

Bylaw # 66
Private Fire Hydrant Bylaw

1. Short Title

1.1 This bylaw shall be known as the Private Fire Hydrant Bylaw.

2. Purpose

2.1 The purpose of this bylaw is to ensure that all Private Fire Hydrants have been inspected, serviced, and maintained by a qualified service provider in accordance with relevant and applicable regulations, standards, and statutes.

2.2 This bylaw is intended to be interpreted alongside the *National Fire Protection Association (NFPA) Standard 25*. Should a conflict exist between the terms of the NFPA Standard 25 and the provisions of this bylaw, the terms of the NFPA Standard 25 shall prevail.

3. Authority

3.1 This bylaw is made pursuant to Section 172(2)(e) of the *Municipal Government Act*, SNS 1998, c 18, as amended from time to time.

4. Application

4.1 This bylaw shall apply to all properties in the Municipality that possess Private Fire Hydrants.

5. Definitions

5.1 In this bylaw,

- (a) **“Municipality”** means the Municipality of the County of Inverness;
- (b) **“Permit”** means a Private Fire Hydrant Permit issued by the Municipality’s Public Works Department;
- (c) **“Owner”** means the registered property owner or the occupier of land possessing a Private Fire Hydrant;

- (d) **“Private Fire Hydrant”** means valved connection on a water supply system having one or more outlets and that is used to supply hose and fire department pumpers with water located on private property;
- (e) **“NFPA Standard 25”** means the National Fire Protection Association Standard 25: Standard for the Inspection, Testing, and Maintenance of Water-based Fire Protection Systems;
- (f) **“AWWA M17”** means the American Water Works Association (AWWA) Manual of Water Supply Practices #17 Fire Hydrants: Installation, Field Testing and Maintenance; and
- (g) **“Qualified Service Provider”** means a service provider that has provided acceptable proof of one of the following qualifications and/or certifications to the Municipality:
 - i) Service providers that conduct fire flow testing on Private Fire Hydrants shall have a certification for completion of a fire system testing course (NFPA or equivalent).
 - ii) Service providers that maintain/operate (flushing) Private Fire Hydrants shall have:
 1. proof of completion of a fire system certification course (NFPA or equivalent);
 2. a Level 1 water distribution system operator certification (NSECC certification to match system);
 3. proof of completion of a course on the operation and maintenance of a fire hydrant (AWWA, ACWWA, MPWWA, or equivalent); or
 4. five to ten years field experience installing/operating/maintaining fire hydrants.

6. General Provisions

Owner Responsibilities

- 6.1 The Owner shall be responsible for all costs associated with inspection, replacement, maintenance, flushing, flow/pressure testing, and repair of Private Fire Hydrants and associated piping/valving. Dechlorination is required when flushing fire hydrants, as per provincial regulations.

- 6.2 Contact must be made with the Municipality's Public Works Department to obtain a permit/verify qualification before work is done on any Private Fire Hydrants to allow for scheduling, supervision, and public notices to areas that may be impacted by testing activities.

Requirement to Maintain Hydrant Access Standards of Conduct

- 6.3 Owners shall provide clear access to the Private Fire Hydrant for the purposes of firefighting, testing equipment, or training. Access is defined as keeping the Private Fire Hydrant clear of shrubs, trees, snow and ice, structures, or other obstructions of any kind within one (1) meter of the Private Fire Hydrant.
- 6.4 Owners shall maintain nozzles: two (2) hose and one (1) pumper with the thread type for a 4 inch connection as follows:
- (a) On the Inverness and Judique water distribution systems, Owners shall maintain one (1) pumper nozzle with thread type FD.
 - (b) On the Chéticamp, Mabou, Port Hastings, Port Hood, and Whycocomagh water distribution systems, Owners shall maintain one (1) pumper nozzle with thread type SD.
- 6.5 Owners shall maintain the Private Fire Hydrant's isolation valve and maintain operability of the valve and ensure accessibility of the valve box.
- 6.6 Owners shall have twelve (12) months from the date of the coming into force of this bylaw to ensure that existing Private Fire Hydrants are compliant with this bylaw and the Municipality may request proof of compliance from Owners as it deems necessary following this twelve (12) month period.
- 6.7 A failure to provide clear access and thread type shall be deemed an offence under this bylaw.

Maintenance Requirements of the Owner

- 6.8 Owners shall be solely responsible for ensuring the Private Fire Hydrant is functional and that all necessary inspection and maintenance is conducted on an annual basis. Hydrants are to be operated and maintained to the standards set out in the AWWA M17 manual for maintaining and testing hydrants.
- 6.9 No work may be done on any Private Fire Hydrant without first obtaining a municipal Private Fire Hydrant Permit.
- 6.10 Owners shall conduct inspection and maintenance activities in conformance to

NFPA Standard 25 and AWWA M17 through a Qualified Service Provider.

