

SIDNEY

2018

EMERGENCY

MANUAL

ISLAND

INTRODUCTION

This Manual provides key information for Sidney Island owners, contractors and guests to deal with fire, health and cliff fall emergencies. Keep it in an easily visible location. (If you don't have a cabin yet, keep in your vehicle, or save for future use.)

All owner requirements in this manual are authorized in our Strata Fire Bylaws. Common sense in our common interests is the best motivator, but these are legal requirements as well.

Disclaimer: All emergency services described herein are provided on a non-professional, volunteer basis, utilizing limited training, equipment and capabilities. This places major limits on availability, quantity and quality of services. Any owner unwilling to accept those limitations and associated risks should engage other external fully professional agencies/services instead.

CAREFULLY REVIEW ALL INFO IN THIS MANUAL AND IMPLEMENT CHANGES TO PROPERTY AND BEHAVIOR AS NECESSARY. EXCELLENT COOPERATION WILL KEEP EVERYONE'S PROPERTY AND LIVES SAFE.

Thanks, Sidney Island Fire Team

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FIRE RESPONSE

GENERAL PRINCIPLES

Fire spreads incredibly rapidly during dry summer conditions when there is also peak human population on Sidney Island, so the actions of every single owner creates risks for all. Therefore we need community standards supported by rules to reduce or eliminate the risks from fire.

No one prevention/control measure or even a few measures will be sufficient to do a good job of preventing major damage from uncontrolled fires. A wide range of measures must be utilized including primary prevention, secondary control and finally application of actual firefighting resources. With well-planned prevention and control measures in place we believe that we will be able to prevent a serious fire.

FIRE RESPONSE

RESPONSE DETAILS

EMERGENCY ACTIONS sheet 2018 is included with the Sidney Island Emergency Manual. Please review it in detail before any emergency, so you will be able to take action more rapidly and decisively. All owners and visitors to the island should be thoroughly familiar with this information.

NB: we now have a single, simple method for engaging emergency services: **CALL 911**. The 911 center takes care of contacting and dispatching all relevant emergency services, including Sidney Island Fire Team.

In a major wildfire, we may issue evacuation alerts or orders. **Be sure to register** for emergency alerts (also for other dangers, e.g. tsunami) with the Public Alert Notification System (specific details for Sidney Islanders to follow). Until then, please register at the Emergency Response Alerts Sidney website: <https://www.ermsadvantage.com/register/sidney/ToSResidents>

- Call 911 to report the fire (OR **250-478-7770** if 911 does not get you directly to Langford CRD Fire Dispatch)
- NB: Add 250-478-7770 in your cellphone speed dial favorites !!**
- The 911 dispatcher will hopefully inform you that the Fire Team is on its way, so continue to fight the fire yourself, *as long as you can do so safely.*
- If the Fire Team is unable to respond, and your own resources are inadequate, go to the Fire Hall and get the RED fast response fire truck.
- ONLY IF** you are asked to assist the Fire Team, bring your “Go-Kit” and also cell phone, shovels, picks and chainsaws if available.
- Follow the instructions of any member of Fire Team or BC Forest Service in charge. Otherwise, the most knowledgeable/experienced person should take charge.
- If you have not been asked to assist, **STAY OFF THE ROADS**, in the vicinity of the fire and other roads in that area, to avoid conflict with fire truck movements.
- Most frequently used common property locations (parking lots, airstrip, etc.) will be equipped with a “Fire Box” similar to what is required for individual strata lots. If you identify a fire in these locations, use the available equipment as a first response.

NB – effective/safe use of strata firefighting resources requires training -- see below.

NB -- No unauthorized use of strata firefighting equipment for non-emergency purposes.

FIRE RESPONSE

FIREFIGHTING BASICS

Position equipment and personnel to the side of the fire, not in front of its advancing edge.

Fight the fire from its flanks and work toward the advancing edge from behind.

Personnel safety is crucial – always have an escape route available.

To get the most out of the available water available, apply just enough to do the job. It takes very little water to cover large volumes of fuel, especially if it is broken into a spray. Twist the nozzle to shift between narrow long-distance jet and broad mist sprays.

Apply water to cool the fuel, but spread it over all the fuel, cooling it below ignition point.

If grass or light brush is burning, apply spray to the base of the flame, where it meets the fuel. Trees: start at the base, working up the trunk. Work as close to the burning fuel and with the finest spray possible.

Apply just enough water to extinguish the fire. Shut off the nozzle when you don't have a specific target. Don't waste water! Make every drop count – supplies are limited!

Strata Corp. firefighting resources are not able to directly attack fires inside structures with firefighter entry. Fighting significant fires inside burning structures is a potentially very dangerous activity which requires specialized training and equipment outside our capabilities. Fire Team has some specialized tools for fighting limited interior fires from the exterior. Otherwise our capacity is limited to attempting to prevent their spread outside the structure.

FIRE RESPONSE

OWNER RESPONSIBILITIES

No open wood fires during the fire season - May 1st to October 31st, except:

- Inside homes (but see below re extreme hazard conditions)
- Well below the high water mark and far away from any driftwood, with a bucket immediately available for unexpected spread and extinguishment before leaving the area.
- During fire season, prohibited burning includes brush & yard debris, open fires in barrels
- Absolutely **NO FIRES ANYWHERE** in **EXTREME FIRE CONDITIONS** (see detail below).



No smoking anywhere on the island, including vehicles, except:

- Inside homes
- On patios and decks where proper ashtrays are available
- Inter-tidal zones (well below the high water mark)



Motor vehicle travel is not permitted in the orchard area, on secondary forestry roads or anywhere else off the main gravel roads, except under unusual specifically authorized circumstances (e.g. maintenance activities and annual Strata picnic). This is particularly important during high and extreme fire seasons, but also applies all year-round for property rights, environmental and owner enjoyment reasons.



Strata Corp. common **burn piles** are available for all owners, and their usage is encouraged as a safer alternative to individual strata lot burnables storage or actual burning. Materials added to burn piles must not include anything which is:

- non-combustible
- unusually combustible (e.g. paints, petroleum products, oily rags)
- gives off noxious or environmentally harmful gases, e.g. rubber
- creates a risk of starting a fire, e.g. glass.



All materials added to burn piles must be piled on top of existing piles, not spread in a wider or untidy fashion, and particularly not in locations near surrounding uncleared forest.

