

File No.: 04-1000-20-2021-442

November 23, 2021

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request dated August 20, 2021 under the ***Freedom of Information and Protection of Privacy Act, (the Act)***, for:

**Records regarding the Regent Hotel, specifically related to fire infractions from the Vancouver Fire and Rescue Services. Date Range: January 1, 2015 to October 31, 2018.**

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.15(1)(e) and s.22(1) of the Act. You can read or download these sections here: [http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00).

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, [info@oipc.bc.ca](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2021-442); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signature on file]

**Barbara J. Van Fraassen, BA**  
**Director, Access to Information & Privacy**

[Barbara.vanfraassen@vancouver.ca](mailto:Barbara.vanfraassen@vancouver.ca)  
453 W. 12th Avenue Vancouver BC V5Y 1V4

If you have any questions, please email us at [foi@vancouver.ca](mailto:foi@vancouver.ca) and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604.871.6584.

Encl.

:kt



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Constr. Type: **3 - Ordinary - Protected/Unprotected Combustible**

Date of Report: **October 14, 2021**

Business Name: **Regent Hotel**

Last Inspection Date: **July 19, 2021**

Property class: **A2 General Assembly**

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>PrePlan</b>	<b>July 19, 2021</b>	<b>Satisfactory</b>	<b>FP Capt Problem Buildings</b>	<b>Aleks, Nicholas</b>

### Note: Knox install

Knox install (Right cap).

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Residential Tenant - C</b>	<b>March 16, 2021</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancies</b>	<b>Aleks, Clifford</b>

Violation Notice: Issued

Received by: Aleks

Position: Other

### 1 Sprinklers. - Sprinkler Systems

Status Unsatisfactory

The sprinkler system has past its service date and is now in need of servicing by a qualified service contractor.

\*\*\*

### Note: NOV issued

Coordinated inspection with Aleks, city of Vancouver housing official.  
Sprinkler system has failed, service ASAP.  
Alarm serviced OK.  
24 hour fire watch to remain until sprinkler system serviced.  
NOV issued.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Residential Tenant - C</b>	<b>December 1, 2020</b>	<b>Satisfactory</b>	<b>FP Single Room Occupancies</b>	<b>Aleks, Mark</b>

### Note: Co-ordinated inspection

Attended for co-ordinated inspection with CoV Deputy Building Inspector Saul Schwebs and DBI Adrian Cashato as well as Alex Borromeo from CoV REFM. Walked through the vacant SRO to determine if a fire watch needed to remain. Building was patrolled by 2 security guards. Condition of the building remains the same as before..Sprinkler system was recently inspected and tagged by Viking Fire as satisfactory. Fire alarm system was marked failed and has ASAP indicated as a next service date with x marked on the tag. Fire extinguishers and fire hose systems had failed and HST due marked on tags.

Advised Alex Borromeo as the buildings are not occupied that I was not concerned about the emergency lighting, fire extinguishers and fire hose failing but in order to lift the current fire watch that is place, the fire alarm system and sprinkler system would need to be repaired and both passed by Viking Fire.  
Also asked him to have any and all propane cylinders and gas cans or any other flammable gases or liquids immediately removed form the building.

Once this has all been done then the fire watch can be lifted.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
 Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
 FPO District: **50**

Inspection Class <b>Hazard Assessment Inspection</b>	Inspected Date <b>September 22, 2020</b>	Status <b>Unsatisfactory</b>	Assigned To <b>FP Capt Problem Buildings, Clifford</b>	Inspector <b>Deja, Clifford</b>
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**Violation Notice:** Issued      **Received by:** security      **Position:** [None selected]

<b>1 - Fire Alarm Systems</b>	<b>Status</b> Unsatisfactory
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The fire alarm annunciator lamp test feature does not function and requires repair by a qualified service contractor.

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The fire alarm monitoring system equipment requires service from a ULC listed service contractor.

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The fire alarm system has past its service date and is now in need of servicing by a qualified service contractor.

\*\*\*

<b>2 Sprinklers. - Sprinkler Systems</b>	<b>Status</b> Unsatisfactory
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The sprinkler system has past its service date and is now in need of servicing by a qualified service contractor.

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**Note: Coordinated inspection**

Coordinated inspection with building officials.

Saul, Gage.

Report of break ins from VPD.

Theft of metal and wires.

Alarm has no power.

Maintain 24 hour fire watch.

Log is up to date.

Sprinkler system and alarm tags expired in August 2020.

Spoke with owner Guddy on the phone.

Issued MTI for failure to maintain sprinkler system \$750.

Some pipes in the sprinkler room have been cut off, possible for scrap metal.

NOV issued

Inspection Class <b>Residential Tenant - C</b>	Inspected Date <b>June 11, 2020</b>	Status <b>Satisfactory</b>	Assigned To <b>FP Single Room Occupancy, Dejas</b>	Inspector <b>Deja, Lorenzo</b>
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<b>1 - Egress</b>	<b>Status</b> Satisfactory
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<b>2 - Exit Signs</b>	<b>Status</b> Satisfactory
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<b>3 - Fire &amp; Exit Doors</b>	<b>Status</b> Satisfactory
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<b>4 - Fire Separations</b>	<b>Status</b> Satisfactory
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160 E Hastings

- EXIT
- EGRESS
- FIRE EXIT
- FIRE SEPERATION

FDM CLEAN UP



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

THE REGENT permanently closed.

**Note: fdm clean up**

160 E Hastings

- EXIT
- EGRESS
- FIRE EXIT
- FIRE SEPERATION

FDM CLEAN UP  
THE REGENT permanently closed.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Prosecution	June 25, 2018	Satisfactory	FP Capt Problem Building	Corseth, Nils

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Prosecution	June 24, 2018	Satisfactory	FP Capt Problem Building	Corseth, Nils

**Note: Tenant Relocation Support Day 5**

- Regent ordered shutdown by COV Building Dept. due to structural issues
  - FPOs NG, LK, Cpt. SH participated with VPD members, COV Prop. Use and building Inspectors, Atira Prop. Management reps, BC Housing Reps, East Van Movers,, Board-up crews and Genesis Security Personnel
  - COV Building dept. and COV Emergency Prep Ecomm staff formed unified command ICS structure
  - Ops briefing given at Waldon Hotel before deployment to the Regent - exposures risks not discussed
  - FPO's role was to ensure Fire Life Safety for occupants and to investigate alarms if necessary while other agencies engaged in transitioning approximately 90 tenants to new housing
  - 3 FPOs each responsible for 2-3 floors of the 8 floors from ground to top floor, and as such had to climb/descend stairs for approx. 6 hours
  - **FPOs exposed to contaminated Air:** Airflow was minimal, and FPOs exposed to smoke from cigarettes, possible drug smoke, and noxious fumes/odors emanating from the rooms of tenants as they moved their personal belongings to boxes and stacked them temporarily in common egress corridors in preparation to move.
  - **FPOs exposed to pests :** Building is known to contain bedbug and cockroach infestations
  - **FPOs exposed to black mould/spores** potentially throughout building due to ongoing water damage from building envelope breaches
- Asbestos exists in some areas of building** - unknown hazard level from breaches in fire separations and air movement

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Prosecution	June 23, 2018	Satisfactory	FP Capt Problem Building	Corseth, Nils



