

Fire Hydrants (Water Systems) Inspection and Maintenance Policy 192, 2021

District of Lake Country
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DATE

The following policy was adopted as Policy by Resolution No. 21.11.235 at the Regular Council Meeting held on November 2, 2021.

PURPOSE

The District of Lake Country (“District”) recognizes that, balanced against the nature and quality of the risk involved, the District’s system of inspections is reasonable in light of all circumstances, including budgetary limits, available personnel and equipment, in the criteria of wanting to meet the standard duty of care.

POLICY

1. DEFINITIONS

Director – means the Director responsible for the water works system and related infrastructure, or their designate.

District Fire Hydrant – means hydrants that conform to American Water Works Standard for Dry Barrel Fire Hydrants, have at least two 65 mm outlets and are maintained by the District.

Private Hydrants – means fire hydrants located on institutional, commercial, industrial, multi-family, strata and similar private properties. Fire hydrants not located on a District of Lake Country easement or statutory right-of-way, and fire hydrants connected to the infrastructure of private water utilities, are considered private hydrants.

2. The District is committed to having all “District Fire Hydrants” in working condition at all times. The “Director” is responsible for overseeing the maintenance of the “District’s Fire Hydrants” to ensure an adequate level of service may be provided for firefighting.
3. The following minimum inspection at the noted frequency will be conducted on all hydrants owned and maintained by the District.

4. "Private Hydrants" shall not be inspected or maintained by the District. Private Hydrants are maintained under the requirements of the BC Fire Code. The owner of the private hydrant(s) is responsible to provide inspection and maintenance verification to the local jurisdiction (Lake Country Fire Department).
5. "District Fire Hydrants" will be inspected once every two years. The generally accepted times are during the fall and winter.
6. The following system of maintenance and/or inspections will be conducted:
 - (a) Examine the exterior for broken, cracked or missing parts.
 - (b) Check to ensure the hydrant hose ports are at the proper elevation and facing a direction for the most efficient use.
 - (c) Check to ensure the hydrant is not obscured by tall grass, shrubbery or other items.
 - (d) Check for worn, rusted or obstructed port threads which may hamper efficient use.
 - (e) Pressurize hydrant and record pressure.
 - (f) Ensure smooth operation of the hydrant operating stem and valve.
 - (g) Check for leakage past valve seat.
 - (h) Check that hydrant is draining properly.
 - (i) Operate hydrant mainline valve and leave in open position.
 - (j) Flush fire hydrants until the water runs clear of any visible debris.
 - (k) Remove, lubricate, and reinstall external outlet ports.
5. A hydrant inspection will occur anytime a "District Fire Hydrant" is known to be operated by an individual other than a District Utility Operator.
6. If the hydrant inspection from section 5 indicates the "District Fire Hydrant" needs to be disassembled for repair the following will be undertaken:
 - (a) Disassemble and inspect that the hydrants internal parts are not worn or in need of replacement.
 - (b) Lubricate all internal working parts during reassembly.
 - (c) Inspect hydrant barrel
 - (d) Reopen main line valve and ensure hydrant operates and close hydrant valve.
7. The keeping of maintenance records shall be in the District's current Record Management System.

Original signed by James Baker

Mayor

Original signed by Reyna Seabrook

Corporate Officer