Access to the burn pile on Sallas Lane (roughly midway between Hamley Point and Treetops Spur) is key-locked. Please contact the Fire Team or Island Caretaker for permission/instructions, or if in any doubt regarding the content, size or timing of a burn pile contribution. At times the size of common burn piles may become unsafely large and restrictions on additional contributions may be announced by the Fire Team.

FIRE RESPONSE

OWNER RESPONSIBILITIES

During **Extreme Fire Hazard** conditions, additional restrictions must apply due to very high risk levels. Specific activities/appliances/installations are listed in the table below. In all cases these are acceptable only under “High” or lesser fire hazard circumstances.

APPLIANCE/INSTALLATION	USAGE DURING EXTREME FIRE HAZARD
Gas barbecues	OK with good clearance from combustibles such as wood, but metal shielding if closer.
Briquettes barbecues	OK with extreme care for briquettes disposal (sealed metal container or water immersion)
Wood-burning fire pits (whether or not screen -enclosed)	Prohibited, because screens are not sufficiently effective to prevent airborne embers under extreme conditions
Indoor wood fires (stoves and fireplaces)	Prohibited, because spark-suppression features are generally not effective enough under extreme conditions
Indoor cookstove fires (propane / naphtha / white gas / alcohol), CSA/UL approved	OK with flame height maximum 6 inches
Outdoor patio propane heaters, CSA/UL approved	OK with flame height max 6”, stable mounting and specified clearance to combustibles
ATVs, motorcycles and all other small combustion engine devices	Restricted to gravel and other completely non-combustible areas (exhaust system risk)

The Fire Team recognizes these limitations may be difficult for some owners who need to cook or stay warm, but feel these restrictions are necessary in our common interest, based on expert advice we have received.

Ensure all guests & contractors are aware of the fire danger and these rules.

NB - Fire can travel underground in old tree roots and surface days later after the primary fire appears to be out. All fires outside contained structures must be very thoroughly extinguished and monitored for a substantial period of time thereafter.

STRATA LOT

FIRE PREPAREDNESS CHECKLIST

The following **Strata Lot Fire Preparedness Checklist** provides full detail regarding all required facilities/equipment preparation, maintenance and utilization practices. Please use the right-hand columns tick boxes and go through a systematic self-assessment process so that you can identify areas that need improvement.

See the enclosed publications “**Fire Smart Homeowners Manual**” and “**PREPARE YOURSELF - A Guide to Emergency Preparedness in the Capital Region**” for additional information.

STRATA LOT FIRE PREPAREDNESS CHECKLIST

FIREFIGHTING RESOURCES

DESCRIPTION	GOOD TO GO	NEEDS WORK
Completely undeveloped strata lots		
Fire Box recommended (details below)		
Fire Barrel recommended (see below)		
Camping & small structures e.g. tent platform, outhouse, shed < 100 ft.²		
Fire Box required (see below)		
Fire barrel required (see below)		
Fire extinguishers (dry type) required		
“GO-Kit” (see below)		
Any significant construction activity or any structures > 100 ft.²		
Fire Box required (see below)		
Fire barrel or equivalent required (see below)		
“GO-Kit” required (see below)		
Minimum 2000 gallon water supply required		
Fully ready fire pump and fuel supply required, with operation independent of strata lot electrical system and any structure which could be involved in a fire		
Minimum 300 ft firehose, prefer 1” or 1.5” hose (ready for rapid use, everything connected and easily deployed)		

STRATA LOT FIRE PREPAREDNESS CHECKLIST

FIREFIGHTING RESOURCES

DESCRIPTION	GOOD TO GO	NEEDS WORK
Hose nozzles -- preferably with "Scotty" foam fittings (see http://www.scottyfire.com/equipment/applicator-equipment.htm)		
The red truck contains 2 FIREBALLS which can be thrown into a fire from a safe distance, exploding fire retardant into a 100 square-foot area. See www.elidefire.com/products.htm . Can be purchased for households via Amazon -- other brands also listed. Fire Team has no comparative testing data, so can't recommend any particular model.		
Vehicles		
Min. 5lb. Chemical fire extinguisher, ABC type, for electrical or gas fires		
Motorcycles and ATVs: at least 2.5 pound ABC fire extinguisher		
Backpack water tank with hand pump and "Scotty" foam nozzle		
Shovel, pick, hard hat, gloves, goggles		

STRATA LOT FIRE BOXES & BARRELS

DESCRIPTION	GOOD TO GO	NEEDS WORK
Conspicuous large red lettering FIRE (stencil available from Fire Team – contact Gaire MacLean at 604-230-3200)		
located adjacent to or easily visible from some point on the strata lot's driveway, so easily located by passersby, and yet as close as possible to developed areas of the lot which pose the greatest fire risk		
Adjacent large water barrel (covered to keep mosquitoes out)		
2 buckets, old towels, for use with water barrel		
Shovel and pick/mattock/polaski, preferably painted red		
Lot map w clear depiction of any special dangers (e.g. fuel storage) and firefighting resources and copy of 'Fire Actions' sheet		

GO-KIT

DESCRIPTION	GOOD TO GO	NEEDS WORK
Long cotton pants, leather work boots & gloves		
Hard hat & protective eye gear		
Drinking water (large amount, at least 2 Liters), & snack bars		
Also bring: Charged cell phone, chainsaw, pick, shovel		

STRATA LOT FIRE PREPAREDNESS CHECKLIST

FIREFIGHTING RESOURCES - ACCESS, VISIBILITY & AWARENESS

DESCRIPTION	GOOD TO GO	NEEDS WORK
Highly visible and optimally located signage clearly directing passersby to firefighting resources (NB - Fire Team can provide signage if needed – contact Stan Semrau at stan@docsemrau.ca)		
Fire extinguishers and other equipment highly visible, e.g. wall-mounted at eye level in conspicuous locations		
Established procedures for house guest orientation regarding fire safety and firefighting resources (e.g. handout for guests)		
Fire Actions Sheet – conspicuously posted in all buildings and vehicles, go-kit and fire box		

FIRE START HAZARDS = GOOD TO GO

	INSTALLATION/ CONDITION	CLEARANCE/ SHIELDING	EXHAUSTS/ SCREENS	INSPECTION / CLEANING / SERVICING	FIRE EXITING NEARBY & VISIBLE
GENERATOR					
FUEL & OTHER COMBUSTIBLES (PAINT, RAGS, ETC)					
BBQ					
KITCHEN STOVE					
HEATING STOVE					
FIREPLACE					
OUTDOOR FIRES / HEATERS					
OTHER					

STRATA LOT FIRE PREPAREDNESS CHECKLIST

BUILDINGS

DESCRIPTION	GOOD TO GO ✓	NEEDS WORK ✓
Smoke alarms /equivalent (properly installed and maintained, check batteries).		
Roofs and eaves troughs -- clear of combustible debris		
Fire Action Sheet and Emergency Manual readily visible for all owners and guests, in each building and vehicle.		
Sprinkler systems are encouraged in new construction.		