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

#### Note: Tenant Relocation Support day 4

- Regent ordered shutdown by COV Building Dept. due to structural issues
- FPOs NG, LK, Cpt. KS participated with VPD members, COV Prop. Use and building Inspectors, Atira Prop. Management reps, BC Housing Reps, East Van Movers,, Board-up crews and Genesis Security Personnel
- COV Building dept. and COV Emergency Prep Ecomm staff formed unified command ICS structure
- Ops briefing given at Waldon Hotel before deployment to the Regent - exposures risks not discussed
- FPO's role was to ensure Fire Life Safety for occupants and to investigate alarms if necessary while other agencies engaged in transitioning approximately 90 tenants to new housing
- 3 FPOs each responsible for 2-3 floors of the 8 floors from ground to top floor, and as such had to climb/descend stairs for approx. 6 hours
- **FPOs exposed to contaminated Air:** Airflow was minimal, and FPOs exposed to smoke from cigarettes, possible drug smoke, and noxious fumes/odors emanating from the rooms of tenants as they moved their personal belongings to boxes and stacked them temporarily in common egress corridors in preparation to move.
- **FPOs exposed to pests :** Building is known to contain bedbug and cockroach infestations
- **FPOs exposed to black mould/spores** potentially throughout building due to ongoing water damage from building envelope breaches
- **Asbestos exists in some areas of building** - unknown hazard level from breaches in fire separations and air movement

Inspection Class <b>Prosecution</b>	Inspected Date <b>June 20, 2018</b>	Status <b>Satisfactory</b>	Assigned To <b>FP Capt Problem Buildings</b>	Inspector <b>Minden, Marcus</b>
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#### Note: Tenant Relocation Support

##### June 20, 2018 - 160 E Hastings St. - Regent Hotel - Tenant Relocation Operation

- Regent ordered shutdown by COV Building Dept. due to structural issues
- FPOs NG, CM, MvM participated with VPD members, COV Prop. Use and building Inspectors, Atira Prop. Management reps, BC Housing Reps, East Van Movers,, Board-up crews and Genesis Security Personnel
- COV Building dept. and COV Emergency Prep Ecomm staff formed unified command ICS structure
- Ops briefing given at Waldon Hotel before deployment to the Regent - exposures risks not discussed
- FPO's role was to ensure Fire Life Safety for occupants and to investigate alarms if necessary while other agencies engaged in transitioning approximately 90 tenants to new housing
- 3 FPOs each responsible for 2-3 floors of the 8 floors from ground to top floor, and as such had to climb/descend stairs for approx. 6 hours
- **FPOs Exposed to contaminated Air:** Airflow was minimal, and FPOs exposed to smoke from cigarettes, possible drug smoke, and noxious fumes/odors emanating from the rooms of tenants as they moved their personal belongings to boxes and stacked them temporarily in common egress corridors in preparation to move.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

- **FPOs exposed to pests** : Building is known to contain bedbug and cockroach infestations
- **FPOs exposed to black mould/spores** potentially throughout building due to ongoing water damage from building envelope breaches
- **Asbestos exists in some areas of building** - unknown hazard level from breaches in fire separations and air movement

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Hoarding</b>	<b>May 31, 2018</b>	<b>Satisfactory</b>	<b>FP Capt Problem Buildings</b>	<b>De Arcangelis, Lorenzo</b>

**1 - Egress** **Status** Satisfactory

May 30, 2018

160 East Hastings - DNO

- s.22(1) (tenant) s.22(1)
- Tenant in s.22(1) had combustibles occupying two hallways,
- FPO's gave s.22(1) 20 min to clear items.
- FPO De Arcangelis and FPO Gorseth continued inspection.
- after 20 min, combustible had been reduced however access to s.22(1) was limited and hoarded to level 8.
- A Do Not Occupy order will, be issued due to the extreme fire hazard of the suite, hallway, tenants, staff and first responders.

**Note: Hoarding Mitigated**

Tenant relocated, room emptied, room boarded.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Prosecution</b>	<b>May 31, 2018</b>	<b>Satisfactory</b>	<b>FP Capt Problem Buildings</b>	<b>Van_minden, Marcus</b>

**1 - Egress** **Status** Satisfactory

Egress blocked - VFBL 2.7.1.6.(1) Div B - violation

**Note: Hoarding/Egress**

Managers and Carnegie worked into the previous night to ensure that this room was cleaned.  
Tenant was rehoused.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Prosecution</b>	<b>May 30, 2018</b>	<b>Unsatisfactory</b>	<b>FP Capt Problem Buildings</b>	<b>Gorseth, Nils</b>

**Violation Notice:** Issued

**Received by:** Lynda Teskey

**Position:** Manager

**1 - Egress** **Status** Unsatisfactory

Egress blocked - VFBL 2.7.1.6.(1) Div B - violation

**Note: Egress blocked - VFBL 2.7.1.6.(1)**

May 30 2018,

*People Who Care About You*

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# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
 Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
 FPO District: **50**

- Visited 160 E. Hastings Regent Hotel
- Noted Combustibles in Hallway 7<sup>th</sup> floor North side
- Egress was completely obstructed by household combustibles for three suites: Violation of VFBL 2.7.1.6.(1) Div. B
- Regent manager Lynda Teskey was ordered to immediately clear the egress of all obstructions
- MTI 38939 was issued to Atira Property Management - Manager Lynda Teskey received
- MTI hard copies have been submitted to City Hall and MTI scanned and filed

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Hoarding</b>	<b>May 30, 2018</b>	<b>Unsatisfactory</b>	<b>FP Capt Problem Buildings</b>	<b>De Arcangelis, Lorenzo</b>
<b>Violation Notice: Issued</b>	<b>Received by: Lynda</b>		<b>Position: Manager</b>	

<b>1 - Egress</b>	<b>Status Unsatisfactory</b>
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May 30, 2018

160 East Hastings - DNO

- s.22(1) (tenant) s.22(1)
- Tenant in s.22(1) had combustibles occupying two hallways,
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- after 20 min, combustible had been reduced however access to s.22(1) was limited and hoarded to level 8.
- A Do Not Occupy order will, be issued due to the extreme fire hazard of the suite, hallway, tenants, staff and first responders.

**Note: DNO**

May 30, 2018

160 East Hastings - DNO

- s.22(1) (tenant) s.22(1)
- Tenant in s.22(1) had combustibles occupying two hallways,
- FPO's gave s.22(1) 20 min to clear items.
- FPO De Arcangelis and FPO Gorseth continued inspection.
- after 20 min, combustible had been reduced however access to s.22(1) was limited and hoarded to level 8.
- A Do Not Occupy order will, be issued due to the extreme fire hazard of the suite, hallway, tenants, staff and first responders.
- DNO order posted at 1515 s.22(1) was explained the terms and conditions of the order to immediately to vacate s.22(1)
- pictures of DNO, s.22(1) hoarding and hallway taken
- s.22(1) (unknown name) later arrived ,
- s.22(1) discussed the DNO





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

- **s.22(1)** became enraged and demanded VPD attend  
PBO Team left in care of Tim (security) Lynda (manager) and representative from BC housing.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>May 30, 2018</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancy</b>	<b>De Arcangelis, Lorenzo</b>
<b>Violation Notice:</b> Issued		<b>Received by:</b> Lynda		<b>Position:</b> Manager

<b>1 - Egress</b>	<b>Status</b> Unsatisfactory
<b>2 - Emergency Lighting</b>	<b>Status</b> Satisfactory
<b>3 - Exit Signs</b>	<b>Status</b> Unsatisfactory
<b>4 - Fire &amp; Exit Doors</b>	<b>Status</b> Unsatisfactory
<b>5 - Fire Alarm Systems</b>	<b>Status</b> Satisfactory
<b>6 - Fire Extinguishers (Portable)</b>	<b>Status</b> Satisfactory
<b>7 - Fire Separations</b>	<b>Status</b> Unsatisfactory

**Note:** DNO

May 30, 2018

160 East Hastings - DNO

- **s.22(1)** (tenant) **s.22(1)**
- Tenant in **s.22(1)** had combustibles occupying two hallways,
- FPO's gave **s.22(1)** 20 min to clear items.
- FPO De Arcangelis and FPO Gorseth continued inspection.
- after 20 min, combustible had been reduced however access to **s.22(1)** was limited and hoarded to level 8.
- A Do Not Occupy order will, be issued due to the extreme fire hazard of the suite, hallway, tenants, staff and first responders.

