

**DATE:** November 14, 2013**FILE:** 7200-20/HI**TO:** Chair and Members  
Electoral area services committee**FROM:** Debra Oakman, CMA  
Chief Administrative Officer**RE:** Hornby Island Fire Hall, Superior Tanker Shuttle Accreditation

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**Purpose**

The purpose of this report is to seek board direction regarding a resident's proposal to initiate Superior Tanker Shuttle Accreditation (STSA) ahead of the planned construction of a fire hall on Hornby Island.

**Policy analysis**

By resolution of the board the Hornby Island fire hall renewal select committee was established in August of 2008. The select committee reviews information and provides recommendations through the electoral area services committee.

In October of 2009, and by resolution of the board, the regional district endorsed the construction of a new fire hall on Hornby Island.

At the June 17, 2013 meeting of the select committee the following was endorsed:

THAT staff work with the Fire Underwriters Survey and other relevant agencies and bring back a report analyzing the feasibility of fast-tracking the superior shuttle accreditation.

**Executive summary**

During the public consultation phase of the new Hornby Island fire hall project some residents requested that the regional district consider fast-tracking the STSA program with the purchase a second tanker truck ahead of the construction of the new fire hall. A successful STSA may provide lower fire insurance premiums to the residents of Hornby Island. Staff has been in contact with the insurance underwriters who have advised that fire apparatus not properly housed in a permanent structure are not credited towards the STSA program. The underwriter's response along with the increased risk of outside storage, and potential delays in funding the fire hall project does not support fast-tracking (re-prioritizing) the Hornby Island fire department's capital projects.

**Recommendation from the chief administrative officer:**

THAT the purchase of a second tanker truck for the Hornby Island fire protection service remain in the financial plan for acquisition following the construction of a fire hall or an alternate is determined to securely protect and store within a permanent structure to the satisfaction of the Fire Underwriters Survey for Superior Tanker Shuttle Accreditation.

Respectfully:

***D. Oakman***

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Debra Oakman, CMA  
Chief Administrative Officer

### **History/background factors**

#### Superior Tanker Shuttle Accreditation (STSA)

STSA is a program of the Fire Underwriters Survey (FUS) that recognizes a rural fire department's ability to supply water to a fire scene in sufficient volume equivalent to a hydrant water supply. This enhanced service is provided when a fire department is able to show through testing and documentation that it can "shuttle" water to a fire scene by way of tanker trucks in a volume equal to or greater than that of a municipal-type hydrant system. The benefit of a rural fire department achieving STSA is that homeowners may typically see a reduction in their annual fire insurance premiums.

#### Additional Tanker Truck

The fire department will require a second tanker truck to shuttle water and successfully challenge the STSA. This new tanker truck is identified in the financial plan for the service in 2015, and is anticipated to be housed in the new fire hall.

Presently, the fire department has one tanker truck which is housed in the current fire hall. The current fire hall does not have sufficient space for an additional tanker truck.

#### Public consultation

During the summer of 2013, the pre-construction coordinator (PCC) continued the public consultation process on Hornby Island seeking the public's input regarding a new fire hall. As part of the public consultation process, an identified benefit of a new fire hall is the planned construction of an additional truck bay to house the second tanker, which will facilitate the challenge of the STSA.

During the public consultations, it was requested by some residents that the regional district "fast-track" the STSA process by acquiring the second tanker truck in advance of the construction of a new fire hall.

In the context of the current fire hall not having sufficient space, a second tanker truck would have to be either stored outdoors, in a temporary structure, or in the current fire hall, thereby displacing other apparatus which would then be stored outdoors.

#### Fire Underwriters Survey

Staff has been in contact with FUS regarding the request to fast-track the STSA program for Hornby Island. Generally, FUS stated: "We do not credit apparatus until they are properly housed in a fire hall."

Staff sought specific advice regarding the storage of the second tanker truck, correspondence with the fire underwriters survey attached as appendix "A"

#### Select committee

At its regular meeting of November 12, 2013, the select committee reviewed the FUS responses and endorsed the following draft resolution:

THAT the purchase of a second tanker truck for the Hornby Island fire protection service remains in the financial plan until such time as it can be securely protected and stored within a permanent structure to the satisfaction of the Fire Underwriters Survey for Superior Tanker Shuttle Accreditation.

In addition to this staff suggests recommending the following resolution:

THAT the purchase of a second tanker truck for the Hornby Island fire protection service remain in the financial plan for acquisition following the construction of a fire hall or an alternate is determined to securely protect and store within a permanent structure to the satisfaction of the Fire Underwriters Survey for Superior Tanker Shuttle Accreditation.