CHAINSAWS, LOG-SPLITTERS AND OTHER FIRE-RISKY GADGETS

DESCRIPTION	GOOD TO GO ✓	NEEDS WORK ✓
Inspect exhaust systems – must be fitted with functional spark arrestors		
Don't use chainsaws, welders or other devices capable of causing fires in flammable areas eg dry grass. Large working area should be gravel or other non-combustibles. Extreme caution during high and extreme fire conditions, including thorough pre- and post-wetting of the entire work area.		

GROUNDS

DESCRIPTION	GOOD TO GO ✓	NEEDS WORK ✓
Remove combustible debris (logs/dead brush/branches etc), particularly from around buildings, preferably by burning or other disposal prior to fire season.		
Remove all glass, broken or whole, with the potential for making a prism.		
Vehicle parking areas should use gravel, eliminate tall dry grass which is a high risk for ignition from exhaust systems of recently parked vehicles.		
Clear at least a 10 m zone around your cabin and outbuildings of combustible material as much as possible. Including "ladder fuels" (lower dead tree branches). Most effectively done in the spring.		
Create your own small firebreaks using vegetation control measures such as removing low tree branches, watering grass areas, etc.		
New reflective lot # signs have been installed Winter 2017-18 for accurate and timely emergency response. These have only been installed for those lots which are developed or have clearly defined driveways. If your lot does not yet have a sign but becomes developed such that a lot # sign would be useful, please contact Stan Semrau (stan@docsemrau.ca) to arrange installation.		

FIRE FIGHTING TRAINING

**“By failing to prepare,
you are preparing to fail.”**

Benjamin Franklin

OWNER TRAINING and PREPAREDNESS is CRUCIAL

Training for our volunteer fire fighters is to be achieved by education/training sessions, level of training to be determined as follows:

Basic Level:

It is essential that all able-bodied owners who spend any significant amount of time on Sidney Island during fire season attend at least one fire practice.

Fire Practice Schedule 2018 (all 11 AM at the Fire Hall)

- 📍 Sunday, May 20
- 📍 Sunday, July 1
- 📍 Sunday, August 5

It is far better to show up for an early practice in May – so your skills will be fresh for most of the fire season.

WHY SHOULD EVERYONE ATTEND?

Even though we have a capable Fire Team, most Fire Team members are only on Sidney Island very part-time. Situations often occur when few or no Fire Team members are present, so the more owners (women and men) who have basic training, the better.

Even when more Fire Team members happen to be present, success in fighting a fire depends on participation of a significant number of other owners who are up to speed on at least the basics of our equipment operation and firefighting technique.

The basic knowledge and skills can be mastered by anyone. You need not be brave or brawny to have a valuable role in fighting a fire. Also with our new fast-response easy-operation fire truck, the “learning curve” for equipment operation is much easier than it had been in the past.

Basic Level Fire Training is mandatory for ALL able-bodied owners who spend any significant time on Sidney Island or whose lots have undergone any significant development. Attendance will be taken as a means of monitoring and encouraging compliance.

If for some reason it is impossible for you to attend any of the scheduled larger group practice sessions, individual or small group sessions can be arranged, preferably as early as possible in fire season – please contact Fire Chief Gaire MacLean -- gaire@macleanrowefinancial.com.

FIRE FIGHTING TRAINING

FIRE TEAM TRAINING

- This involves a much higher level of training on equipment and procedures than for the average owner.
- Fire Team members will take charge in the event of a fire emergency
- Individual owners will be contacted by the Fire Team to invite their participation
- Contact Fire Chief Gaire MacLean to get involved -- gaire@macleanrowefinancial.com

CONTRACTORS

All construction and other types of contractors are simply “guests” on Sidney Island and as such the individual owners who they work for are completely responsible for their presence on the island, their behavior and all consequences thereof. Therefore:

- All construction and other types of contractors are simply “guests” on Sidney Island and as such the individual owners who they work for are completely responsible for their presence on the island, their behavior and all consequences thereof. Therefore:
- Any and all inappropriate fire risk-related behavior on the part of a contractor in effect amounts to the same breach on the part of the owner.
- All standards related to human behavior, property, equipment, etc. described in this manual apply completely to all contractors at all times.
- As a matter of convenience for owners and contractors, this manual has been distributed to all contractors who are known to regularly work on Sidney Island.
- Nevertheless it is the exclusive responsibility of each owner to be certain that any contractor they might utilize or invite onto the island for any reason is completely familiar with the requirements in this manual, specifically all fire and emergency procedures and agrees to abide by them, and in fact does so.
- It is strongly recommended that owners include a provision in their construction contracts that the contractor will adhere to all strata bylaws & rules (highlighting fire related rules) and that they will attend fire training.

