

# Building Owners and Managers Association



What You Need To Know About Your Regulated Equipment



# The Agenda

BC Safety Authority  
& You

Permits &  
Equipment  
Maintenance

Staying Connected

Questions



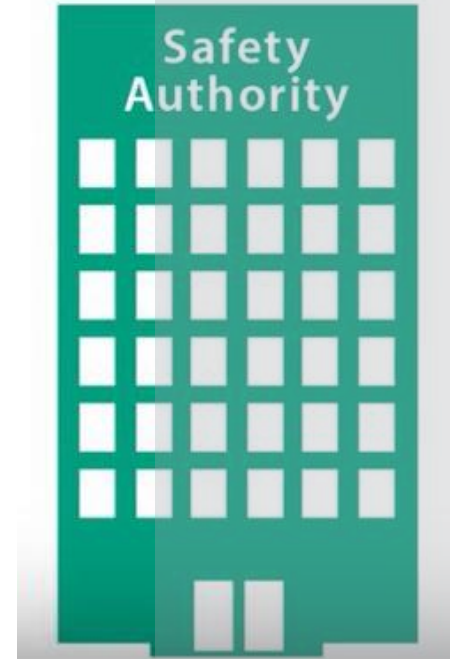
# BCSA – Who We Are

BC Safety Authority is a regulatory body that administers:

**The Safety  
Standards Act  
(SSA)**

**The Railway  
Safety Act  
(RSA)**

...by way of an Administrative Agreement with the Province



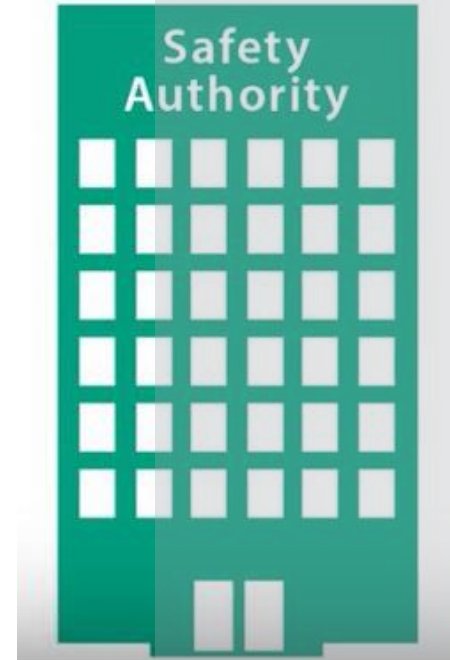
# BCSA – Who We Are

## Our Vision

Safe technical systems. Everywhere.

## Our Mission

We build your confidence in safety systems for life – through a focus on risk and support for innovation



# BCSA - Technologies We Regulate



**Electrical**

**Gas**

**Passenger Ropeways**

**Amusement Devices**

**Elevating Devices**

**Boiler Pressure Vessels**

**Railways**

# BCSA – What We Do

- License Contractors
- Certify Individuals
- Issue Installation and Operating Permits
- Approve Product Designs
- Investigate Incidents
- Enforce
- Audit
- Inspect Based on Risk



# BCSA - Our Jurisdictions

City / District	Electrical	Gas
Burnaby	City	City*
Kelowna	<b>BCSA</b>	City*
Maple Ridge	City	City*
North Vancouver (City)	City	City*
North Vancouver (District)	City	City*
Richmond	<b>BCSA</b>	City*
Surrey	City	<b>BCSA</b>
Vancouver	City	City*
Victoria	City	<b>BCSA</b>
West Vancouver	City	<b>BCSA</b>

\*Cities / Districts only regulate single detached dwelling units.

# Are you an Asset Owner Video?







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# Electrical

## Scope of work

- All regulated work must be done by contractors and/or certified electrical workers
  - Trainees must be supervised by certified worker
- **FSRs** must **overlook** and **physically examine/ensure** work is compliant
- It is **YOUR RESPONSIBILITY** to keep an **up to date log system**