This alteration is to provide more clarity and to ensure the fire hall is constructed prior.

### **Options**

The options available for the board to consider include:

1. Support the purchase of a second tanker truck at such time as it can be securely protected and stored within a permanent structure to the satisfaction of the Fire Underwriters Survey for Superior Tanker Shuttle Accreditation.
2. Support the purchase of a second tanker truck in advance of the construction of a new fire hall on Hornby Island.

This report provides information in support of option 1.

### **Financial factors**

The financial plan for the Hornby Island fire protection service includes the allocation of reserve funds for architectural services and community engagement with the planned construction of a new fire hall beginning in 2014. The funds for the planned purchase of a second tanker truck are identified in 2015.

To “fast-track” the STSA program would require an amendment to the financial plan that would reallocate funds for the construction of a fire hall to the purchase of a second tanker truck. Such an amendment may delay the construction of the fire hall as reserve funds would need to be replaced.

### **Legal factors**

The storage of emergency response apparatus, either outdoors, or in a temporary facility may increase the liability exposure to the regional district should a problem occur that the unit is unable to respond in a timely manner.

### **Sustainability implications**

In accordance with the Comox valley Sustainability Strategy, objective 2.2.1 “New local government buildings and facilities over 500 square metres meet advanced levels of sustainability performance”, the new fire hall will be built to LEED silver standards.

### **Intergovernmental factors**

Pending successful electoral assent, construction of a new fire hall will occur on lands under tenure to the regional district by way of a sponsored Crown grant.

**Interdepartmental involvement**

The public affairs and information services (PAIS) staff continues to guide community services staff through the public consultation phase in accordance with the board approved communication plan.

**Citizen/public relations**

The public consultation phase of the project is proceeding well with the PCC facilitating the discussion by way of neighbourhood and community meetings. The PCC's report regarding the progress and the community's input is the subject of another staff report.

The request to fast-track the STSA program was discussed at the neighbourhood and community meetings.

Prepared by:

Concurrence:

***J. Bast***

***T. Ian Smith***

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James Bast  
Manager of Fire Services

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T. Ian Smith, MCE  
General Manager of Community Services

Attachments: Appendix A – “Correspondence with the Fire Underwriters Survey”

600 Comox Road, Courtenay, BC V9N 3P6  
Tel: 250-334-6000 Fax: 250-334-4358  
Toll free: 1-800-331-6007  
www.comoxvalleyrd.ca



File: 7200-20

August 26, 2013

Sent via email: michael.currie@scm-rms.ca

OPTA Information Intelligence  
Fire Underwriters Survey  
3999 Henning Drive  
Burnaby, BC V5C 6P9

Attention: Michael Currie

Dear Mr. Currie:

**Re: Superior Tender Shuttle Accreditation on Hornby Island**

The Hornby Island Fire Rescue (HIFR) department has been installing water storage infrastructure at strategic locations for structure and wildland fires. The locations and volumes of these tanks have been planned to form the basis for future STSA operations. The HIFR department has confirmed the basic size and configuration of the second tender truck required for STSA operations and has identified the need for an appropriate apparatus bay to house the second tender. The existing fire hall does not have an additional apparatus bay for the additional tender.

The Comox Valley Regional District (CVRD) has identified that the current fire hall should be replaced due to structural and functional deficiencies. A community consultation process is currently underway to provide information regarding a proposed new fire hall and to respond to questions from the public. The CVRD web site has information regarding the fire hall renewal project at [www.comoxvalleyrd.ca/hornbyislandfirehall](http://www.comoxvalleyrd.ca/hornbyislandfirehall).

Through the public consultation process some Hornby Island residents have questioned the connection between the construction of the new fire hall and timing for the HIFR department to achieve STSA. That is; some residents would prefer to fast track the STSA program and have it disconnected from the new fire hall project. Specifically, it has been suggested that:

- A second tender could be parked outside of the current fire hall until the new fire hall is built.
- A second tender could be parked inside the current fire hall displacing the ambulance which would be then parked outside.
- A second tender could be housed in a temporary structure, either on the current fire hall site or at an alternate location.

The CVRD has described the relationship between the process for challenging STSA and the construction of a new fire hall as “a separate but parallel program”. Understanding the requirements of the Fire Underwriter’s Survey (FUS) regarding STSA, the CVRD recognizes the construction of the new fire hall, with an additional apparatus bay, is required in order to appropriately house the second tender.

