



Community Builders...Building Communities

September 27, 2019

City of Hamilton
71 Main Street West
Hamilton ON L8P 4Y5

Attn: Hamilton Public Works Committee

Re: Implementation of Proposed New Hamilton Fire Flow Policy

We are writing to you to express our concerns with the significant delays in timing of the implementation of Hamilton's new Fire Flow Policy. We appreciate staff's continued consultation with us on this matter, however the original due date for this item was March 18th, 2019.

Since that time, the due date has been postponed as follows:

- Postponed the due date of March 18, 2019 to May 13, 2019;
- The matter was not included on the Committee's agenda on May 13, 2019;
- At the June 3rd Committee meeting, the Committee postponed the due date to July 10, 2019;
- At the July 10th Committee meeting, the Committee postponed the due date from July 10, 2019 to August 14, 2019;
- At the August 14th Committee meeting, the Committee postponed the due date from August 14, 2019 to September 6, 2019;
- At the September 6th Committee meeting, the Committee postponed the due date from September 6, 2019 to October 18, 2019;
- The October 18th Committee meeting has been cancelled;
- The September 30th Committee meeting agenda postpones the due date from October 18, 2019 to November 18, 2019.

The message that these delays and postponements sends to our members is that this is not a high priority item in the eyes of the Committee.

In consultation with our members, information was provided which demonstrated the considerable financial burden associated with being forced to follow the Fire Underwriter's Survey (FUS) standard. Evidence indicates that it can cost several million dollars on a single project. Ultimately, this financial loss is carried over to the consumer and contributes to the ever-rising cost of housing prices.



As demonstrated by your staff's willingness to change this standard, the current FUS standard is excessive. A change is long overdue. We understand that there are still specifics that need to be worked through, specifically regarding the application of the new standard to mid and high-rise buildings - we brought these concerns forward in February and as of our last DILG meeting, we were advised that these have not been reviewed. However, both staff and the industry have come to a consensus on the low-rise standards, which we do not believe should be held up while the details are addressed for mid-high rise and/or ICI developments.

As previously requested in our February 22, 2019 letter to the City's Senior Director of Growth Management, we are again requesting a motion from the Committee to immediately bring forward, for approval, the fire flow policies for low-rise communities at the November 18, 2019 Public Works Committee meeting, and to hold this date firm.

Thank you for taking the time to consider our request. We look forward to receiving further updates on this matter as more information becomes available.

Sincerely,



Suzanne Mammel, MBA CET
CEO, Hamilton-Halton Home Builders' Association

Copy - Robert Lalli, Open for Business Manager