**Note:** fire alarm system

- **Fire Alarm System expired May 23 2018**
  - **Emergency Lighting System expired May 23 2018**
- NOV issued to Lynda of Atira**

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>May 22, 2018</b>	<b>Satisfactory</b>	<b>FP Single Room Occupancy</b>	<b>De Arcangelis, Lorenzo</b>

**Note:** Removal Chiefs Order

Inspection to remove the standing chiefs order.  
Staff informed that the actual paper copies have been long gone from the premise as people have torn them off.  
A phone call took place with the pub manager to confirm that the order is in fact removed from the



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

address. May 22/2018 is the pubs reopening day.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>May 15, 2018</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancy</b>	<b>Deiascangelis, Lorenzo</b>
<b>Violation Notice:</b> Issued		<b>Received by:</b> n/a		<b>Position:</b> [None selected]

<b>1 - Egress</b>	<b>Status</b> Unsatisfactory
<b>2 - Emergency Lighting</b>	<b>Status</b> Unsatisfactory
<b>3 - Exit Signs</b>	<b>Status</b> Unsatisfactory
<b>4 - Fire &amp; Exit Doors</b>	<b>Status</b> Unsatisfactory
<b>5 - Fire Alarm Systems</b>	<b>Status</b> Satisfactory

6th Floor Bell housing on east hallway, eletrical lines cut and alarm not in working order.

<b>6 - Fire Extinguishers (Portable)</b>	<b>Status</b> Unsatisfactory
<b>7 - Fire Separations</b>	<b>Status</b> Unsatisfactory

**Note: Bell Housing**

Satisfactory

From:

May 10 2018

6th Floor Bell housing on east hallway, electrical lines cut and alarm not in working order.

**Note: Electrical Bypass**

From the 1st-3rd floor a bypass-junction box wired into the main breaker on each of the 3 floors was found.

A flood on the 4 th floor required re -routing power for de-humidifiers from restoration companies, the main wire was not plumed into breaker panel correctly as it pulled on the breaker face plate exposing any electrical arch to any combustibles in the area, asked Merv and Linda to have an electrician attend theses by-pas boxes.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>May 10, 2018</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancy</b>	<b>Deiascangelis, Lorenzo</b>
<b>Violation Notice:</b> Issued		<b>Received by:</b> Linda		<b>Position:</b> Manager

<b>1 - Egress</b>	<b>Status</b> Unsatisfactory
<b>2 - Emergency Lighting</b>	<b>Status</b> Unsatisfactory
<b>3 - Exit Signs</b>	<b>Status</b> Unsatisfactory
<b>4 - Fire &amp; Exit Doors</b>	<b>Status</b> Unsatisfactory
<b>5 - Fire Alarm Systems</b>	<b>Status</b> Unsatisfactory

6th Floor Bell housing on east hallway, eletrical lines cut and alarm not in working order.

<b>6 - Fire Extinguishers (Portable)</b>	<b>Status</b> Unsatisfactory
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# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
 Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
 FPO District: **50**

<b>7 - Fire Separations</b>	<b>Status</b> Unsatisfactory
<b>8 - Housekeeping</b>	<b>Status</b> Satisfactory
<b>9 - Standpipe &amp; Hose Systems</b>	<b>Status</b> Satisfactory
<b>Note: Bell Housing</b>	

may 10 2018  
 6th Floor Bell housing on east hallway, electrical lines cut and alarm not in working order.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>After Fire Inspection</b>	<b>May 4, 2018</b>	<b>Satisfactory</b>	<b>FP Capt Problem Building</b>	<b>De arcangelis, Lorenzo</b>

### Note: AFTER FIRE INSPECTION

160 E.Hastings  
 after fire inspection & NOV  
 FLOOR SECURED,NO FIRE PRESENT  
 Fri 05/04/2018

FA -fire alarm triggered by firecrackers on 1<sup>st</sup> floor @ 1110 on May 3, 2018  
 VFRS on scene @ 1116  
 Fireworks /fire crackers set off by:

s.22(1)

Visitor

NOV includes:

- 6th floor nozzle
- Bell Housing 6th floor
- First floor bell housing and will strike are missing office somewhere in emergency lighting not in operation
- Fire stop issues
- Self-closing devices broken

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Problem Building</b>	<b>May 4, 2018</b>	<b>Satisfactory</b>	<b>FP Capt Problem Building</b>	<b>Kava, Lorne</b>

### Note: Check In

Check in with the pub.  
 Met with business owner and did a ceiling check for breaches.  
 One section of the ceiling is still open with breaches. This section is located near the back of the pub and more towards the alley.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

The business owner said that the breaches are in progress.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>May 4, 2018</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancy</b>	<b>James Lorne</b>

**Violation Notice:** Issued

**Received by:** Lynda Teskey

**Position:** [None selected]

<b>1 - Egress</b>	<b>Status</b> Unsatisfactory
<b>2 - Emergency Lighting</b>	<b>Status</b> Unsatisfactory
<b>3 - Exit Signs</b>	<b>Status</b> Unsatisfactory
<b>4 - Fire &amp; Exit Doors</b>	<b>Status</b> Unsatisfactory
<b>5 - Fire Extinguishers (Portable)</b>	<b>Status</b> Unsatisfactory
<b>6 - Fire Separations</b>	<b>Status</b> Unsatisfactory
<b>7 - Housekeeping</b>	<b>Status</b> Unsatisfactory
<b>8 - Standpipe &amp; Hose Systems</b>	<b>Status</b> Unsatisfactory

**Note:** After Fire Insp/Walk Through

On scene spoke with manager Lynda Teskey 604-916-1450.  
Spoke with head of security Tim Henry to obtain details of fire incident of the day previous.  
Some firecrackers had been set off in the hallway of the 3rd floor.  
Security had identified the individual responsible and has barred the person from the hotel.  
As well A blanket had been burnt in a suit on the 1st floor and had been thrown out into the alley and extinguished.  
No fire damage from the burning blanket.

A walk through of several floors was conducted and various infractions were noted and are listed in the Items section of this entry.

**Note:** Deficiencies List

- missing fire extinguishers from cabinets
- missing fire hose nozzle from hose rack
- unauthorized locking devices on suite doors
- alarm bells either off of their mounting or stuffed with foreign items to prevent operation
- breaches in walls creating fire breaches
- self closing devices damaged through hotel
- fire doors blocked open
- emergency lights not operational

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Fire Chief Order</b>	<b>April 27, 2018</b>	<b>Satisfactory</b>	<b>FP Capt Problem Buildings</b>	<b>arcangelis, Lorenzo</b>

**Note:** PUB

160 E.Hastings



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Fri 04/27/2018

Inspection of hotel and pub, complaint issued from alarm bells ringing, pub side renovating setting alarm off from cutting material.  
Warning issued.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Complaint</b>	<b>April 26, 2018</b>	<b>Satisfactory</b>	<b>FP Capt Problem Building</b>	<b>De Arcangelis, Lorenzo</b>

**Note: HEAT SHEILDS**

Heat shields placed, on all floors protecting overheated pipes exposed on each floor.  
wrapped and cladding placed from floor to ceiling.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>April 23, 2018</b>	<b>Satisfactory</b>	<b>FP Capt Problem Building</b>	<b>Corseth, Nils</b>

**Note: Co-ordinated Inspection**

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>April 19, 2018</b>	<b>Satisfactory</b>	<b>FP Single Room Occupancy</b>	<b>De Arcangelis, Lorenzo</b>