FIRE FIGHTING TRAINING

CONTRACTORS

Construction-specific fire safety requirements include:

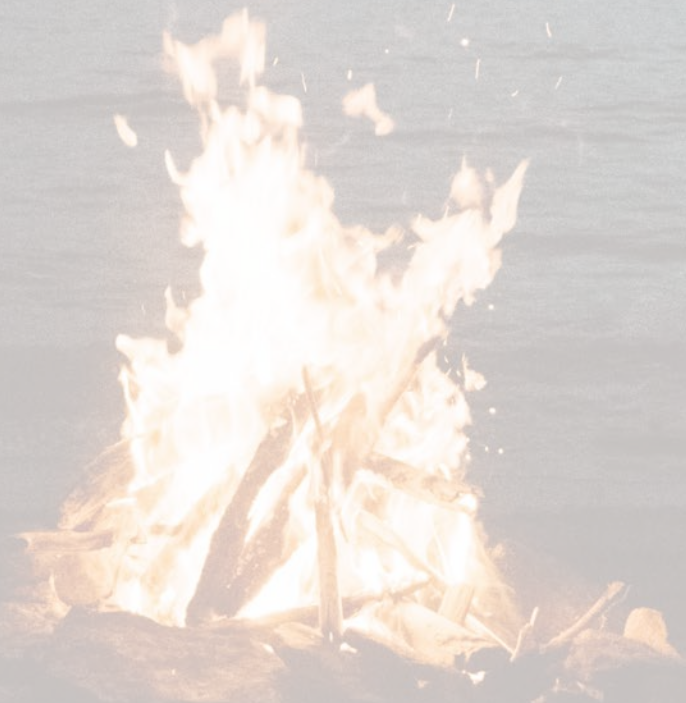
- **NB:** The Sidney Island Fire Team has created a “**Project Evaluation Criteria and Contractor Responsibilities**” contract document. The Strata Council has ordered that it must be fully completed and utilized for all construction activities which occur under Extreme Fire Conditions. If you anticipate construction occurring under high or extreme fire conditions, then this document **MUST BE REVIEWED AND FORMALLY COMPLETED IN ADVANCE** – otherwise all construction activity must be suspended during Extreme fire conditions. For a copy and to arrange the necessary construction project review, contact Bruce Ledingham, Stan Semrau or Gaire McLean. There may be delays, so this must be done well in advance of any possible Extreme fire conditions.
.....
- Minimize accumulation of debris and construction waste on strata lots
- Minimize high-risk behaviors, e.g. do not burn construction waste outside of low-risk periods
- Careful attention to safe operation of equipment posing a fire risk
- Stored fresh water -- minimum 2000 gallons stored or operationally ready seawater access (alternative -- demonstrate 45 minutes of continuous water flow not affected by a structure which could be engaged in a fire, and operable at all ocean tide levels)
- Pumps, firehoses, etc. to reach entire lot (all stored/installed in a manner safe from fire damage)
- Provide standard coupling fittings which the Fire Team can expect to be available at the water source. The firefighting norm is a 1 or 1½ inch twist lock forestry type.
- **Construction contractors** are important parts of the fire response plan, because:
 - They are present on the island pretty much full-time weekdays during fire season, which is a logical complement to other fire team members there mainly on weekends
 - They are naturally capable people -- young, healthy people with relevant skills like machinery operation, large truck driving, etc.
 - They will all have at least some basic fire-fighting equipment already at hand on their own construction sites
 - Contractors are responsible for training/educating their own direct employees and subcontractors
- Therefore **each general contractor must ensure:**
 - Absolutely all construction personnel (including visiting sub trades) are fully familiar and comply with all of the relevant requirements in this manual at all times (e.g. smoking and rubbish-burning)
 - Training to the level of Fire Team for enough construction crew members such that someone trained is **available on-site at all times**. (NB - “**Contractor**” includes **owner-built**).

NON-OWNER BEACH CAMPING

Occasionally non-owners such as kayakers will visit for the day or camp overnight on our beaches and might be inclined to start fires. Up to a point they are within their rights to do so, because the beach below the high tide line is public property. However this scenario presents both sanitation and fire risk challenges for us.

If you encounter a visitor (not a guest of any of our owners) on the beaches and it is high or extreme fire season, we encourage you to courteously explain to them that we have very high fire risk and do not permit open fires. If you feel uncomfortable approaching them, please contact our caretaker Dan Polson, any member of the Fire Team or Strata Council so they can deal with the situation.

Also, people who are not owners or their guests are not permitted anywhere else on our part of the island *under any circumstances*. If you see someone you don't recognize, you can approach them with a friendly greeting, ask what strata lot they are from and advise them to leave promptly if they don't belong here. If uncomfortable dealing with them (and even if you have dealt with them successfully) please advise Dan or others in authority as above.



FIRE-PROOFING CONSULTATIONS

The Fire Team is willing to provide technical advice with setup, etc. of individual strata lot fire prevention and firefighting arrangements, including on-site visits. Owners are encouraged to make use of this service in order to confirm and potentially improve the value of their own efforts. An on-site visit will also improve the ability of the Fire Team to respond effectively to any fire emergency due to greater familiarity with your circumstances.

Voluntary involvement in a Fire-Proofing Consultation will not result in any enforcement or other compulsory negative consequences for the owner, except under extreme circumstances. Please contact Asst Fire Chief Stan Semrau to arrange a Fire-Proofing Consultation -- stan@docsemrau.ca

Fire-Proofing Consultations are available as an optional benefit to all owners. Over the past 2 years the Fire Team has prioritized properties along the South Shore of Sidney Island. These properties were specifically chosen because fire spread risk studies clearly show that fires starting on any of these properties carry the greatest risk of spreading the farthest and the fastest to other parts of Sidney Island, particularly under summer conditions of prevailing southerly winds.

For 2018, systematic on-site consultations will be conducted for all other areas of Sidney Island in order of fire risk/spread priority. If you have a developed property, you will likely be contacted to make arrangements for a consultation.

NB – See the Appendix “Firefighting Systems Design, Installation & Operations Guide” for considerable detail regarding installed firefighting systems on individual strata lots.

FIREFIGHTING EQUIPMENT - INSTALLATION SERVICES AND SUPPLIERS

Equipment suppliers include:

- Vancouver Fire & Security, 22131 Fraserwood Way, Richmond BC Ph: 604-232-3474
- Green Line Hose and Fittings Ltd. – a good source of wildfire hose and fittings including “Scotty gear”. (Order and pay Greenline and pick up at Scotty Plant in Sidney) Greenline located at 1521 Venables St. Vancouver. 604-253-7561
www.greenlinehose.com Don.wik@greenline.com
- In Victoria, forestry fire hoses and virtually all relevant fittings can be purchased at Coast Industrial Parts: 562 Dupplin Rd, (250) 475-3202, <http://www.coastindustrialparts.com/>
- Capital City Fire, #16 – 2075 Henry Ave, Sidney, 250-727-8159
- The BC Auction website routinely has used fire hoses available through their on-line auction.
<https://www.bcauction.ca/open.dll/welcome>

The Fire Team has arranged with our island caretaker Dan Polson to be available to individual owners to install or upgrade systems. See the last “Resources” section of the Appendix for details.

