

ITEM 19

MANAGER'S REPORT NO. 1

COUNCIL MEETING Jan. 13/75

Re: By-Law No. 6584: Burnaby Fire Prevention By-Law 1968  
Amendment By-Law No. 3, 1974

On December 16, 1974, Council tabled a report on an amendment to the Burnaby Fire Prevention By-Law which, if adopted, would enable the Fire Department to adequately enforce operations involving self-service facilities at gasoline stations (Item 11, Report No. 84). Following is the additional information that Council requested when the matter was previously considered.

There are 117 licenced service stations in Burnaby. Of this total, 19 stations have approval from the Fire Department to offer self-service to customers. Such approval was granted following an on-site inspection which disclosed that the operations met requirements that are set out by the Provincial Fire Marshal (these are the same basic requirements that are contained in the proposed amendment to the Burnaby Fire Prevention By-Law).

It should be noted the 19 self-service stations that are regarded by the Fire Department as having safe dispensing equipment for use by customers have voluntarily complied with the requirements that are recommended by the Fire Marshal - the amendment to our By-Law would make compliance with the requirements mandatory.

Only one of the 117 licenced service stations does not meet the requirements that are applied by Provincial and Fire Department Inspectors during the process of determining if a station's self-service facilities are adequate and safe. The owner of this one station believes that his operation is not self-service, and, therefore, not subject to the requirements; Provincial and Municipal authorities, however, are of the opinion that the operation is self-service and should be subjected to the standards that apply to this type of operation (further details regarding this conflict are contained in the attached articles from the July 19, 1974 editions of The Vancouver Sun and The Vancouver Province). Incidentally, a photograph in the January 7, 1975 issue of The Columbian also referred to this particular station as a "self-service" station.

The self-service operation that is considered unsafe is also a matter of concern to the British Columbia Petroleum Association (see attached letter dated November 4, 1974 from Mr. W.J. Walmesley to the Provincial Fire Marshal).

In summary, the Fire Prevention By-Law at this time contains no provision for the regulation of self-service stations. The Fire Department relies for such regulation on a list of requirements that are set out by the Provincial Fire Marshal, which, as noted above, are essentially the same as the requirements that are contained in the By-Law amendment which is now before Council for consideration.

In September 1974, the Provincial Fire Marshal's office inspected all self-service stations in Burnaby, Vancouver and New Westminster (there were 14 in Burnaby at that time). As indicated in the attached letter dated October 29, 1974 from Provincial Inspectors to the Fire Marshal, self-service standards were met by all of the operations inspected (the minor discrepancies that were discovered have been or are now being rectified). The Fire Department has approved the additional 5 self-service stations that have opened in Burnaby since Provincial inspection was made.

The amended By-Law would only affect self-service stations and would not affect any nozzles now in use. The self-service stations must remove the latch-open device, making it necessary for the person using the nozzle to hold the handle open to dispense gasoline. When gasoline tanks become full, the nozzles automatically shut off the flow of gasoline.

We have not checked with the oil companies as to their thoughts on the proposed amendment to the By-Law, because they now adhere to these requirements on all of their self-service operations. These companies are Imperial Oil of Canada, Shell Oil of Canada, Chevron of Canada, Home Oil of British Columbia, Texaco, Pacific 66 and several independent operators. There is not to our knowledge a licenced self-service operation in Burnaby that would not meet the amended By-Law in every respect.

RECOMMENDATION:

1. THAT the subject By-Law be brought forward.

The VANCOUVER SUN: Fri., July 19, 1974

## Gasoline Alley dispute heats up

Gasoline Alley may be the safest place in town. Or it may be a bomb with a short fuse. It depends on who you listen to.

According to an owner of the high volume service station at 7670 Kingsway, Burnaby, it is the safest. And it is the cheapest — with gasoline going at 49.9 cents a gallon, as much as 17 cents under other stations.

But according to the Burnaby fire department the place is a potential disaster area that could go up in a ball of flame.

"And then people will ask us why we didn't warn them," said Fire Chief Don Wilson.