**1 - Fire Alarm Systems** **Status** Satisfactory

<b>Property Address:</b>	<b>160 EAST HASTINGS</b>	<b>Date of Report:</b>	<b>03/28/2018</b>
<b>Secondary Address:</b>	na	<b>Date of Inspection:</b>	03/28/2018
<b>Number of Storeys:</b>	4	<b>Fire Inspector:</b>	DE ARCANGELIS -
<b>Building Type:</b>	<b>Wood ,timber ,masonry</b>	<b>Time In:</b>	1300
<b>Present use of Building:</b>	SRO		
<b>Tenant:</b>	ATIRA	<b>Time Out:</b>	1530
<b>Building Name:</b>	<b>REGENT HOTEL</b>		
<b>Owner:</b>	SAHOTA - ATIRA		
<b>Manager:</b>	ATIRA - LYNDA TESLEY - 604-918-1450		
<b>Occupant risk</b>		<b>High</b>	
<b>Reason for Inspection:</b>			complaint

Narrative/Observations

### Origin of Fire - Room s.22(1)

- PICTURES FILED FOR REFERENCE
  - SRO, small incipient fire
- combustible material south east corner of room s.22(1) near unit entrance, accidental fire from candle on mattress





## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**

FH District: **02**

Building Name: **REGENT HOTEL SRO (H) CLOSED**

FPO District: **50**

- **sprinkler system activated and controlled fire until suppression crews arrived**
- **s.22(1)**, reportedly used house hose line as fire was controlled by sprinkler system in suite

#### Fire Alarm Panel - FAP

Replace, repair or maintain

- **Un-satisfactory at time of inspection**
- **24 hour Fire watch was ordered until Fire Alarm panel was placed in working order.**

#### Self Closing Devices

Replace, repair or maintain

- **In room s.22(1) was not in working order, SCD observed to be damaged with missing parts.**

#### FIRE HAZARD

- **Electrical hazard in room s.22(1) kitchen outlet was spliced to light fixture, bulb broken, room did have electrical power. The splice had two 90 degree bends.**

#### Sprinkler Pipe and Heads:SP&H

- **Room s.22(1) had clothing, furniture, bicycles and bicycle parts, creating a hazard to the sprinkler system in room.**

#### Water Damage

- **Third floor s.22(1) had heavy water damage (directly below fire floor)**
- **This area had water pouring from ceiling, plaster, drywall and framing was bulging from water weight.**
- **Ordered tenants in the west hallway wing to leave immediately until it could be determined to be safe to return.**



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**

FH District: **02**

Building Name: **REGENT HOTEL SRO (H) CLOSED**

FPO District: **50**

#### EGRESS

- Third floor s.22(1) had major egress issues (directly below fire floor)
- Furniture, combustibles, construction material impeding access to egress and fire escape.
  - Unit s.22(1) door breeched, fire stop compromised

#### Smoke Detectors

##### **Replace, repair or maintain: SD**

- In room s.22(1), was not present

#### Contraventions to the Vancouver Fire Bylaw

##### Article 2.9.3.5. Fire Alarm System

###### Sentence:

- v 2) When any portion of a fire alarm system is temporarily shut down or not functional for any reason, including maintenance or periodic inspection, alternative measures including the provision of an acceptable fire watch shall be taken to ensure that all persons in the building can be informed promptly, and the Fire Department notified, if a fire should occur while the alarm system is out of service.

##### Article 2.7.1.6. Maintenance

###### Sentence:

- 1) Means of egress shall be maintained in good repair and free of obstructions. [See Appendix A]

###### Appendix:

###### A-2.7.1.6(1) Means of Egress.

Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1. (1) of this By-law.

##### Article 2.1.3.3.



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

#### Smoke Alarms

Sentence:

- 8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.

#### Article 2.7.2.1.

##### Exit Doors

Sentence:

- 1) Except as provided in Sentences (2), (3) and (4), all doors forming part of a means of egress shall be tested at intervals not greater than one month to ensure that they are operable.
- 2) The safety features of revolving doors shall be tested at intervals not greater than 12 months.
- 3) Sliding doors that are required to swing on their vertical axes in the direction of egress when pressure is applied shall be tested at intervals not greater than 12 months.
- 4) When doors are equipped with electromagnetic locks, these locks shall be tested at intervals not greater than 12 months.
- v 5) Exit doors shall be readily openable in the direction of exit travel, unless it is equipped with an acceptable locking device as specified in Clause 3.4.6.15.(4) of the Building By-law.

#### Article 6.5.4.12.

##### Sprinkler Inspection and Replacement

Sentence:

- 1) Sprinklers shall be inspected at intervals not greater than 12 months for damage, corrosion or accumulations of grease, paint or other deposits and shall be replaced



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**

FH District: **02**

Building Name: **REGENT HOTEL SRO (H) CLOSED**

FPO District: **50**

where such conditions would impair the operation of the sprinkler. [See Appendix A]

#### Appendix:

##### A-6.5.4.12(1) Sprinklers.

Sprinklers in service frequently accumulate a deposit of dust, grease or other foreign material. Where these deposits are light, they often do not impair the proper operation of the sprinkler. Heavier deposits can often be removed by light cleaning methods. Where deposits cannot readily be removed, and doubt exists with respect to the effects of the contamination, a sampling of the sprinklers should be removed and forwarded to a recognized testing laboratory for an assessment of their operational characteristics to determine the necessity of replacing other sprinklers in the system.

#### Requirements:

##### Article 2.8.4.

##### Fire Watch

##### Sentence:

- v 1) Where the Fire Chief specifies a fire watch as a condition on a permit, the fire watch shall conform with requirements in sentence 2.9.3.4.(2) and 2.9.3.5.(2) of this By-law.

NOV-14 days to comply, reinspection to be scheduled once items are satisfied.

- *narrative/observations and relevant code sections.*

**Note: monitoring fire life safety**

160 E.HASTINGS

MONITOR FIRE LIFE SAFETY ISSUES

-hot water piper, turned back on, radiant heat from pipes at dangerous levels.

Many rooms boarded up.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Problem Building	April 18, 2018	Satisfactory	FP General	De_arcangelis, Lorenzo

**Note: Inspection Report**

Property Address:	160 EAST HASTINGS	Date of Report:
	04/18/2018	
Secondary Address:	1690 EAST HASTINGS(PUB)	Date of Inspection:
	04/18/2018	
Number of Storeys:	7	Problem Building Team:
		SEE BELOW



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**

FH District: **02**

Building Name: **REGENT HOTEL SRO (H) CLOSED**

FPO District: **50**

<b>Building Type:</b>	BRICK,TIMPER,WOOD FRAME	<b>Time In:</b>	1000
	SRO		
<b>Tenant:</b>	ATIRA	<b>Time Out:</b>	
	1130		
<b>Building Name:</b>	REGENT HOTEL		
<b>Owner:</b>	SIHOTA		
<b>Manager:</b>	MERV -ATIRA		
<b>Occupant risk</b>			High
<b>Reason for Inspection:</b>			
Routine			

#### Narrative/Observations

- *Inspection conducted by Problem Building Team:*
- *Captain Von Mindens, FPO De Arcangelis FPO Lee*
- *Attended with VPD*
- *Merv -from Atira in attendance*
- 

#### Contraventions to the Vancouver Fire Bylaw Maintenance of Closures

All *closures* shall be maintained in good repair.

#### Damage to Fire Separations

Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

#### Smoke Alarms

Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.

#### Inspection and Maintenance

##### Sentence:

Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

- c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

##### Sentence:

3) Emergency lighting shall be maintained in operating condition.

#### Requirements/Details:

- Continue to repair and replace self-closing devices
- Maintain egress and access
- Maintain emergency lighting maintenance
- Floors with holes in walls, in hallways and in suite require repair to maintain integrity of fire





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**

FH District: **02**

Building Name: **REGENT HOTEL SRO (H) CLOSED**

FPO District: **50**

stop properties.

- Re-inspection and monitoring of improvements required for 160 E.Hastings Regent Hotel.