EMERGENCY MEDICAL

EQUIPMENT & PROCEDURES

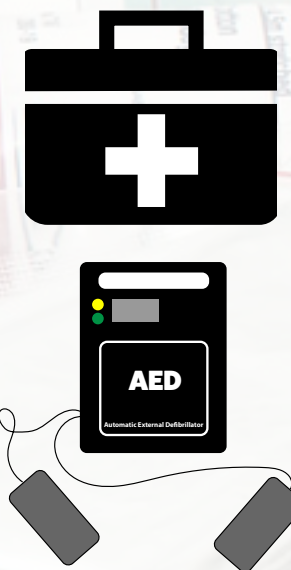
The goal: improve handling of the interval between occurrence of an unexpected medical event and evacuation from Sidney Island, **NOT** to provide definitive medical care resources.

PREVENTION



Weekend lumberjacks are prone to chopping and sawing human flesh as well as timber. In the city we may take certain risks with paramedics close by, but on Sidney Island the delay to proper care will be lengthy. Be **extra cautious** with hazardous activities and be sure a buddy is available nearby and/or have a charged cell phone on your person.

PREPARATIONS



All owners should maintain good **first aid kits** in their cabins and/or vehicles. The equipment in the ambulance is **not** available as a substitute for family first aid kits. Sources include St. John's Ambulance -- www.sja.ca/bc/products.htm.

Owners are encouraged to consider purchase of an AED (Automatic External Defibrillator). If applied within a few minutes after a cardiac arrest, survival rates substantially increase. The ideal would be to have one in every cabin, but unfortunately even the best prices for new AEDs are roughly C\$1500-2000. However, it could be practical for a group of a few close neighbors to share one, stored in a central box somewhere. There is no AED in our ambulance, simply because it needs to be available within a few minutes, so would only be useful for those few owners who live very close to the main emergency equipment parking lot.

Similarly, all owners should stock EpiPen(s). They are no longer stocked in the ambulance, because the access time would be too long for effective usage by most owners.

EMERGENCY MEDICAL

EQUIPMENT & PROCEDURES

PRECAUTIONS



Owners must make their own provision for known specialized medical problems with personal availability of **necessary medication, supplies and equipment** at all times, for themselves and their guests. They should not come to Sidney Island if known medical conditions create undue risks when at some time/distance from sophisticated medical care. Owners must not expect that their guests or themselves can come to Sidney Island with any expectation of any particular response or standard of health care services.

AMBULANCE



The Strata Corp owns a used ambulance. Its purpose is to provide useful supplies and equipment in a warm, dry and well-lit environment and for transportation to an evacuation site -- either the airstrip or the dock. It is **NOT** a fully functioning ambulance.

Many of the supplies and equipment are clearly marked and useful to lay people (burn blankets, stretchers, bandages, etc) while some are useful only to those with or special expertise.

There is a well-marked "Go BOX" in the ambulance that includes equipment that could be quickly transported to the site of the emergency to assist in the assessment and initial treatment of a casualty.

The ambulance is intended for use in **serious emergencies** - it is not a dispensary for Band-Aids and calamine lotion. **Any use whatever of the ambulance, its supplies or equipment by any owner must be followed immediately by notification** of Sherri Purves 604-230-4009 so that its condition can be appropriately monitored. The ambulance and contents will be maintained in good order by volunteers. Full details of the inventory can be found on the Sidney Island owners website.

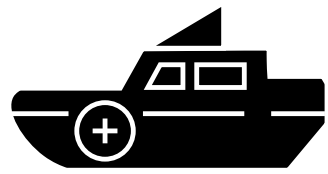
EMERGENCY MEDICAL

EQUIPMENT & PROCEDURES

COMMUNICATION & EVACUATION PROCEDURES

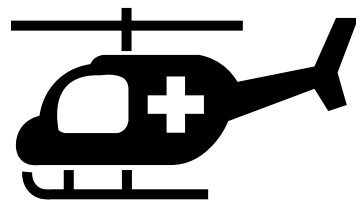
Given very limited on-island capabilities, rapid and effective communications and transportation arrangements to facilitate evacuation from Sidney Island by air or boat are essential. These will be initiated by calling 911, and explaining the medical situation and local options to the dispatcher. These are:

📍 Private boat or BC marine ambulance:



- Utilize this option if it is clear that the illness/injury will not significantly deteriorate or become life-threatening due to time delay and physical hazards of a boat trip.
- The Port of Sidney Marina -- Customs Dock is the closest location, and easy for ambulance personnel (Sidney depot) to identify and get to. We have agreed with them on this as the ideal transfer point.
- BC Ambulance does have a boat used for evacuations from the Gulf Islands outside of Ferry service times or for islands without Ferry service.. It would be accessed through the 911 service.
- Use basket stretcher in ambulance: makes casualty handling much easier/safer.

📍 Helicopter:



- Best for the most urgent and life-threatening situations (the helicopter can go direct to Royal Jubilee Hospital in Victoria) , and can land on Sidney Island at night. It is likely to take 1-2 hours to mobilize this service to evacuate someone. However there may be dispatch delays and unflyable weather.
- When speaking to the 911 dispatcher you can tell them you are at the Sidney Island airstrip. If there is any hesitation regarding their ability to land here at night, tell them there exists a "SID Plate for the Sidney Island Airstrip" with GPS coordinates: **North 48 – 36 – 39.03 x West 123 – 18 – 04.20** and (at night) you will have a strobe light landing pattern set up.
- Helicopter site: adjacent white posts near North (marina) end of airstrip
- **Night landing strobe lights:** details with strobe lights kit **in the ambulance.**

EMERGENCY MEDICAL

EQUIPMENT & PROCEDURES

OTHER RESOURCES

Bevan Avenue Walk-In Clinic

250-656-4177

#2-2379 Bevan Avenue, Sidney

Hours: 8am – 5:30pm M-F

10am – 4pm Sat/Sun/holidays

Nurse's Helpline

1-866-215-4700

This is a service of the BC Medical Services Plan that members of the public can call for advice. Access times will vary and the nurse often can only advise that the patient be taken to see a doctor.

CLIFF FALL EMERGENCIES

The Fire Team has acquired equipment and engaged in training in order to provide a limited response to falls off of Sidney Island's many cliffs, particularly on the West side.