The point of the dispute is whether Gasoline Alley is self-service or run by attendants.

"We have as many as five attendants when business gets heavy," said co-owner William Ablitt. "And if anyone comes in smoking a cigarette and refuses to put it out, we refuse to serve him. 'Go blow up some of our competition,' we tell him," Ablitt said.

But the fire department has labelled it self-service, and said it has photographs to prove it.

"I believe we have sufficient evidence. I've been there and seen it myself," said Wilson.

A self-service station must, according to law, have an operator at a console who can automatically stop the flow of any pump in the event of an accident.

Handles on the nozzles must

be designed to shut off automatically when the person using it removes his hand.

Ablitt said he does not classify Gasoline Alley as self-service so it does not need to comply with the regulations.

"Sure we have some customers come in who don't want to wait for us. They've got two legs, they get out and pump their own gas. It happens all over town. We can't stop them," he added.

He said his troubles started Wednesday after he fired an attendant for allegedly giving sales volume figures to a competitor.

"Half an hour later two fire marshals moved up and told me I was operating illegally," he said.

One of the marshals put an official red fire department tag on one of his 21 pumps, forbidding its use until adjustments have been made.

Ablitt reportedly ordered the marshals off his property and continued business.

"They're hassling me because I've upset the price structure in the area," he said.

"We don't want to hassle anyone," said Wilson. "We are only interested in protecting the public and obeying the law."

He said attention was brought to the service station by inspectors on routine duty.

Said Ablitt: "Just let them try to shut me down. I'll get a court writ ordering them to show cause, and they won't be able to."

Said Wilson: "The matter will go to the provincial fire marshal for a decision."

## Firemen bug me —gasman

By TONY EBERTS

A Burnaby service station owner claimed Thursday that he's being harassed by fire officials because of his cut-rate gasoline prices.

A spokesman for the municipality's fire prevention department said the operation is in trouble because it doesn't meet safety requirements.

The station is Gasoline Alley, 7670 Kingsway, which is selling gasoline at 49.9 cents a gallon for standard and 54.9 cents for premium — as much as 17 cents a gallon cheaper than at some major oil company outlets in the Vancouver area.

Co-owner William Ablitt said he recently fired an attendant for releasing sales volume figures to a nearby station. The day after the firing, said Ablitt, a fire marshal appeared at Gasoline Alley and slapped a "rejected" sticker on one of the pumps.

"I understand my station doesn't meet the safety standards for a self-service operation," Ablitt said. "But this isn't self-service — I have two attendants on duty.

"Sometimes when a dozen or more customers are there at the same time the attendants ask the motorists to keep an eye on the nozzles in case the automatic shut-off valves should fail to work.

"Otherwise it would be impossible to keep up with the demand. We sell about \$300,000 worth of gasoline in a month, and we're saving drivers thousands of dollars."

The Burnaby fire department spokesman said Ablitt's station is self-serve and the department has several photographs showing customers serving themselves. He said



William Ablitt, co-owner of Burnaby service station.

Gasoline Alley therefore lacks five safety requirements:

- A console control system with which an operator can quickly stop the gasoline flow at any pump in the event of a spill.
- A dry-chemical fire extinguisher at each pump island.
- An intercom system so the central operator can contact a customer at any time.
- Pump nozzles that shut off when unattended.
- Signs at each pump

island warning motorists to shut off engines while filling tanks.

"As it is, the station poses a high fire hazard," said the fire official. "If an automatic running pump nozzle were to fall to the ground — and that's not unusual — the gas might continue running for several minutes. Or if someone lit a cigarette, the place could go up like a bomb."

Burnaby fire officials said the matter is being turned over to the provincial fire marshal's office.

ITEM 19  
MANAGER'S REPORT NO. 1  
COUNCIL MEETING Jan. 13/75

BRITISH COLUMBIA PETROLEUM ASSOCIATION,  
1177 West Hastings St., Fifth Floor,  
Vancouver 1, B.C.

November 4, 1974

Provincial Fire Marshall  
3250 East Broadway  
Vancouver 12, B.C.