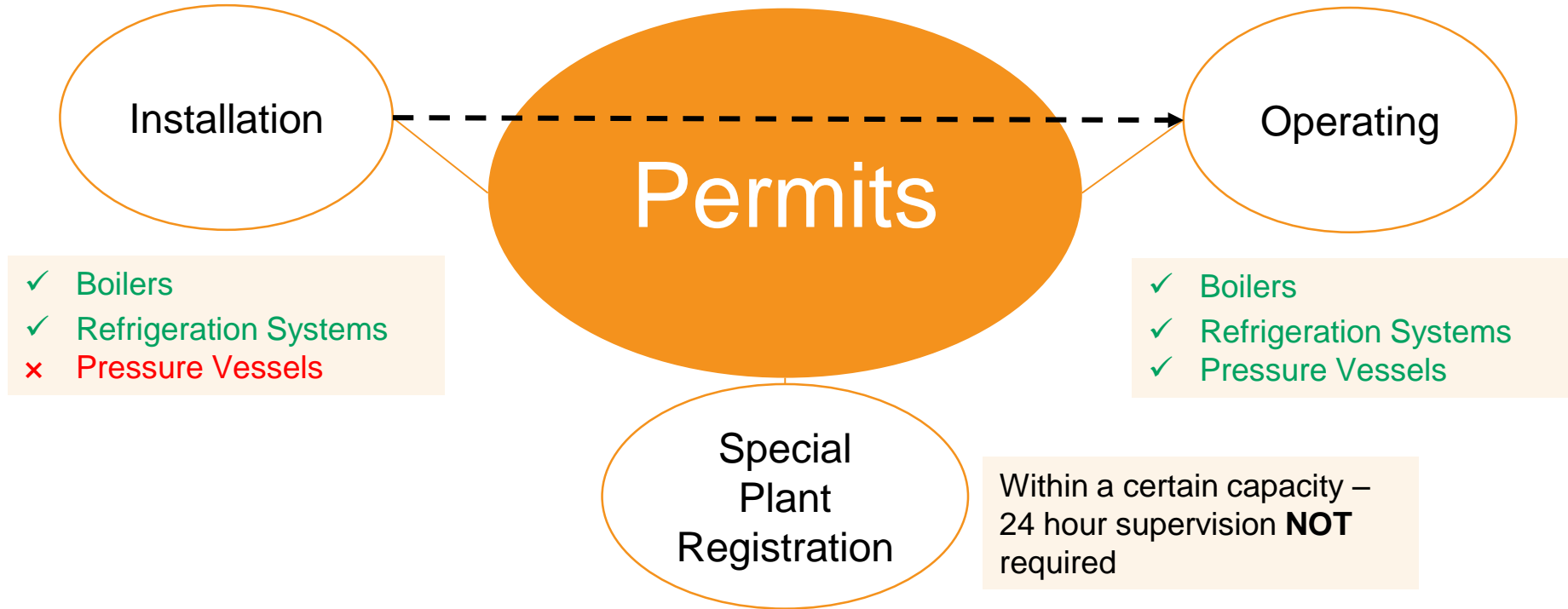
## Equipment Maintenance

- Maintained per the manufacturer's instructions
- Owner is responsible with FSR to plan a maintenance schedule

# BC Electrical Code Rules 2-200, 2-300, 2-024 Hazardous Unsafe Non-Compliant Unapproved Equipment



# Boiler & Pressure Vessels



# Boiler & Pressure Vessels

## Scope of Work

- All regulated work must be done by a licensed contractor, refrigeration operator, or power engineer
- It is **YOUR RESPONSIBILITY** to keep an **up to date log system**

**Emergency Procedures - Operators / Owners should be trained by a licensed contractor familiar with the plant in case of shut down**

# Boiler & Pressure Vessel

## Equipment Maintenance

- Maintenance based on manufacturer's instructions
- See, Hear and Feel equipment when checking

Installation

Permits

## Common Gas Equipment

- Boilers
- Hot Water Heaters
- Rooftop Heating Equipment

1-866-566-7233 – [www.safetyauthority.ca](http://www.safetyauthority.ca)



## Scope of work

- All regulated work must be done by a licensed contractor
- It is **YOUR RESPONSIBILITY** to keep an **up to date log system**