The purposes are:



- 📍 Access someone on the cliff side and stabilize them in place
- 📍 For casualties with significant injuries, remain with the casualty while awaiting fully qualified search and rescue treatment and removal
- 📍 For casualties with slight injuries, assist them safely to the bottom of the cliff if deemed safe to do so
- 📍 Discourage well-meaning individuals without proper equipment or training from trying to access a casualty on a steep cliff, thereby hopefully preventing additional harm to others and aggravation of an emergency situation

In case of a cliff fall emergency, contact the Fire Team just as you would for a fire emergency. However, keep in mind someone trained may not necessarily be available, in which case the only safe option may be to contact Search and Rescue via 911.

We strongly recommend that you **DO NOT** attempt to go down a steep cliff to assist someone else without proper training and equipment.

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STRATA LOT FIREFIGHTING SYSTEMS

DESIGN, INSTALLATION & OPERATIONS GUIDE

This guide is intended for Sidney Islanders who:

- Have existing firefighting systems – that would benefit from equipment enhancements
- Have existing firefighting systems – to make usage more operationally effective
- Need to design and install new systems from scratch

The Sidney Island Fire Team is equipped and trained reasonably well within available human and financial resources to respond to fires on Sidney Island. However, response would be highly variable depending on which trained personnel happen to be on Sidney Island, road accessibility, etc.

During high and extreme fire risk conditions, as well as for interior structural fires, extremely fast response is crucial. Fires can grow and spread dramatically during extreme conditions, particularly with wind, within minutes rather than hours, so a powerful early response is crucial.

Therefore, the value of equipping your strata lot with a serious firefighting system, sufficient to have a major impact on the fire before the Fire Team arrives, in the worst case the only available resource.

The Sidney Island Fire Regs require all lots with existing houses (or under construction) to have min 2000 gallons firefighting water, fully ready fire pump and sufficient fire hose to cover their entire lot.

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PLACEMENT & LAYOUT

A fully installed fire-fighting system must include:

- large water source
- fire pump
- fire hoses and fittings

The appropriate placement of the components on your lot and optimal system layout is crucial for both effectiveness and economy. Key principles:

- A.** Begin with the objective in mind:
 - a.** 1st priority, identify the areas on your lot where fires are most likely to start, particularly near structures or other outdoor activity areas which might have a higher fire risk.
 - b.** 2nd priority, where would a fire most naturally spread on/from your property, or threaten your property from other properties, based on:
 - i.** uphill more likely
 - ii.** downwind more likely
 - iii.** into flammable grass and forest areas
- B.** It is ideal to structure the system with downhill runs, both from the water source to the fire pump, and for any hose/pipe paths from the pump to wherever fires are most likely to be fought. Reasons:
 - a.** Water likes to flow downhill, so you will get better nozzle pressures and flow rates proportional to the elevation drop from water source to nozzle.
 - b.** A downhill run from the water tank to the fire pump avoids any need to prime the fire pump.
 - c.** Winter freeze-proofing is easier.
- C.** The longer the pipe/hose run, the greater the flow resistance. However for runs which are significantly downhill, this is offset (or more) by the elevation drop advantage.
- D.** If you have close neighbors, consider the cost-effectiveness of a shared system located between the structures on both lots. This could be particularly effective if there is fixed installed piping to one or more fire hose outlets on each property, with shutoff valves at each outlet. However because you are covering both properties, and might be running more than one hose at a time, you should:
 - a.** design larger total water storage capacity
 - b.** install a more powerful fire pump
 - c.** ensure the initial output pipe before any pipe/hose branching is at least 2 inch diameter

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WATER SUPPLY / STORAGE

- A.** MINIMUM 2000 gallon water tank. Depending on what the building code says at the time (if you are newly constructing a house), the requirement will likely be substantially greater. At least 10,000 gallons would be ideal if you want excellent firefighting capacity. Depending on the current building code requirements, your firefighting water supply could perhaps be shared with the domestic water supply for your cabin.
- B.** If using multiple tanks, be sure that the installed elevations of the maximum fill levels (not the tank bottoms) are all the same, so the full capacity of each tank will be usable when they are interconnected.
- C.** If lucky enough to have a significant hill on your property (at least 70 feet elevation difference from tank to nozzle), you could place your water tanks on the hill and run your firehose(s) from gravity feed pressure alone, though to get sufficient flow rates, all of the piping must be large diameter – at least 2 inches.
- D.** The tank(s) should have 2” threaded connections at bottom for output piping.
- E.** Use of seawater is tempting due to the unlimited supply and nature-provided storage container. If you are lucky enough to have waterfront with the right geometry (essentially a steep drop so that the tide doesn't go out very far), this could be a wonderful arrangement. However for the great majority of Sidney Island lots seawater supply is unrealistic for a number of reasons:
 - a.** Distance/elevation change to the water, which would require the pump to be positioned very near high tide level (because no pump, no matter how powerful, can suck uphill very far), exposing it to ocean spray, and requiring it to have a high lift capacity to get water up to the rest of most properties.
 - b.** For most properties, the tide goes out some distance, particularly with the more extreme daytime low tides during summer fire season, requiring considerable seabed/underwater piping.
 - c.** A non-clogging salt water intake would be very difficult to maintain undamaged through the winter, requiring seasonal removal and re-installation.
 - d.** The pump would almost certainly require priming, thereby delaying effective operations.
 - e.** Corrosiveness of salt water to fire pump and all metal parts.

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FIRE PUMP

A. The Fire Team recommends the Honda WH 20 fire pump. This is an appropriately powerful unit, very reliable, easy to start and operate. It is also completely consistent with Fire Team equipment, so no additional knowledge/training is required for anyone else who might be operating it in an emergency. For details see <http://powerequipment.honda.ca/waterpumps/high-pressure/wh20>