Dear Sir:

Re: 7670 Kingsway, Burnaby

We would like to draw your attention to a situation existing at the "Gasoline Alley" service station located at the above address and which this Committee believes to be extremely hazardous. We refer to the practice of the operators of this station allowing the motoring public to serve their own requirements of fuel with complete disregard of the regulations governing the sale of gasoline on a self-serve basis. These regulations are outlined in detail under item 3 in your Flammable Liquids Regulations of July 24, 1974 (attachment).

In a report of a confrontation between the Burnaby Fire Chief and the owner of the station as published in the Vancouver Sun on July 19, 1974, a copy of which is attached, the danger of the situation is clearly outlined. We note in the final paragraph of the news item that Chief Wilson indicated the matter was to be referred to your office for a decision. We respectfully request that this decision be made as quickly as possible.

May we point out that our only interest in bringing this matter to your attention is our concern for the safe handling of gasoline. As an industry, we have met resistance to the self-serve concept in certain Municipalities because of the fear of fire or explosion. This has now been largely overcome and we credit your regulations and the nine points of control contained therein as a major reason for this. We are sure that neither of us would like to see this confidence remain in jeopardy by the continuation of acknowledged unsafe practices.

May we hear from you on this matter at your convenience.

Yours truly,

W. J. Walmesley  
Chairman  
Legislative Committee

encl.

c.c. - Burnaby Fire Marshall  
4867 Sperling  
S. Burnaby, B.C.

(3) RE: SELF-SERVICE DISPENSING FACILITIES

Regulations governing flammable liquids pursuant to the Fire Marshal Act do not prohibit self-service dispensing. At this time we recognize two kinds of self-service installations; i.e., Console Installations designed to serve the general public and Key-lock Installations designed to serve a limited number of customers. These Installations are subject to the requirements of Divisions 3.4.5 & 6 which apply to all service stations. However, in view of the special nature of the service provided by self-serve stations, additional requirements are necessary for each kind of installation. These requirements are as follows:-

1. All dispensers to be under the control of an attendant located at a central console;
2. Console so equipped that no fuel can be dispensed until the console operator sets the controls;
3. Console operator has visual supervision over dispensers and can stop all fuel delivery in event of an emergency;
4. A means of two-way voice communication is provided to permit console operator to instruct customer at dispenser location;
5. Dispensing nozzles equipped to close automatically when customer's hand is removed (latch-open devices are not permitted);
6. Number of dispensing hoses be limited to 12 per console;
7. Stations to be staffed by at least one person;
8. Console operator is to remain at the console location at all times while self-service equipment is in operation.
9. Operating instructions shall be conspicuously posted in the dispensing areas.

(4) KEY-LOCK INSTALLATIONS:

These installations are designed to serve a limited number of people and shall not be accessible to, or open to, the general public. These installations are not required to have an attendant or supervisor and may be used by Commercial, Industrial, Governmental or Manufacturing Establishments -

1. Operating instructions shall be conspicuously posted in the dispensing area.
2. Dispensing equipment together with the key-lock components must be of a standard approved by the Fire Marshal.
3. Dispensing nozzles shall not be equipped with a latch-open device.
4. Key-lock installations associated with a Bulk Plant should be reviewed by this office initially, insofar as the facility may effect the Bulk Plant. Dispensers must be located outside the fenced area of a Bulk Plant.

PLEASE ADDRESS ALL COMMUNICATIONS TO:  
FIRE MARSHAL  
3250 EAST BROADWAY  
VANCOUVER 12, BRITISH COLUMBIA  
TELEPHONE 254-5421  
A COMMUNICATION SHOULD RELATE TO ONE SUBJECT



PROVINCE OF  
BRITISH COLUMBIA  
DEPARTMENT OF ATTORNEY-GENERAL  
OFFICE OF THE FIRE MARSHAL  
VANCOUVER

141

ITEM 19  
MANAGER'S REPORT NO. 1  
COUNCIL MEETING Jan. 13/75

file: 19-3  
CVA-4/CBU-4 FWC-4

October 29th, 1974

TO THE FIRE MARSHAL:

RE: Inspections of Self-Service Dispensing Stations  
and Split-Island Stations in  
Vancouver, Burnaby and New Westminster Areas.

