



**BY-LAW NUMBER 80-2015  
OF  
THE CORPORATION OF THE CITY OF STRATFORD**

---

BEING a By-law to require the identification of truss and lightweight construction in commercial and industrial buildings and residential occupancies with three or more dwelling units

---

**WHEREAS** Section 8.(1) of the *Municipal Act, 2001, S.O. 2001, c.25 as amended*, ("Municipal Act") provides that the powers of a municipality under this or any other Act, shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

**AND WHEREAS** Section 8.(2) of the *Municipal Act, 2001*, provides that in the event of ambiguity in whether or not a municipality has the authority under this or any other Act to pass a by-law or to take any other action, the ambiguity shall be resolved so as to include, rather than exclude powers the municipality had on the day before this Act came into force;

**AND WHEREAS** Section 9 of the *Municipal Act, 2001*, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

**AND WHEREAS** Section 10.(1) of the *Municipal Act 2001* provides that a single-tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

**AND WHEREAS** it is the goal of the Council of The Corporation of the City of Stratford to promote public safety for its residents, personnel and employees, including but not limited to its firefighters;

**AND WHEREAS** certain structures within the City of Stratford consisting of truss and lightweight construction building components, present particular problems and concerns regarding safety;

**AND WHEREAS** the ability to identify these buildings in advance of a fire event or other emergency will provide firefighters and fire suppression crews with critical information to be utilized during firefighting operations and will significantly enhance the safety of those

performing these operations not to mention protecting residents and others who may be in harms way at such emergencies;

**AND WHEREAS** the purpose of this By-law is to govern the administration, use and requirements of the City of Stratford's Truss identification program;

**NOW THEREFORE BE IT ENACTED** by Council of The Corporation of the City of Stratford as follows:

## **1.0 PURPOSE**

- 1.1 This By-law provides that commercial and industrial buildings and multi-family residential occupancies of three or more units using truss type and / or lightweight construction shall be marked by a truss identification emblem. This truss identification emblem shall alert fire suppression crews to the use of lightweight wood, wood truss, steel truss, composite truss, laminated wood, wood "I" beams as a method to construct, renovate, or alter any section of an individual structure or dwelling.
- 1.2 For the purpose of this By-law, multi-family residential occupancies of three units or more units shall not include townhouses as defined in the definition portion of this document.
- 1.3 This By-law shall govern the administration, use, and requirements of the City of Stratford's Truss Identification Program.

## **2.0 DEFINITIONS**

**"Alter" or "Alteration"** means (i) to change any one or more of the external dimensions of such building or structure, or, (ii) to make any change in the supporting members or to the type of construction of the exterior walls or roof thereof;

**"Building"** means any structure, or part thereof, consisting of walls and a roof which is used or intended to be used for the shelter, accommodation or enclosure of persons, animals or chattels, and includes any structure defined as a building in the *Building Code Act*, or in the City's Building By-law, but does not include any vehicle as defined herein other than a vehicle which has been permanently placed on land and is not intended for use as a vehicle;

**"Building Permit"** means a permit required under the City's Building By-law;

**"Building Pre-Plan Inspection"** means any pre-occupancy site visit conducted by fire department personnel utilized to gather building information, develop strategic and tactical incident action plans, review construction type(s), and familiarizes personnel with the individual construction site or renovation project;

**"Building Inspector"** means the Chief Building Official or Inspector appointed by Council and charged with the duty of enforcing the provisions of the *Building Code Act* or any successor thereto, together with any regulations made there under, and the provisions of the Corporation's Building By-law;

**"City"** means The Corporation of the City of Stratford;

**“Commercial”** when used in reference to a Building, structure, lot, use or activity, means a Building, structure, lot, use or activity pertaining to the buying or selling of commodities or the supplying of services for a fee, but does not include activities associated with the manufacturing, warehousing or assembling of commodities, or any construction work;

**“Composite Truss”** means any truss building component comprised of a mixture of wood and steel truss components;

**“Dwelling Unit”** means a self-contained suite of habitable rooms in a building, occupied by a person as its principal residence as independent and separate living quarters in which kitchen and sanitary facilities are provided and which is independently accessible from outside the building or from a common hallway or stairway inside the building;

**“Fire Chief”** means the Fire Chief, Deputy Fire Chief, and Director of Fire Prevention for the City of Stratford Fire Department and any other person employed in or appointed to the City of Stratford Fire Department and assigned to undertake fire protection service;

**“Fire Inspection”** means an inspection of an individual building and/or property designed to determine if any violations of local fire code ordinances or the *Ontario Fire Code* are in existence;

**“Industrial Use”** means the use of land, buildings or structures for manufacturing, assembling, preparing, processing, inspecting, finishing, treating, altering, ornamenting, repairing, refinishing, restoring, producing, or adapting for sale of any goods, substances or articles, and includes the warehousing or storing of such products;

**“Renovation”** means the removal and replacement or covering of existing interior or exterior finish, trim, doors, windows, or other materials with new materials that serve the same purpose and do not change the configuration of space. Renovation shall include the replacement of equipment or fixtures;