160 E. Hastings Street (The Regent) at approximately 1050hrs for a walkthrough. We met with the maintenance manager Merv who gave us a brief summary of the current activity in the building from a maintenance perspective. The following information was imparted to us:

1. Locksmiths were onsite in the process of changing all room door entry locks to a new deadbolt which has been rekeyed to a master key. Now for the purposes of inspection, there is only one master key to allow entry into all suites in the building.

2. Maintenance contractors were onsite continuing to board up vacant rooms to the standard of board up equivalent to the Balmoral room board ups. This will prevent unauthorized entry into all rooms currently boarded. Also the windows in each vacant room have been boarded as well. A precise number of rooms that have been boarded was not available at the time however it is a significant number of rooms.

3. Security. 2 teams of security (4 persons total) are performing continual patrols of all floors. Each team of two will begin from the top floor and work their way to the lobby patrolling each floor. As they return to the lobby, the next team will begin the cycle again from the top floor. It was indicated that this patrolling of each floor has eliminated the cases of individuals found sleeping in the common hallways and eliminated the instances of persons attempting to gain access to the building by use of the fire escape.

4. The following equipment has been replaced:

- 4 new 5lbs fire extinguishers
- 2 new glass fire extinguisher cabinets
- 3 new fire extinguisher cabinet plexiglass covers
- 8 occupant use hose nozzles
- 5 pull station glass rods
- 1 new roll of occupant use hose
- 1 exit sign light bulb
- 2 common hallway fire alarm gong bells
- 1 emergency lighting battery

5. The boiler was not on in the building thus eliminating the scalding hot heating piping running through the 5-7 floors in the common hallways.

Overall there appeared to be a dramatic change in the appearance of the interior of the building from previous visits. No persons were loitering in the common hallways, significant presence of onsite security, ID being asked of persons visiting the building and common hallways clear of obstructions. Care and control of the building has been regained.

Inspection Class <b>After Fire Inspection</b>	Inspected Date <b>March 28, 2018</b>	Status <b>Satisfactory</b>	Assigned To <b>FP General</b>	Inspector <b>De_arcangelis, Lorenzo</b>
Violation Notice: Issued		Received by: LYNDIA TESLEY		Position: Manager

**Note: AFTER FIRE INSPECTION**

Property Address: **160 EAST HASTINGS** Date of Report: **03/28/2018**



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**

FH District: **02**

Building Name: **REGENT HOTEL SRO (H) CLOSED**

FPO District: **50**

<b>Secondary Address:</b>	na	<b>Date of Inspection:</b>	03/28/2018
<b>Number of Storeys:</b>	4	<b>Fire Inspector:</b>	DE ARCANGELIS -
<b>Building Type:</b>	Wood ,timber ,masonry	<b>Time In:</b>	1300
<b>Present use of Building:</b>	SRO		

<b>Tenant:</b>	ATIRA	<b>Time Out:</b>	
1530			

<b>Building Name:</b>	REGENT HOTEL		
<b>Owner:</b>	SAHOTA - ATIRA		
<b>Manager:</b>	ATIRA - LYNDIA TESLEY - 604-918-1450		
<b>Occupant risk</b>			High

<b>Reason for Inspection:</b>	
complaint	

### Narrative/Observations

### Origin of Fire - Room s.22(1)

- PICTURES FILED FOR REFERENCE
  - SRO, small incipient fire
- combustible material south east corner of room s.22(1) near unit entrance, accidental fire from candle on mattress
- sprinkler system activated and controlled fire until suppression crews arrived
- s.22(1), ,reportedly used house hose line as fire was controlled by sprinkler system in suite

### Fire Alarm Panel - FAP

Replace, repair or maintain

- Un-satisfactory at time of inspection
- 24 hour Fire watch was ordered until Fire Alarm panel was placed in working order.

### Self Closing Devices

Replace, repair or maintain

- In room s.22(1), was not in working order, SCD observed to be damaged with missing parts.

## FIRE HAZARD



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**

FH District: **02**

Building Name: **REGENT HOTEL SRO (H) CLOSED**

FPO District: **50**

- Electrical hazard in room **s.22(1)** kitchen outlet was spliced to light fixture, bulb broken, room did have electrical power. The splice had two 90 degree bends.

#### **Sprinkler Pipe and Heads:SP&H**

- Room **s.22(1)** had clothing, furniture, bicycles and bicycle parts, creating a hazard to the sprinkler system in room.

#### **Water Damage**

- Third floor **s.22(1)** had heavy water damage (directly below fire floor)
- This area had water pouring from ceiling, plaster, drywall and framing was bulging from water weight.
- Ordered tenants in the west hallway wing to leave immediately until it could be determined to be safe to return.

#### **EGRESS**

- Third floor **s.22(1)** had major egress issues (directly below fire floor)
- Furniture, combustibles, construction material impeding access to egress and fire escape.
  - Unit **s.22(1)** door breeched, fire stop compromised

#### **Smoke Detectors**

##### **Replace, repair or maintain: SD**

- In room **s.22(1)** was not present

#### Contraventions to the Vancouver Fire Bylaw

Article 2.9.3.5.  
Fire Alarm System



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**

FH District: **02**

Building Name: **REGENT HOTEL SRO (H) CLOSED**

FPO District: **50**

#### Sentence:

- v 2) When any portion of a fire alarm system is temporarily shut down or not functional for any reason, including maintenance or periodic inspection, alternative measures including the provision of an acceptable fire watch shall be taken to ensure that all persons in the building can be informed promptly, and the Fire Department notified, if a fire should occur while the alarm system is out of service.

#### Article 2.7.1.6.

##### Maintenance

#### Sentence:

- 1) Means of egress shall be maintained in good repair and free of obstructions. [See Appendix A]

#### Appendix:

##### A-2.7.1.6(1) Means of Egress.

Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1.(1) of this By-law.

#### Article 2.1.3.3.

##### Smoke Alarms

#### Sentence:

- 8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.

#### Article 2.7.2.1.

##### Exit Doors

#### Sentence:

- 1) Except as provided in Sentences (2), (3) and (4), all doors forming part of a means of egress shall be tested at intervals not greater than one month to ensure that they are operable.
- 2) The safety features of revolving doors shall be tested at intervals not greater than 12 months.



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**

FH District: **02**

Building Name: **REGENT HOTEL SRO (H) CLOSED**

FPO District: **50**

- 3) Sliding doors that are required to swing on their vertical axes in the direction of egress when pressure is applied shall be tested at intervals not great than 12 months.
- 4) When doors are equipped with electromagnetic locks, these locks shall be tested at intervals not greater than 12 months.
- v 5) Exit doors shall be readily openable in the direction of exit travel, unless it is equipped with an acceptable locking device as specified in Clause 3.4.6.15.(4) of the Building By-law.

Article 6.5.4.12.

Sprinkler Inspection and Replacement

Sentence:

- 1) Sprinklers shall be inspected at intervals not greater than 12 months for damage, corrosion or accumulations of grease, paint or other deposits and shall be replaced where such conditions would impair the operation of the sprinkler. [See Appendix A]

Appendix:

A-6.5.4.12(1) Sprinklers.

Sprinklers in service frequently accumulate a deposit of dust, grease or other foreign material. Where these deposits are light, they often do not impair the proper operation of the sprinkler. Heavier deposits can often be removed by light cleaning methods. Where deposits cannot readily be removed, and doubt exists with respect to the effects of the contamination, a sampling of the sprinklers should be removed and forwarded to a recognized testing laboratory for an assessment of their operational characteristics to determine the necessity of replacing other sprinklers in the system.

Requirements:

Article 2.8.4.

Fire Watch





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Sentence:

- v 1) Where the Fire Chief specifies a fire watch as a condition on a permit, the fire watch shall conform with requirements in sentence 2.9.3.4.(2) and 2.9.3.5.(2) of this By-law.