- B.** Be sure that the fire pump you choose can be readily started by even the least-muscular adults in your household. The pump recommended above would satisfy that criterion for most people. You could get an electric-start pump, but that does create additional challenges with keeping the battery charged for an engine which is not used regularly, unless you can reliably keep it connected to a trickle charger.
- C.** Electric-powered pumps are very undesirable because they are dependent on your electrical system, which could easily be compromised in the event of a serious fire.
- D.** If firehose will be directly connected, then your fire pump should be equipped with forestry 1/4 turn fire hose output connector(s) (see photo below), if necessary using the appropriate adapters.
- E.** To be properly available for rapid-action firefighting during fire season, your fire pump and all other related gear must be kept outside, readily accessible by yourself, passersby and Fire Team. Very important to locate the fire pump at least 50 feet clear of fuel and any structures, so that access and usage of the fire pump is not compromised by the fire you are trying to fight !!
- F.** Weather-protect your pump and related gear with a container (e.g. plastic such as Rubbermaid, or the green fiberglass containers often used for sprinkler valve and other underground installations). Label the container with large bold red “FIRE” (laminated plastic signs are available from the Fire Team – contact Stan Semrau at stan@docsemrau.ca). Include in the container:
 - a.** Spare gas in Jerry can
 - b.** Plasticized instructions for starting pump, using equipment and fire-fighting strategy, i.e. water at the base of the flame and wet the fuel ahead of the flame. Also contact info for notifying Forestry (fire and location for standby), Fire Team, RoboCall. Stress Safety. Stan Semrau is able to provide on-island plastic laminating services if needed.



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FIRE PUMP OUTPUT CONNECTIONS

- A.** There are 2 main options for the output connection from your fire pump:
- Simply connect firehose directly to the pump.
 - If you have identified likely firefighting areas a significant distance apart on your property (e.g. cabin and workshop/generator shed), consider installing fixed large diameter plastic piping to near one or more such locations, creating “standpipes” with valves, to which ordinary firehose can be attached. Doing so can make hose deployment much more rapid and effective.
- B.** If new construction (or even retrofitting), you could cost-effectively integrate your firefighting system with your domestic water supply by running large diameter pipe to each building which both supplies the firehose and branches off to ordinary-diameter domestic water supply piping inside the building(s). One advantage of fully integrating your domestic water supply and firefighting systems is that your household garden hoses are a valuable first-response firefighting tool, so supplying them from a fire pump in addition to your normal pressure tank system substantially extends your firefighting abilities, particularly during the crucial early minutes.
- C.** If you do decide to integrate your domestic water supply and firefighting piping installations, then a pair of valves may be required around the fire pump, so that under normal circumstances the domestic water supply from your water tanks bypasses the fire pump, but when firefighting all the water passes through the fire pump to create extra pressure and flow. This is easily configured, but careful case-specific design would be necessary.
- D.** At whatever point(s) actual flexible firehose will be connected, they should be equipped with forestry 1/4 turn fire hose output connector(s) (see photo), if necessary using the appropriate adapters.
- E.** If you have a property with a reasonably steep slope downhill from your water source to potential firefighting areas, you could install a “T” with a firehose attachment and valve at some location near the water source, but before the fire pump intake. Then even if your fire pump won’t start, you should get worthwhile downhill gravity-powered flow through your firehose.
- F.** If you have a large water supply (e.g. over 6 thousand gallons), then consider having an additional output from your fire pump that could be used to refill the Fire Team’s fire trucks. In some circumstances, particularly if your lot is a long distance from one of the Sidney Island tanker truck refill stations, this could be a valuable substitute/supplement to the use of the Fire Team tanker trucks to resupply the actual firefighting trucks.



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FIRE HOSES & FITTINGS

- A.** The type of hose couplings is very important. All of the Fire Team equipment uses the “1/4 twist forestry” type of connections. In many potential firefighting scenarios, it could be valuable to interconnect your equipment with ours in various configurations, which would only be readily practical if you have the same types of connections, so you are very strongly urged to purchase “1/4 twist Forestry” type of hose. These connections are also “bisexual”, so no issue with the correct male/female end, and very easy/quick to connect/disconnect. This might require that you also purchase an adapter if the output from your fire pump or other output piping is different.
- B.** Ideally you should purchase a sufficient length of 1 1/2” weeping canvas fire hose to reach at least 100’ beyond the furthest corner of your lot from the fire pump installation or other hose connection points. This will depend upon the specifics of your particular lot. In a fire situation, you need the ability to approach the fire from a variety of directions in order to avoid breathing the smoke as you generate an effective attack. Planning of hose attachment points and hose length will require careful planning, keeping in mind various potential firefighting scenarios.
- C.** Depending on the layout of your lot and the firefighting hazard assessment, you can substantially amplify the firefighting power of your setup by utilizing branching connections with “Y” valves and fittings. These can either be fully connected ready to go, or added as needed during an actual fire emergency. However depending on factors like pump capacity, hose length and elevation changes, you will be limited in the number of nozzles that can be supplied simultaneously with good flow – likely not more than 2 or 3.
- D.** If you utilize any sort of “Y” valve branching, seriously consider acquiring smaller-diameter hose downstream of the “Y” valve, using a garden hose valved tee. Smaller hose is easier to maneuver on the ground and makes it somewhat easier to attack a broad fire perimeter. Also with smaller diameter hose and smaller nozzles, you can operate more nozzles simultaneously with reasonably good flow. One good choice for smaller-diameter hose is to simply use ordinary garden hose connections and then use actual garden hose (though plastic/rubber isn’t fireproof), or better the weeping cloth forestry-type, which can be purchased with garden hose fittings.
- E.** Storing your hose in a nicely rolled coil looks neat and tidy, but it takes significant careful effort to unroll it without leaving twists and kinks. Much better to store the hose in the same manner as professional firefighters – in a folded (“flaked”) fashion in a box (e.g. Rubbermaid storage container), with the nozzle end on the top, so you can just grab the nozzle and pull it out fast, completely straight. That also allows you to leave the fire pump end connected, ready to go.



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NOZZLES

- A.** You will need sufficient firefighting nozzles to cover the number of hose-end output points planned, ideally plus a spare. The nozzles should be adjustable (i.e. from narrow jet that throws water a long distance to a wide-angle fog pattern).
- B.** Ideally, procure the Scotty foam cartridge nozzles, which substantially amplify the firefighting power of your water, particularly if your water supply is limited. The foam cartridges are depleted fairly rapidly, so you should have a standing inventory of at least 5 cartridges per nozzle.