- (a) Inspection of a Private Fire Hydrant is to be completed twice-yearly in the spring and fall. The fall inspection shall include winterization of the Private Fire Hydrant and shall be completed by November 1.

6.11 Flushing shall be conducted at a minimum on an annual basis.

- (a) Flushing shall only be carried out in the spring after May 1 and shall only be conducted with written approval of the Municipality. Flushing shall not occur during freezing conditions and shall not occur later than November 1 of each year.

6.12 The Owner shall provide the Municipality's Public Works Department with written verification of flushing and flow testing conducted, maintenance, and the condition of Private Fire Hydrants on an annual basis, reported in a manner consistent with record keeping as outlined in AWWA Manual M17 and in a manner deemed appropriate by the Municipality's Public Works Department.

- (a) Records are required to be submitted within two (2) weeks of being completed.
- (b) If inspection and maintenance requirements are not met by the Owner, the Municipality may direct that inspection and maintenance be done and, upon providing a minimum of two (2) days' written notice to the Owner, may enter upon private property to conduct the inspection and maintenance work.
- (c) The Municipality shall apply the costs of such work as a first lien on the property, which shall be collected in the same manner as municipal taxes and/or issuing a bill to the property owner.
- (d) Notwithstanding the foregoing, the Municipality may enter onto private property to conduct inspection and maintenance work or to flush from a Private Fire Hydrant at any time in exigent or emergency circumstances.

Notification of Damage or Malfunction

6.13 Should any Private Fire Hydrant or associated water supply piping be destroyed or damaged, or possess a known malfunction that compromises its operation, the Owner shall notify the Municipality's Public Works Department within 24 hours of learning of the defect. Failure to provide notice of damage or malfunction will be deemed an offence under this bylaw.

6.14 Private Fire Hydrants that are damaged or compromised must be immediately marked as 'Out of Service' and repair or replacement must be completed by the Owner within 30 days of learning of the damaged or compromised condition of the Private Fire Hydrant.

- (a) If the repair or replacement cannot be completed within 30 days, the Owner is to provide written notice to the Municipality outlining why the repair or replacement cannot be completed within the 30 days, with a repair or replacement plan and a proposed timeline for completion of the repair or replacement. An extension may be granted by the Municipality based on a case-by-case review of the situation and assessment of factors deemed relevant by the Municipality.

7. Penalties and Enforcement

7.1 Any person is guilty of an offence:

- (a) who contravenes any provision of this bylaw;
- (b) fails to comply with an order made by the Engineer within the time specified in the order or required under a provision of this bylaw;
- (c) fails to do anything required by this bylaw;
- (d) permits anything to be done in violation of this bylaw; or
- (e) obstructs or hinders any Person in the performance of their duties under this bylaw.

7.2 Any person who contravenes any provision of this bylaw shall be liable upon summary conviction for every such offence to a penalty of not less than one hundred dollars (\$100.00) and not exceeding ten thousand dollars (\$10,000.00).

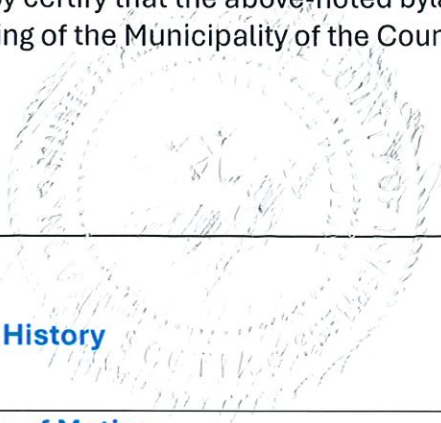
7.3 Each day that an offence of this bylaw continues to exist shall constitute a separate offence.

8 Severability

8.1 A decision by a court of competent jurisdiction that any part of this bylaw is illegal, void, or unenforceable severs that part from this bylaw and does not affect the other provisions of this bylaw which shall remain in full force and effect.

Approval:

I, Keith MacDonald, Clerk and CAO of the Municipality of the County of Inverness hereby certify that the above-noted bylaw was passed on June 11, 2026, at a meeting of the Municipality of the County of Inverness.


Keith MacDonald**Bylaw History**

Notion of Motion	December 11, 2025
First Reading	March 26, 2026
Publication of Formal Notice	June 1, 2026
Second Reading (and passage)	June 11, 2026
Public notification of bylaw adoption	July 15, 2026
Notice to Province	