In accordance with your instructions our Inspectors  
Wence Spraluk and Don Slevens carried out inspections in the above described  
fuel dispensing facilities. These inspections were carried out on Wednesday,  
September 25th, and on Thursday, September 26th, 1974.

During inspections of each self service station the  
following requirements were checked:

1. Control and supervision of all dispensing of fuel by an attendant from the central console.
2. Control of the fuel dispensing pumps from the console, so that no fuel is dispensed until the console control is re-set.
3. Emergency power cut-off switch on the console.
4. A means of two-way voice communication for instructing customers at dispensing locations.
5. Dispensing nozzles shutting off automatically when the customer's hand is removed (no latch-open devices permitted).
6. Number of dispensing hoses limited to 12 per console.
7. Station staffed by, at least, one person at all times while open for business.
8. Console operator must remain at the console location at all times while the self service equipment is in operation.
9. Operating instructions conspicuously posted in the dispensing areas.
10. Split-island operation and control.
11. Provision of the fire extinguishers.

Following stations were inspected and conditions found are indicated by the item number in reference to the listed requirements:

VANCOUVER AREA SELF-SERVICE STATIONS:

GLANDVIEW CHEVRON SELF-SERVE - 2690 Burnaby St.

Full self-serve -

Item 4

...../2

RE: Inspections of Self-Service Stations

GRANDVIEW CHEVRON SELF-SERVE - continued:

- Item 4 No two-way voice communications.
- Item 3 At this operation, the attendant left the console to get oil for a customer while the self-service equipment was in operation.

BROADWAY & VICTORIA SHELL SELF-SERVE:

full self-serve -  
This station meets with all the requirements.

VICTORIA & 33rd MOHAWK SELF-SERVE:

full self serve -  
Item 4 No two-way voice communications.

KILLARNEY MOTORS LTD. - 5252 Victoria St.

split island operation:  
Item 3 At this operation, if vehicles are at the full service pumps the console operator has a limited visibility of the self-serve pumps.  
Item 2) At this Split Island operation it was noted that the self-serve pumps were not always under complete supervision, as the attendant was going back into the work shop once the pump was started.

CROSS-TOWN GULF - Victoria, & 49th Ave.

full self-serve  
This station meets with all the requirements.

41st & KNIGHT SHELL SELF-SERVE:

full self serve  
This station meets with all the requirements.

ERIC CLARKE CHEVRON - 4102 Fraser Street

split island operation:  
Item 10 At this split island operation it was noted that the self serve pumps were not always under complete supervision as the attendant was going back into the work shop once the pump was started.

2nd & MAIN TEXACO SELF-SERVE - 1790 Main Street

full self serve  
Item 4 Two-way voice communication in poor working order.

MAIN CHEVRON SELF-SERVE - 2748 Main Street

full self-serve.  
This station meets with all the requirements.



- 3 -

E: Inspections of Self-Service Stations

October 29th, 1974

12th and Main SHELL SELF-SERVE

full self-serve

Item 3 Vision is limited

ECONO SELF-SERVE DRIVE-IN STORE - 2001 Kingsway

full self-serve

This station meets with all the requirements.

ECONO SELF-SERVE DRIVE -IN GAS BAR - 6901 Victoria Drive

full self serve

This station meets with all the requirements

CLARENDON SHELL SELF-SERVE 2473 Kingsway

full self serve

This station meets with all the requirements

HI-LINE CHEVRON SELF-SERVICE LTD. - 2918 Kingsway

This station meets with all the requirements.

HASTINGS SELF-SERVE GAS BAR (GULF) - 1600 E. Hastings

full self serve

This station meets with all the requirements.

2500 TEXACO SELF-SERVE - 2500 Kingsway

split island

Item 4 No two-way voice communications.