NOV-14 days to comply, reinspection to be scheduled once items are satisfied.

- *narrative/observations and relevant code sections.*

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>March 28, 2018</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancy</b>	<b>De Arcangelis, Lorenzo</b>
Violation Notice: Issued      Received by: LYNDIA TESLEY      Position: Manager				

### 1 - Fire Alarm Systems Status Unsatisfactory

Property Address:	160 EAST HASTINGS	Date of Report:	03/28/2018
Secondary Address:	na	Date of Inspection:	03/28/2018
Number of Storeys:	4	Fire Inspector:	DE ARCANGELIS -
Building Type:	Wood ,timber ,masonry	Time In:	1300
Present use of Building:	SRO		
Tenant:	ATIRA	Time Out:	1530
Building Name:	REGENT HOTEL		
Owner:	SAHOTA - ATIRA		
Manager:	ATIRA - LYNDIA TESLEY - 604-918-1450		
Occupant risk		High	
Reason for Inspection:			complaint

Narrative/Observations

### Origin of Fire - Room s.22(1)

- PICTURES FILED FOR REFERENCE
  - SRO, small incipient fire
- combustible material south east corner of room s.22(1) near unit entrance, accidental fire from candle on mattress
- sprinkler system activated and controlled fire until suppression crews arrived
- s.22(1) , ,reportedly used house hose line as fire was controlled by sprinkler system in suite

#### Fire Alarm Panel - FAP

Replace, repair or maintain

- Un-satisfactory at time of inspection
- 24 hour Fire watch was ordered until Fire Alarm panel was placed in working order.

#### Self Closing Devices

Replace, repair or maintain



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**

FH District: **02**

Building Name: **REGENT HOTEL SRO (H) CLOSED**

FPO District: **50**

- In room **s.22(1)** was not in working order, SCD observed to be damaged with missing parts.

#### **FIRE HAZARD**

- Electrical hazard in room **s.22(1)** kitchen outlet was spliced to light fixture, bulb broken, room did have electrical power. The splice had two 90 degree bends.

#### **Sprinkler Pipe and Heads:SP&H**

- Room **s.22(1)** had clothing, furniture, bicycles and bicycle parts, creating a hazard to the sprinkler system in room.

#### **Water Damage**

- Third floor **s.22(1)** had heavy water damage (directly below fire floor)
- This area had water pouring from ceiling, plaster, drywall and framing was bulging from water weight.
- Ordered tenants in the west hallway wing to leave immediately until it could be determined to be safe to return.

#### **EGRESS**

- Third floor **s.22(1)** had major egress issues (directly below fire floor)
- Furniture, combustibles, construction material impeding access to egress and fire escape.
  - Unit **s.22(1)** door breeched, fire stop compromised

#### **Smoke Detectors**

##### **Replace, repair or maintain: SD**

- In room **s.22(1)** was not present



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**

FH District: **02**

Building Name: **REGENT HOTEL SRO (H) CLOSED**

FPO District: **50**

#### Contraventions to the Vancouver Fire Bylaw

##### Article 2.9.3.5. Fire Alarm System

Sentence:

- v 2) When any portion of a fire alarm system is temporarily shut down or not functional for any reason, including maintenance or periodic inspection, alternative measures including the provision of an acceptable fire watch shall be taken to ensure that all persons in the building can be informed promptly, and the Fire Department notified, if a fire should occur while the alarm system is out of service.

##### Article 2.7.1.6. Maintenance

Sentence:

- 1) Means of egress shall be maintained in good repair and free of obstructions. [See Appendix A]

Appendix:

##### A-2.7.1.6(1) Means of Egress.

Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1. (1) of this By-law.

##### Article 2.1.3.3. Smoke Alarms

Sentence:

- 8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.



## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**

FH District: **02**

Building Name: **REGENT HOTEL SRO (H) CLOSED**

FPO District: **50**

### Article 2.7.2.1. Exit Doors

#### Sentence:

- 1) Except as provided in Sentences (2), (3) and (4), all doors forming part of a means of egress shall be tested at intervals not greater than one month to ensure that they are operable.
- 2) The safety features of revolving doors shall be tested at intervals not greater than 12 months.
- 3) Sliding doors that are required to swing on their vertical axes in the direction of egress when pressure is applied shall be tested at intervals not great than 12 months.
- 4) When doors are equipped with electromagnetic locks, these locks shall be tested at intervals not greater than 12 months.
- v 5) Exit doors shall be readily openable in the direction of exit travel, unless it is equipped with an acceptable locking device as specified in Clause 3.4.6.15.(4) of the Building By-law.

### Article 6.5.4.12. Sprinkler Inspection and Replacement

#### Sentence:

- 1) Sprinklers shall be inspected at intervals not greater than 12 months for damage, corrosion or accumulations of grease, paint or other deposits and shall be replaced where such conditions would impair the operation of the sprinkler. [See Appendix A]

#### Appendix:

##### A-6.5.4.12(1) Sprinklers.

Sprinklers in service frequently accumulate a deposit of dust, grease or other foreign material. Where these deposits are light, they often do not impair the proper operation of the sprinkler. Heavier deposits can often be removed by light cleaning methods. Where deposits cannot readily be removed, and doubt exists with respect to the effects of the contamination, a sampling of the sprinklers should be removed and forwarded to a recognized testing laboratory for an assessment of their operational characteristics to determine the necessity of replacing other sprinklers in the system.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

### Requirements:

Article 2.8.4.  
Fire Watch

### Sentence:

- v 1) Where the Fire Chief specifies a fire watch as a condition on a permit, the fire watch shall conform with requirements in sentence 2.9.3.4.(2) and 2.9.3.5.(2) of this By-law.

NOV-14 days to comply, reinspection to be scheduled once items are satisfied.

- *narrative/observations and relevant code sections.*

### Note: FIRE WATCH

<b>Property Address:</b>	<b>160 EAST HASTINGS</b>	<b>Date of Report:</b>
	03/28/2018	
<b>Secondary Address:</b>	na	<b>Date of Inspection:</b>
<b>Number of Storeys:</b>	4	<b>Fire Inspector:</b>
<b>Building Type:</b>	<b>Wood ,timber ,masonry</b>	<b>Time In:</b>
<b>Present use of Building:</b>	SRO	
<b>Tenant:</b>	ATIRA	<b>Time Out:</b>
	1530	
<b>Building Name:</b>	<b>REGENT HOTEL</b>	
<b>Owner:</b>	SAHOTA - ATIRA	
<b>Manager:</b>	ATIRA - LYNDIA TESLEY - 604-918-1450	
<b>Occupant risk</b>		High
<b>Reason for Inspection:</b>		
	complaint	

### Narrative/Observations

## Origin of Fire - Room s.22(1)

- PICTURES FILED FOR REFERENCE
  - SRO, small incipient fire
- combustible material south east corner of room s.22(1) near unit entrance, accidental fire from candle on mattress
- sprinkler system activated and controlled fire until suppression crews arrived
- s.22(1), reportedly used house hose line as fire was controlled by sprinkler system in suite





## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

#### Fire Alarm Panel - FAP

Replace, repair or maintain

- **Un-satisfactory at time of inspection**
- **24 hour Fire watch was ordered until Fire Alarm panel was placed in working order.**

#### Self Closing Devices

Replace, repair or maintain

- In room **s.22(1)** was not in working order, SCD observed to be damaged with missing parts.

#### FIRE HAZARD

- Electrical hazard in room **s.22(1)** kitchen outlet was spliced to light fixture, bulb broken, room did have electrical power. The splice had two 90 degree bends.

#### Sprinkler Pipe and Heads:SP&H

- Room **s.22(1)** had clothing, furniture, bicycles and bicycle parts, creating a hazard to the sprinkler system in room.