## Equipment Maintenance

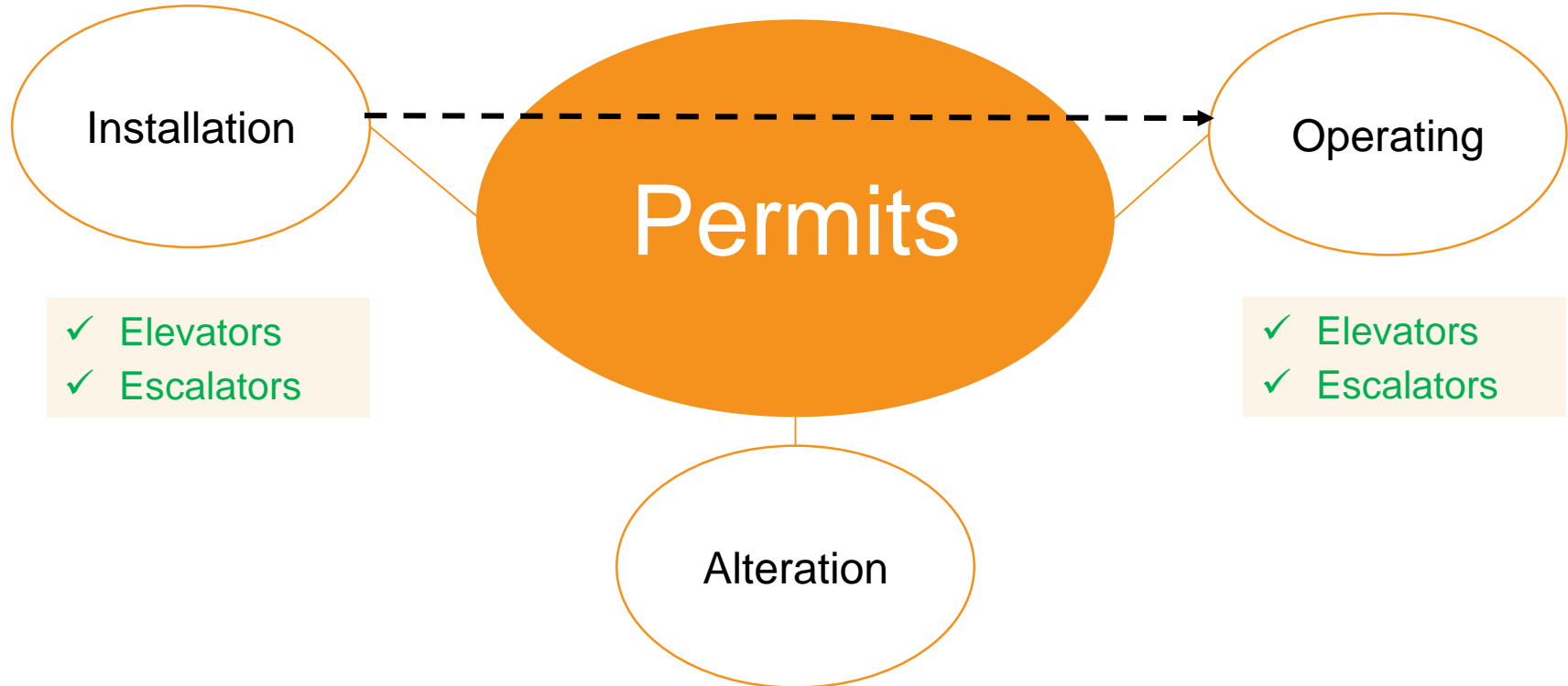
- Maintained per the manufacturer's instructions



## Best Practices

- Pool Boilers
  - All year – **Twice** a year
  - Seasonal – **Once** at beginning or end
- Heat Exchangers - **Checked Quarterly**
  - Service when required
- High Efficiency Units – **Minimum 1 Full Service Per Year**

# Elevating Devices



# Elevating Devices

## Scope of work

- All regulated work must be done by a licensed elevator contractor
- Any other work must be **under supervision** of a licensed elevator contractor
- **It is YOUR RESPONSIBILITY** to keep an **up to date log system**

## Equipment Maintenance

- Maintained per the manufacturer's instructions
- Elevating Devices Safety Regulation states:
  - **If maintained by original equipment manufacturer (OEM) – at a minimum serviced quarterly**
  - **If maintained by a different OEM – serviced monthly**



