, and walls (rear, front, and sides), and all shelving within the storage locker, must be constructed of wire mesh designed with a minimum open area of no less than 70% affixed directly to the framing material to permit sprinkler penetration into the storage locker, and
  
- (b) that the garage is sprinklered such that:
  - (i) the system of automatic sprinklers is designed and installed in conformance with the Manitoba Fire Code;
  - (ii) a sprinkler head is located outside of each storage locker so as to ensure that water from the sprinkler head can completely penetrate and saturate the storage locker and its contents; and
  - (iii) the top of each storage locker is no higher than 18 inches below the nearest sprinkler head.

For more information, please visit [Winnipeg.ca](http://Winnipeg.ca) or contact 311, open 24 hours every day, by phone at 311 or by email at [311@winnipeg.ca](mailto:311@winnipeg.ca).

Yours truly,



Janet Bier  
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Winnipeg Fire Department