#### Water Damage

- Third floor **s.22(1)** had heavy water damage (directly below fire floor)
- This area had water pouring from ceiling, plaster, drywall and framing was bulging from water weight.
- Ordered tenants in the west hallway wing to leave immediately until it could be determined to be safe to return.

#### EGRESS

- Third floor **s.22(1)** had major egress issues (directly below fire floor)
- Furniture, combustibles, construction material impeding access to egress and fire escape.



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**

FH District: **02**

Building Name: **REGENT HOTEL SRO (H) CLOSED**

FPO District: **50**

- Unit **s.22(1)** door breeched, fire stop compromised

#### Smoke Detectors

##### **Replace, repair or maintain: SD**

- In room **s.22(1)** was not present

#### Contraventions to the Vancouver Fire Bylaw

##### Article 2.9.3.5. Fire Alarm System

###### Sentence:

- v 2) When any portion of a fire alarm system is temporarily shut down or not functional for any reason, including maintenance or periodic inspection, alternative measures including the provision of an acceptable fire watch shall be taken to ensure that all persons in the building can be informed promptly, and the Fire Department notified, if a fire should occur while the alarm system is out of service.

##### Article 2.7.1.6. Maintenance

###### Sentence:

- 1) Means of egress shall be maintained in good repair and free of obstructions. [See Appendix A]

###### Appendix:

###### A-2.7.1.6(1) Means of Egress.

Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1.(1) of this By-law.

##### Article 2.1.3.3. Smoke Alarms

###### Sentence:



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**

FH District: **02**

Building Name: **REGENT HOTEL SRO (H) CLOSED**

FPO District: **50**

- 8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.

#### Article 2.7.2.1.

##### Exit Doors

##### Sentence:

- 1) Except as provided in Sentences (2), (3) and (4), all doors forming part of a means of egress shall be tested at intervals not greater than one month to ensure that they are operable.
- 2) The safety features of revolving doors shall be tested at intervals not greater than 12 months.
- 3) Sliding doors that are required to swing on their vertical axes in the direction of egress when pressure is applied shall be tested at intervals not great than 12 months.
- 4) When doors are equipped with electromagnetic locks, these locks shall be tested at intervals not greater than 12 months.
- v 5) Exit doors shall be readily openable in the direction of exit travel, unless it is equipped with an acceptable locking device as specified in Clause 3.4.6.15.(4) of the Building By-law.

#### Article 6.5.4.12.

##### Sprinkler Inspection and Replacement

##### Sentence:

- 1) Sprinklers shall be inspected at intervals not greater than 12 months for damage, corrosion or accumulations of grease, paint or other deposits and shall be replaced where such conditions would impair the operation of the sprinkler. [See Appendix A]

##### Appendix:



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

#### A-6.5.4.12(1) Sprinklers.

Sprinklers in service frequently accumulate a deposit of dust, grease or other foreign material. Where these deposits are light, they often do not impair the proper operation of the sprinkler. Heavier deposits can often be removed by light cleaning methods. Where deposits cannot readily be removed, and doubt exists with respect to the effects of the contamination, a sampling of the sprinklers should be removed and forwarded to a recognized testing laboratory for an assessment of their operational characteristics to determine the necessity of replacing other sprinklers in the system.

#### Requirements:

#### Article 2.8.4. Fire Watch

#### Sentence:

- v 1) Where the Fire Chief specifies a fire watch as a condition on a permit, the fire watch shall conform with requirements in sentence 2.9.3.4.(2) and 2.9.3.5.(2) of this By-law.

NOV-14 days to comply, reinspection to be scheduled once items are satisfied.

- *narrative/observations and relevant code sections.*

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Single Room Occupancy	March 27, 2018	Satisfactory	FP Single Room Occupancy	Dejesangelis, Lorenzo

#### Note: INSPECTION

MARCH 27 2018  
11:00 - 12:30

#### INSPECTION/WALK THROUGH WITH CPTN VONMINDEN

- 7TH FLOOR - HOT WATER PIPE EXTREME HEAT - RADIANT
- 6TH FLOOR FIRE ALARM BELL HOUSING MISSING ,HALLWAYS BLOCKED WITH TRASH AND COMBUSTIBLES
- 3RD FLOOR,ROOMS CLEARED AND CLOSED SHUT WITH PLYWOOD, COMBUSTIBLES IN HALLWAYS.
- EACH FLOOR HAD AN AVERAGE OF 4 SUITES CLOSED WITH PLYWOOD,INACTIVE ROOMS
- 1ST FLOOR, NORTH END OF HALLWAY,SECRETE STAIRWELL OPENED, ASKED STAFF TO CLOSE AS IT IS A VOID,DANGER OF PEOPLE ,COMBUSTIBLES OR MISCHIEF.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
 Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
 FPO District: **50**

- SPOKE WITH STAFF-ORDERED TO FIX ISSUES.
- 
- 

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>March 14, 2018</b>	<b>Satisfactory</b>	<b>FP Capt Problem Buildings</b>	<b>DeArcangelis, Lorenzo</b>

### Note: INSPECTION

Inspected date 03/14/2018  
 1000-1100  
 Inspection done by FPO DeArcangelis & Captain von Minden

A reinspection date is TBA  
 Pictures are in H Drive

Deficiencies for the hotel are as listed:

- self closing devices
- damage to suite doors
- incomplete fire separation in door frame
- fire door not latching
- fire exit door propped open
- door handle missing
- fire escape door propped open
- hallway egress blocked by items in hallway
- unauthorized locking device
- door frame breach in fire separation
- \*\*\*\* Hot water pipe at south end of hallway (7th floor down) emitting high temperatures of radiant heat.,warned BC Housing Rep and Atira managers.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>February 27, 2018</b>	<b>Unsatisfactory</b>	<b>FP Capt Problem Buildings</b>	<b>Corseth, Nils</b>

**Violation Notice:** Issued

**Received by:** Manager

**Position:** [None selected]

### 1 Means of Egress. - 1420 Remove obstructions from means of egress

**Status** Satisfactory

Article 2.7.1.6.  
 Maintenance

Sentence:  
 1) Means of egress shall be maintained in good repair and free of obstructions. [See Appendix A]

Appendix:  
 A-2.7.1.6(1) Means of Egress.  
 Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

is structurally sound. The authority comes from Sentence 1.4.4.1.(1) of this By-law.

<b>2 Closures. - 1610 Repair damaged closures</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.2.2.2.v  
Maintenance of Closures

Sentence:

v 1) All *closures* shall be maintained in good repair.

<b>3 Closures. - 1621 Maintenance</b>	<b>Status</b> Unsatisfactory
---------------------------------------	------------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

(b) keeping guides, bearings and stay rolls clean and lubricated,

<b>4 Closures. - 1630 Fire door does not close and latch completely</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

<b>5 Fire Separations. - 2020 Repair breach in fire separation</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.2.1.2.  
Damage to Fire Separations

Sentence:

1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

<b>6 Sprinklers. - 3010 Remove obstructions from sprinkler heads</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 6.5.1.5.  
Obstructions

Sentence:

1) No obstructions shall be placed so as to interfere with the effectiveness of water discharge from sprinklers. [See Appendix A]

Appendix:

A-6.5.1.5. Obstructions.

Partitions, racks, or products stored on shelves or in piles should be kept far enough away from sprinklers so that they will not interfere with the



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

discharge pattern. NFPA-13, "Installation of Sprinkler System" sets the standard for minimum clearances from obstructions.

<b>7 Hose Cabinets. - 3430 Replace hose in hose cabinet</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 6.4.1.10.  
Substitute Hose

Sentence:

v 1) No person shall remove a fire hose from the hose cabinet or hose rack, unless permitted by the Fire Chief.