B 44-07 2.7.4 – Headroom in Machinery Spaces



B 44-07 2.8.1 – Equipment Allowed in Machinery Spaces



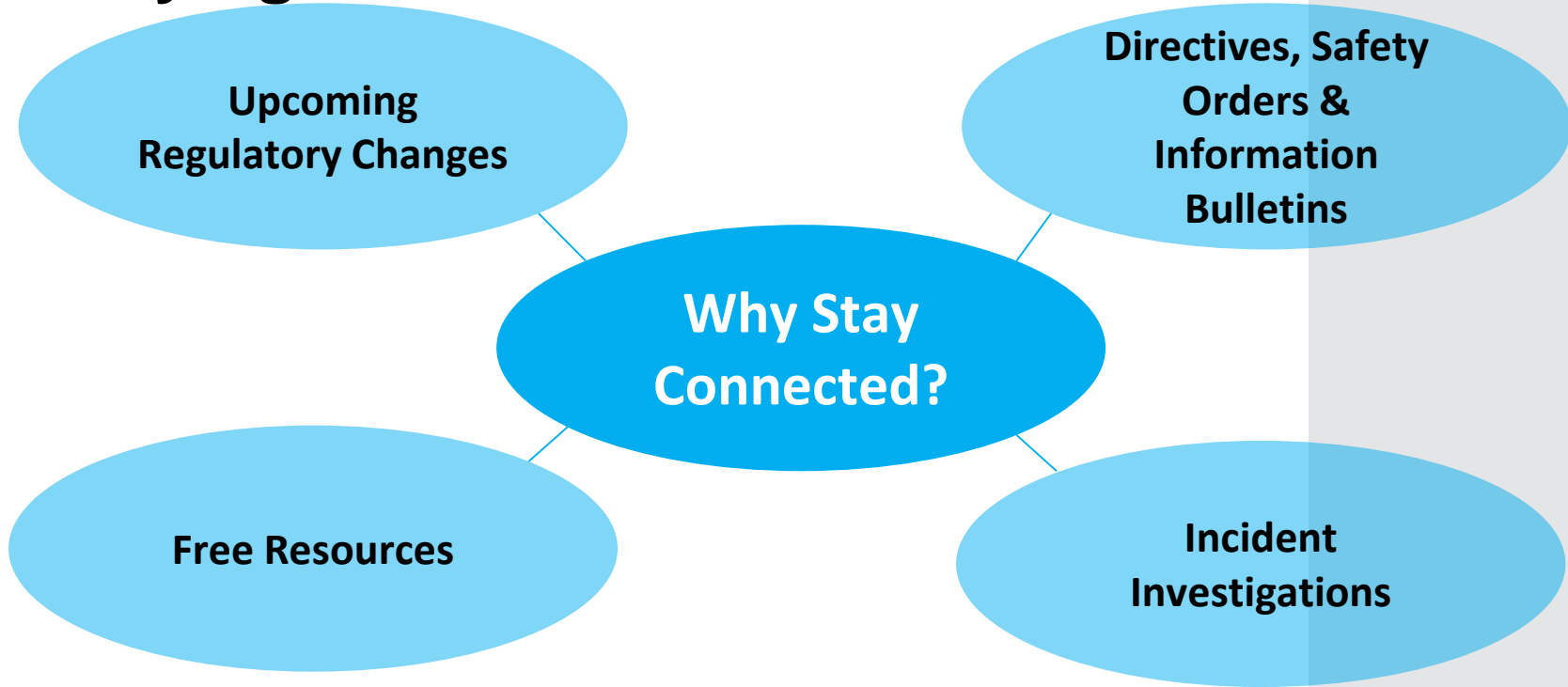
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Questions

# Staying Connected





# Staying Connected

## Contact Centre

- 1-866-566-7233 (Monday – Friday 7:00am – 6:00pm)
  - Ask for your local safety officer

## Website

- [www.safetyauthority.ca](http://www.safetyauthority.ca)
- Newsletters & Web Notifications
- Online Learning Centre (<https://learn.safetyauthority.ca>)



Permits, Approvals &  
Design Registrations

Forms & Fees

Licences, Certificates  
& Exams

Regulations &  
Consultation

Safety  
Information

Training

Enforcement &  
Compliance

Search



Safe technical systems.  
Everywhere.



Online Services

Pay an Invoice

Sign up for the Latest Info

Find a Contractor

Report to BCSA

Contact Centre



Hours: 7:00am to 6:00pm (PST)  
Monday to Friday  
contact@safetyauthority.ca  
1-866-566-7233

Answers to some Common Questions

What lies beneath

BC Safety Authority and FortisBC  
remind of the risks of ground  
breaking activities during Safe  
Digging Month.



BCSA News

10 April 2017

**What lies beneath: BC Safety  
Authority and FortisBC  
remind of the risks of ground  
breaking activities during  
Safe Digging Month.**

10 April 2017

**Lack of venting system**

Industry Alerts

4 April 2017

**Incident and Hazard  
Reporting to BCSA - Boilers,  
Pressure Vessels, Piping and  
Fittings**

INFORMATION BULLETINS

Events

2 May 2017

**Electrical Orientation Course  
- "A Great Start"**

Terrace

**Boiler & Pressure Vessel  
Tech Talk - BPV Contractor  
Licensing**

BC Safety Authority Website [www.safetyauthority.ca](http://www.safetyauthority.ca)

# Summary

- Contact BCSA for change in ownership
- Equipment Maintenance
  - Keep an up to date log system
  - Maintain per the manufacturer's instructions
- Hire qualified (licensed) individuals
- You are **LEGALLY RESPONSIBLE** for your regulated equipment

# Questions



[learning@safetyauthority.ca](mailto:learning@safetyauthority.ca)