PLUMBING DETAILS

- A.** Ensure all pipes, hoses, fittings and connections are as large diameter as possible – ideally 1.5 or 2 inches, in order to maximize pressure and flow rates.
- B.** Try to go either level or downhill as much as possible. In particular, avoid plumbing in any configuration which is up → level → down, which creates the danger of an airlock in the level section, which can dramatically reduce flow rates. This is particularly important on any pump input piping.
- C.** Specifically, definitely go downhill from your water source to the fire pump, so the fire pump will not need to be primed.
- D.** All plumbing upstream of the pump intake must be rigid rather than soft-walled – otherwise it will at least partially collapse from the negative pressure at the pump intake. You can use either ordinary rigid plastic plumbing pipe, or flexible rigid-walled pipe (sometimes called “suction hose” or “drafting hose”).
- E.** For outdoor systems, install a shutoff valve at the tank outlet and freeze-proofing drain(s) so the system can be easily drained and winterized. Serious outdoor fires are very unlikely during possible freezing weather, though indoor fires are more likely with heating-season wood stove operations. Any large tank of water kept reasonably full will not significantly freeze in our climate.

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EXTERNAL SPRINKLER SYSTEMS

A deluxe fire protection system could include sprinklers situated at strategic locations on your lot, in order to wet down both the grounds and flammable areas of the roof/sides of your buildings. This could be useful both to prevent your own fire from spreading, and protecting you from a fire advancing on your lot. It could be particularly useful if you find yourself alone in a firefighting situation, because the coverage would be significantly more effective than just one person with a fire hose.

However, for a system like this to be effective you would need to have very large water reserves, e.g. 10,000 gallons or more (which a few Sidney Island properties do have), and a reasonably powerful fire pump in order to operate sprinklers and hose(s) simultaneously.

Bonuses to such a system include regular daily irrigation for landscaping purposes, and to keep your grounds at least somewhat moist on a daily basis, thus reducing the risk of fire spread in advance of any fire occurring.

Strata Lot 72 has such a system installed, which can be triggered even by passersby simply by pushing a big red button near the installed fire hoses. If interested, please contact Stan Semrau via stan@docsemrau.ca or 250-744-9662.

INTERNAL SPRINKLER SYSTEMS

A super-deluxe fire protection system could include automatic fire-suppression sprinklers installed internal to the house. Generally, this would only be feasible with new construction and would require a substantial budget, not only for the actual sprinklers, but also the necessary large on-demand automatic water pumping capacity. Nevertheless, ideal if you have deep pockets, and perhaps economically justifiable considering the large investment in house construction. If you'd like to pursue this, please contact a professional designer/installer.

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OPERATIONAL ACCESSIBILITY, USER-FRIENDLINESS AND READINESS

- A.** Install conspicuous signage on your property so that Fire Team members or other owners can easily locate your fire pump and other key firefighting equipment. The Fire Team has a stock of standard plastic-laminated standard signs available to you upon request. We will also happily create custom laminated signage – contact Stan Semrau at stan@docsemrau.ca .
- B.** Attach instructions for fire pump and other required operational steps (e.g. which valves to open/close) in order to activate the system, at the fire pump and anywhere else necessary. The Fire Team already has a set of user-friendly standard fire pump operational procedures and would be happy to provide you with a weatherproof plastic-laminated copy upon request.
- C.** Be certain to fully operationally test your system after initial installation, to make sure all the bugs are worked out. Be certain to fully inspect and test the system again at minimum each Spring, with all key family members participating and well-trained on the system.
- D.** During your family training, emphasize SAFETY FIRST. Fires can move dramatically rapidly and most serious injury and death results from smoke rather than flame. Whenever you consider attacking an interior structural fire, you must be absolutely certain that there is plenty of breathable air and an easy escape route.
- E.** After a family fire practice, note that most hoses are now 100% polyester and do not require drying. After use, hoses should be allowed to drain thoroughly to permit easy storage. It is wise, however, to dry your hose at the end of the season. Hoses with a cotton component require drying after each use.
- F.** If your system requires draining for freeze-proofing, establish a routine to drain it each fall and reactivate it each Spring. In our climate, the months with significant freezing risk are November-March.
- G.** Be certain your fire pump gas tank is always kept full, both for the obvious reason and because a full fuel tank is much less likely to accumulate condensation moisture inside. If you leave it full for a long time period, consider using a gasoline preservative product (e.g Seafoam).
- H.** For good engine health, and to ensure readiness, run your fire pump briefly at least monthly. When finished, to avoid gumming up the engine with fuel residue, it is best to stop the engine by turning off the fuel valve (if it has one), so that it stops by running out of fuel, rather than turning off the ignition switch.
- I.** Ensure your water tank(s) are kept close to full at all times during fire season.
- J.** As much as possible, have everything already completely hooked up and ready to operate, just by opening a valve and starting the fire pump. Time required to figure out and make connections can result in confusion, errors and delay in actually fighting the fire.

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- K.** How much of your hose to keep attached ready to go (and how much to keep in reserve unattached) is a matter of judgment in your particular circumstances. Definitely keep enough pre-attached to easily reach the areas where you will most likely need to fight a fire. Adding excess pre-attached hose results in wasted time and effort needed to wrestle the hose, get the kinks out, etc., as well as reducing flow rates due to increased flow resistance in a longer hose.

RESOURCES

- A.** Installation of a fully cost-effective system needs to be just one part of a comprehensive Strata Lot Fire Preparedness Assessment, so that the system would be truly effective for your particular fire challenges, makes most efficient use of existing resources such as water supplies, and to maximize operational readiness and effectiveness. There are other technical issues as well, such as freeze-proofing, piping designs which avoid pump-priming and airlocks, etc.

If you would like such an assessment done (whether or not you wind up installing a firefighting system), please contact Stan Semrau at stan@docsemrau.ca, or some other Fire Team member.
- B.** Regarding equipment procurement and installation, for most owners the most cost-effective option would be to utilize the services of our island caretaker Dan Polson. He can source all necessary equipment and cost-effectively arrange for transport of bulky items such as water tanks. Since he is already on-island, you avoid the cost of an installer's transportation, and Dan would be available for future maintain/service if needed. Any such use of Dan's services would be paid strictly separately from his role as the Strata Corp. Island Caretaker.
- C.** Most of the construction contractors who have experience on Sidney Island have the capabilities necessary to procure and install such systems, so this might be your best option if you are planning a new construction project.
- D.** The Sidney Island Emergency Manual includes a section listing firefighting equipment suppliers, under the heading "Fire-Fighting Equipment – Installation Services and Suppliers".
- E.** One particularly good Internet resource with lots of practical information and advice is <http://www.onestopfire.com/faq.htm>



SIDNEY ISLAND

Website

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