The fire chief and HIFR are proceeding with preliminary planning for a second tender in advance of the construction of a new fire hall. Further they have confirmed that proceeding beyond this stage would require confirmation of the fire hall replacement proceeding.

With the goal of achieving STSA this office would appreciate receiving your answers and guidance to the questions posed in the above suggestions.

1. Is it advisable that the second tender be stored outside of the current fire hall until the new fire hall is built?
2. Is it advisable that the second tender be parked inside the current fire hall displacing the ambulance which would be then parked outside?
3. Is it advisable to house the second tender in a temporary structure, either on the current fire hall site or at an alternate location?

Thank you for your guidance as we strive to improve the fire protection service for the citizens of Hornby Island.

Sincerely,

***J. Bast***

James Bast  
Manager of Fire Services  
Community Services Branch

cc: Giff LaRose, Hornby Island Fire Chief

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## Kristy Morro

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**From:** Michael Currie <michael.currie@scm.ca>  
**Sent:** Friday, September 27, 2013 5:16 PM  
**To:** James Bast  
**Cc:** Michael King  
**Subject:** RE: Guidance and advice RE; STSA

Hi James;

Apologies for the delayed response.

1. Is it advisable that the second tender be stored outside of the current fire hall until the new fire hall is built?
  - **Response: It is not advisable that any emergency response apparatus be stored outside and left unprotected. For credit within the fire insurance grading program, emergency response apparatus must be housed in an adequately constructed structure to protect against moisture, extreme temperature, rain, wind, snow, treefall, etc. Additionally adequate space must be provided to maintain the apparatus in proper condition to be immediately capable of responding during emergencies.**
2. Is it advisable that the second tender be parked inside the current fire hall displacing the ambulance which would be then parked outside?
  - **Response: It is not advisable that any emergency response apparatus, including the ambulance, be stored outside and left unprotected. Although storing the ambulance outside would not impact fire insurance grades, FUS would strongly discourage this and would remind that improperly storing/housing emergency response apparatus may increase the liability exposure of the Regional District should a problem with the apparatus occur, and injury result.**
3. Is it advisable to house the second tender in a temporary structure, either on the current fire hall site or at an alternate location?
  - **Response: It is not advisable that any emergency response apparatus be stored in a temporary structure that is not adequately constructed to protect it. As such, storing the apparatus in a temporary structure would not qualify for recognition for fire insurance grading.**

Please let me know if you have any further questions.

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**Michael Currie, GFireE, ASCT**

Director, Western Canada  
 Fire Underwriters Survey

1-800-665-5661 ext.4125 fax: (604) 688-6986

email: [michael.currie@scm.ca](mailto:michael.currie@scm.ca)

web: [Fire Underwriters Survey](#) administered by Opta Information Intelligence, an SCM company

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**From:** James Bast [mailto:jbast@comoxvalleyrd.ca]  
**Sent:** Thursday, September 26, 2013 11:03 AM  
**To:** Michael Currie

**Cc:** Michael King

**Subject:** FW: Guidance and advice RE; STSA

Hi Michael C

I had a great chat with Michael King this morning and he explained that you are currently at the CAFC conference. Hoping your presentations went well and understanding your busy schedule, I just wanted to touch base with regards to my correspondence of August 26 (attached). I was hoping that you would be able to review and respond as I am under deadline to report back to the committee.

Thank you again for your assistance with this effort. If you have any questions or require further information, please feel free to contact me directly

Take care, stay safe, and have great day  
James B

**James Bast**

Manager of Fire Services

Comox Valley Regional District

600 Comox Road, Courtenay, BC V9N 3P6

Phone: 250-334-6044

Toll free: 1-800-331-6007

Fax: 250-334-4358

*Working Smoke Alarms Save Lives*

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**From:** James Bast

**Sent:** Friday, September 20, 2013 9:28 AM

**To:** 'Fire Underwriters Survey ([michael.currie@scm.ca](mailto:michael.currie@scm.ca))'

**Subject:** Guidance and advice RE; STSA

Hi Michael

Just touching base to see if you have had an opportunity to review the attached letter. Feel free to call me directly if you have any specific questions or require further information.

Best regards  
James Bast

**James Bast**

Manager of Fire Services

Comox Valley Regional District

600 Comox Road, Courtenay, BC V9N 3P6

Phone: 250-334-6044

Toll free: 1-800-331-6007

Fax: 250-334-4358

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