

Fine Peace Furry Creek Developments

Furry Creek Fire Hall – Functional Space Program

November 29, 2021

1.0 Introduction:

This Fire Hall is intended to serve as a satellite hall for the Furry Creek community and as support for the overall Howe Sound East Service area. Furry Creek will continue to be served by the #1 Fire Hall - Britannia Beach Fire Department (BVFD), some 7 kilometers away. The proposed hall is a key component in the ongoing development of Furry Creek and will support the level of training and service required for exterior and interior operations for taller buildings. When fully operational, it will provide the required firefighting training and support facilities for a full team of 15 volunteer fire fighters for emergency response to Structural Fires Interface Fires, Motor Vehicle and other First Responder type incidents that the BBVFD will be responding to.

2.0 Siting: (refer to Site Plan)

The proposed fire hall site has been laid out to accommodate the maneuverability of all the apparatus, vehicles, and the accessible parking for volunteer firefighters and visitors. This includes a minimum of 25 on-site parking stalls with some additional on-street parking.

Siting for the Fire Hall includes double-ended drive-through apparatus bays that enable the fastest emergency deployment times. The site also includes areas for training both inside the building and on the lot. The outdoor training area includes a minimum of 840 sq. m. off dedicated space which can be expanded for special training with cars parked at the nearby Public Works facility. A fire hose drying tower will be attached to the hall. This will facilitate ladder and Aerial Apparatus training, and interior hose handling. In addition, space is allocated for an emergency generator and a fueling station. Space is identified on the site for the construction of two additional apparatus bays when required to meet future demands.

3.0 The Fire Hall: (Note: Refer to page 3 for the detailed list of proposed apparatus and equipment)

The Fire Hall will be a high performance, modern building incorporating concrete, masonry and heavy-timber construction, with robust and sustainable finishes. The structure will be designed to meet Post-Disaster seismic standards. This will include reinforcing to door openings to ensure full operation during and after an earthquake event. The floor plan will have an efficient operational layout that allows quick and easy access for apparatus deployment. The apparatus bays will have a clear height to accommodate all anticipated apparatus with clear space for

ease of access to vehicles and equipment. Vehicle and equipment maintenance will be provided by contracted mobile maintenance teams. The apparatus bays, contaminated equipment, PPE and uniform storage will be pressurized by the mechanical HVAC system to eliminate contaminants from the admin/training/living areas.

The Fire Safety Officer's office will provide the emergency control function for Dispatching paging and deployment to Emergency Incidents with telecommunication and computer mapping functions.

The Training Room will be fitted out and furnished for training sessions and debriefing for up to 30 people. Full locker and changing facilities are included for volunteers. A decontamination room will be built to accommodate a washer/dryer for the proper cleaning of Personal Protective Equipment. Men's and Women's Shower/Washrooms shall be located adjacent to the apparatus bays. Lounge, Kitchen and dining areas are provided for up to 15 volunteers for relaxing during times of social activity.

4.0 Space Program

This preliminary space program outlines floor areas to be accommodated in the Fire Hall. It will be refined with further design development and input from users.

Main Floor

Double apparatus Bay	218 sq. m.	10 m x 21.8 m
Balance of Main Floor :	232 sq. m.	10.65 m x 21.8 m
Showers / decontamination room		
Equipment/PPE/uniform storage		
Drying / practice tower / hose storage racks		
Gear storage		
Maintenance workshop		
Lockers / changing / washrooms		
Training / meeting room		
Kitchen / dining / lounge		
Office / dispatch / storage / medical supplies		

Second Floor **80 sq. m.**

Dormitory
Washrooms
Other

Total Floor Area **530 sq. m.**

5.0 Equipment and Apparatus

(To Be Coordinated with BBVFD Standards for uniformity of equipment in consultation with BBVFD and SLRD)

15 new full sets of Turnout Gear and gear bags including the face mask portion of the SCBA breathing apparatus.

6 new SCBA breathing apparatus that match BBVFD to be increased to 10 to meet future requirements.

20 SCBA air tanks with custom storage shelving.

Note: The air tanks will be filled #1 Britannia Beach Fire Hall compressor, some 7 kilometers away. This compressor is regularly maintained and certified on an annual basis.

UL/CSA approved flammable storage cabinet.

15 sets of coveralls.

A workbench and tool storage for small engine repairs and maintenance .

An on-site emergency generator to support operation during power outages.

Fridge, stove, industrial washer, dryer, and lounge furniture.

Office desks and cabinets, computer and large printer, first aid/medical supplies.

Audio visual equipment, white boards, chairs and folding tables for training rom.

Base radio and 4 portables.

Fire Hall security system with cameras and alarms.

Nederman 865 spring recoiled vehicle exhaust hose reel.

Recoil 120v power cords at each stall at the apparatus bays.

Standpipe connections between front and rear apparatus bay doors.

Electric remote control to apparatus bay doors with manual safety override.

Hose storage racks.

1 Quint pumper engine / aerial ladder truck conforming to NFPA 1901 - Standard for Automotive Fire Apparatus, with hoses, tools and apparatus to match Britannia procurement.

