

Sprinkler Heads

DO NOT hang anything from fire sprinkler heads. It can cause sprinkler head to go off and trigger a general fire alarm and flood your suite.



Wet sprinkler head

The Strata Property Act states

(http://www.qp.gov.bc.ca/statreg/stat/S/98043_18.htm#ScheduleofStandardBylaws):

3(2) An owner, tenant, occupant or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those parts of a strata lot...

Ensure you have appropriate and adequate insurance.

Based on recent case law, the **owner** is responsible for the Strata's deductible if the cause of the damage starts from within their suite. The **owner** is responsible for flooding damages due to hanging things off sprinkler heads.

See appended CHOA journal columns by Adrienne Murray entitled: **The Case of the Unpaid Insurance Deductible** for further information.