LIONS VIEW CHEVRON SELF-SERVE - 215 West Broadway

full self serve

This station meets with all the requirements

KEV CONWAY CHEVRON SELF-SERVE - 1900 Burrard

full self serve

This station meets with all the requirements

3rd & BURRARD SHELL SELF-SERVE 1898 Burrard

full self serve

This station meets with all the requirements

...../4



RE: Inspections of Self-Service Stations

BROADWAY AND MAPLE ESSO SELF-SERVE - 2000 West Broadway

full self serve

Item 3 The operator at this station has a very limited vision of the end pumps, due to the lay-out of the pumps.

CORNWALL AND MAPLE SHELL SELF-SERVE - 1995 Cornwall

full self serve

This station meets with all the requirements

10th and Discovery SHELL SELF-SERVE 4314 West 10th Ave.

This station meets with all the requirements

VILLAGE CHEVRON SERVICE - 2190 Western Parkway - U.B.C.

split island

This station meets with all the requirements

10th & Cambie SHELL SELF-SERVE

full self serve

Item 4 No two-way voice communications.

B. BURNABY AREA SELF SERVICE STATIONS:

WILLINGDON AND CANADA WAY - SHELL OIL CO.

This station meets all requirements.

CENTRAL PARK SHELL SELF-SERVE STATION

Item 4 Voice communication system was out of service - being repaired

TEXACO SELF SERVICE - 5066 Kingsway

This station meets all requirements

CANADIAN PROPANE GAS AND OIL LTD. - 6611 Kingsway

This station meets all requirements

MIDDLE-GATE SHELL SELF SERVICE

Item 11 Only two 4 lbs. dry chemical fire extinguishers provided.

SOUTH BURN SELF SERVICE KINGSWAY - PACIFIC 66

This station meets all requirements

...../5

ITEM 19  
 MANAGER'S REPORT NO. 1  
 COUNCIL MEETING Jan. 13/75

- 5 -

RE: Inspections of Self-Service Stations

October 29th, 1974

DEER LAKE SHELL SELF-SERVICE - Canada Way

Station meets all requirements

MERRITT SELF-SERVICE - 6755 Canada Way

Station meets all requirements

MERRITT SELF SERVICE - 4823 Hastings Street

Station meets all requirements

SHELL SELF SERVICE - Hastings and Kensington St.

Station meets all requirements

CHEVRON STANDARD SERVICE STATION - Hastings and Inlet Dr.  
 Split Island Service

Items 1 & 10

If only one attendant is used at this type of operations, the self-service console and pumps are left unsupervised, while the attendant attends other pumps or goes in shop for oil, etc. In addition the fire extinguishers and the two-way speakers were stolen from the self service island.

BURNABY MOUNTAIN SHELL SELF SERVICE - SIMON FRASER UNIVERSITY

The station is in the process of being changed over to self service.

WILLINGDON AND LOUGHEED GULF OIL SELF SERVICE

Station meets all requirements

DAVID HILSTROM OIL COMPANY LIMITED  
 Self Service Station - 7477 - 6th Street

Station meets all requirements

NEW WESTMINSTER AREA SELF SERVICE STATIONS

GULF SELF SERVICE - 6th Street and Belmont

Item #1 & 3

Limited supervision and visibility to the furthest pump island when a larger vehicle pulls-in for refuelling. Mirrors used are being twisted with the wind.

MC BRIDE & 8th STREET SHELL OIL SELF SERVICE

Items #1 & #3

No visibility or supervision possible when a larger vehicle pulls in between the pump island and the console booth in front.

RE: Inspections of Self-Service Stations

October 29th, 1974

NEW WESTMINSTER AREA SELF SERVICE STATIONS - continued

CHEVRON SELF SERVICE MCBRIDE and 8th Street

Items 1 & 3

Limited visibility and supervision to the outside pump island when a larger vehicle pulls-in to the inside pump island.

Item 11 Only one 10 lb fire extinguisher available inside the office no extinguishers are provided near the pumps.

Respectfully submitted,

Inspectors: Don Slavens and

Wence Kapralik.

DS/W: dm