**“Townhouse”** means a dwelling containing a row of three (3) or more dwelling units which are attached vertically, in whole or in part, above grade and divided vertically from each other by a common wall, which each dwelling unit having a private independent entrance and yard;

**“Truss and Lightweight Construction”** means structural components assembled from wood members, metal connector plates or other metal fasteners, wood "I" beams or any single-plane frame work of individual structural members, made of wood or steel, connected at their ends to form a series of triangles to span a distance greater than there would be possible with any of the individual members on its own;

**“Wood "I" Beam”** means a floor or roof beam consisting of solid or laminated wooden 2" x 4" (or less) for the top and bottom horizontal chords and an oriented strand board (OSB) web of plywood set between them;

### **3.0 DETERMINATION OF USE, IMPLEMENTATION, AND PLACEMENT**

- 3.1 The property owner of any existing or new Building using Truss and Lightweight Construction in any construction, Renovation or Alteration shall be required to install a truss identification emblem on the exterior of the structure or unit.
- 3.2 The identification of the use of Truss and Lightweight Construction to construct, renovate, or Alter any Building may occur through one or more of the following methods.
  1. Fire Prevention inspection
  2. Building pre-plan/site inspection
  3. Code Enforcement inspections
  4. Building Permit review
  5. Fire Department hazard assessment inspection
- 3.3 Immediately upon the identification of the use of the structural components governed by this by-law as a method of construction, renovation, or Alteration, the Building Inspector, code enforcement inspector, fire inspector, or company officer identifying same shall notify the Fire Chief.
- 3.4 The Fire Chief shall then contact the property owner to inform them of the requirements set forth by this by-law and schedule any immediate or future inspections that will be required to assist the property owner with compliance with the provisions of this By-law and emblem placement.
- 3.5 The Fire Chief shall ensure that all follow up inspections and site visits are coordinated and scheduled to coincide with the completion of the building construction, Alteration, or Renovation project.
- 3.6 Upon completion of the construction, Renovation, or Alteration project it shall be the responsibility of the property owner to permanently affix the truss identification emblem to the Building or unit at the approved location as stipulated within this by-law. This installation shall be completed within 30 days of the completion of the construction, renovation, or Alteration project. The property owner shall be responsible to maintain the emblem.
- 3.7 Upon completion of the construction, renovation, or Alteration, project it shall be the responsibility of the program administrator (or his designee) to ensure that the property owner installs the truss identification emblem at the approved location and has complied with this by-law. The program administrator (or his designee) shall provide the property owner with all contact information in order to assist the property owner with any future inquiries regarding compliance with this By-law.

#### **4.0 TRUSS IDENTIFICATION EMBLEM**

- 4.1 Truss Identification emblem shall consist of a round reflective decal 5.75 inches (146mm) in diameter with a white background and red border. The inside of the decal shall consist of the letter "R" to indicate the presence of roof trusses or the letter "F" to indicate the presence of a floor trusses. In the event that both floor and roof trusses are used in the same structure the decal shall show the letters "FR" to indicate as such.

- 4.2 The truss identification emblem(s) shall be provided to the building owner at no cost by the Stratford Fire Department.

## **5.0 EMBLEM LOCATIONS**

- 5.1 The truss identification reflective emblem shall be mounted on the front entrance door no more than six feet high (1828.8mm) and no less than four feet (1219.2mm) from the bottom of the door. The emblem shall be placed at either the left or right side of the door twelve inches (304.8mm) from the inside of the jamb as per the wishes of the building owner. The fire department may use a door other than the front entrance for initial entry and a truss identification emblem shall be placed on all other doors to the Building. The placement of emblems on doors other than the front entrance door shall be at the discretion of the Fire Chief.
- 5.2 In the event that the emblem becomes detached from the Building or unit and is lost the building owner shall immediately contact the fire department for a replacement emblem at no charge to the property owner.

## **6.0 SCOPE**

- 6.1 This By-law shall apply within the geographic limits of the City of Stratford.

## **7.0 OFFENCES**

- 7.1 Any person who contravenes any provision of this By-law is guilty of an offence and liable on conviction to a fine of not more than \$5,000 not including costs and any other provisions of the *Provincial Offences Act*, R.S.O. 1990, c.P.33 as amended, that shall apply to the said fine.
- 7.2 In the event of a contravention of any of the provisions of this By-law, the City, in addition to any other remedies contained herein may enter upon the lands and do such work as is necessary to rectify the breach and all expenses thereof which shall be recoverable from the owner(s) in the same manner and in the same priority as municipal taxes.

## **8.0 ADMINISTRATION AND ENFORCEMENT**

- 8.1 The City of Stratford Fire Department is responsible for the administration of this By-law.
- 8.2 Any Police Officer or Municipal Law Enforcement Officer of the City designated by Council for the purpose of this Section is authorized to enforce this By-law.
- 8.3 This by-law shall come into force and take effect upon the final passage thereof.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 22nd day of June, 2015

“Martin Ritsma”  
Deputy Mayor – Martin Ritsma

“Joan Thomson”  
Clerk – Joan Thomson