<b>8 Underground Parking. - 6610 Remove all stored materials in parking garage</b>	<b>Status</b> Satisfactory
--	----------------------------

Sentence:

v 1) Combustible materials shall not be kept or stored in a vehicle storage garage in a building unless the vehicle storage garage is sprinklered in an acceptable manner and the materials are kept in acceptable cabinets, lockers, or other containment arrangement.

<b>Note: FAS now OK - not billable</b>
--

- Inspected to ensure Firewatch maintenance and/or FAS status
- found FAS now in proper working order as per enunciator panel
- Firewatch no longer necessary
- No other items inspected
- not billable

Inspection Class <b>Single Room Occupancy</b>	Inspected Date <b>February 22, 2018</b>	Status <b>Unsatisfactory</b>	Assigned To <b>FP Capt Problem Building</b>	Inspector <b>Kane, Michael</b>
--	--	---------------------------------	--	-----------------------------------

**Violation Notice:** Issued

**Received by:** see order of 18.02.03

**Position:** Manager

<b>1 Means of Egress. - 1420 Remove obstructions from means of egress</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.7.1.6.  
Maintenance

Sentence:

1) Means of egress shall be maintained in good repair and free of obstructions. [See Appendix A]

Appendix:

A-2.7.1.6(1) Means of Egress.

Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1.(1) of this By-law.

<b>2 Closures. - 1610 Repair damaged closures</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.2.2.2.v  
Maintenance of Closures

Sentence:

v 1) All *closures* shall be maintained in good repair.

<b>3 Closures. - 1621 Maintenance</b>	<b>Status</b> Unsatisfactory
---------------------------------------	------------------------------

Article 2.2.2.4.v





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

### Inspection and Maintenance

#### Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

#### Clause:

- (b) keeping guides, bearings and stay rolls clean and lubricated,

<b>4 Closures. - 1630 Fire door does not close and latch completely</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.2.2.4.v

### Inspection and Maintenance

#### Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

#### Clause:

- c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

<b>5 Fire Separations. - 2020 Repair breach in fire separation</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.2.1.2.

Damage to Fire Separations

#### Sentence:

- 1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

<b>6 Sprinklers. - 3010 Remove obstructions from sprinkler heads</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 6.5.1.5.

Obstructions

#### Sentence:

- 1) No obstructions shall be placed so as to interfere with the effectiveness of water discharge from sprinklers. [See Appendix A]

#### Appendix:

A-6.5.1.5. Obstructions.

Partitions, racks, or products stored on shelves or in piles should be kept far enough away from sprinklers so that they will not interfere with the discharge pattern. NFPA-13, "Installation of Sprinkler System" sets the standard for minimum clearances from obstructions.

<b>7 Hose Cabinets. - 3430 Replace hose in hose cabinet</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 6.4.1.10.

Substitute Hose

#### Sentence:

- v 1) No person shall remove a fire hose from the hose cabinet or hose rack, unless permitted by the Fire Chief.

<b>8 Underground Parking. - 6610 Remove all stored materials in parking garage</b>	<b>Status</b> Unsatisfactory
--	------------------------------

#### Sentence:

- v 1) Combustible materials shall not be kept or stored in a vehicle storage garage in a building unless the vehicle storage garage is sprinklered in an acceptable manner and the materials are kept in acceptable cabinets, lockers, or other containment arrangement.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

### 9 - Fire Alarm Systems

Status Satisfactory

Fire alarm system in trouble mode.  
Fire alarm panel has been showing trouble mode for over two weeks according to new management company.  
Fire watch ordered.

**Note:** Attended only for fire watch

Attended for fire watch compliance only: did not check on other items at this time.

Met with "Guman" (sp?) and Atira staff.

Fire watch log in correct order.

Panel restored to function: advised that problem had been a smoke detector which was repaired.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>February 21, 2018</b>	<b>Unsatisfactory</b>	<b>FP Capt Problem Building</b>	<b>Corseth, Nils</b>

Violation Notice: Issued

Received by: Lynda Teskey

Position: [None selected]

### 1 Means of Egress. - 1420 Remove obstructions from means of egress

Status Unsatisfactory

Article 2.7.1.6.  
Maintenance

Sentence:

1) Means of egress shall be maintained in good repair and free of obstructions. [See Appendix A]

Appendix:

A-2.7.1.6(1) Means of Egress.

Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1.(1) of this By-law.

### 2 Closures. - 1610 Repair damaged closures

Status Unsatisfactory

Article 2.2.2.2.v  
Maintenance of Closures

Sentence:

v 1) All closures shall be maintained in good repair.

### 3 Closures. - 1621 Maintenance

Status Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Clause:

(b) keeping guides, bearings and stay rolls clean and lubricated,

<b>4 Closures. - 1630 Fire door does not close and latch completely</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

<b>5 Fire Separations. - 2020 Repair breach in fire separation</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.2.1.2.  
Damage to Fire Separations

Sentence:

1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

<b>6 Sprinklers. - 3010 Remove obstructions from sprinkler heads</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 6.5.1.5.  
Obstructions

Sentence:

1) No obstructions shall be placed so as to interfere with the effectiveness of water discharge from sprinklers. [See Appendix A]

Appendix:

A-6.5.1.5. Obstructions.

Partitions, racks, or products stored on shelves or in piles should be kept far enough away from sprinklers so that they will not interfere with the discharge pattern. NFPA-13, "Installation of Sprinkler System" sets the standard for minimum clearances from obstructions.

<b>7 Hose Cabinets. - 3430 Replace hose in hose cabinet</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 6.4.1.10.  
Substitute Hose

Sentence:

v 1) No person shall remove a fire hose from the hose cabinet or hose rack, unless permitted by the Fire Chief.

<b>8 Underground Parking. - 6610 Remove all stored materials in parking garage</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Sentence:

v 1) Combustible materials shall not be kept or stored in a vehicle storage garage in a building unless the vehicle storage garage is sprinklered in an acceptable manner and the materials are kept in acceptable cabinets, lockers, or other containment arrangement.

<b>9 - Fire Alarm Systems</b>	<b>Status</b> Unsatisfactory
-------------------------------	------------------------------

Fire alarm system in trouble mode.

Fire alarm panel has been showing trouble mode for over two weeks according to new management company.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Fire watch ordered.

### Note: Inspection items

Notice of violation issued - Feb 21, 2018  
Fire alarm panel in trouble mode.  
Fire watch ordered.  
Re-inspection needed.

New property management company looking after this building.  
Met managers on site and discussed fire safety issues with management.

FPO walked all floors of SRO.  
Most inspection items from previous inspection still deficient (missing door closures, holes in fire separation, fire doors not fully closing/ self latching, fire doors off their hinges).

Building is shored up on ground level inside pub and in basement due to structural issues.  
Shoring work falls under jurisdiction of COV building department.

FPO did not access sprinkler room in basement.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>January 4, 2018</b>	<b>Unsatisfactory</b>	<b>FP Capt Problem Building</b>	<b>Corseth, Nils</b>
<b>Violation Notice:</b> Issued	<b>Received by:</b> Mr. Mann		<b>Position:</b> Manager	

### 1 Means of Egress. - 1420 Remove obstructions from means of egress Status Unsatisfactory

Article 2.7.1.6.  
Maintenance

Sentence:

1) Means of egress shall be maintained in good repair and free of obstructions. [See Appendix A]

Appendix:

A-2.7.1.6(1) Means of Egress.

Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1.(1) of this By-law.

### 2 Closures. - 1610 Repair damaged closures Status Unsatisfactory

Article 2.2.2.2.v  
Maintenance of Closures

Sentence:

v 1) All closures shall be maintained in good repair.

### 3 Closures. - 1621 Maintenance Status Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

- (b) keeping guides, bearings and stay rolls clean and lubricated,

<b>4 Closures. - 1630 Fire door does not close and latch completely</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

- c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

<b>5 Fire Separations. - 2020 Repair breach in fire separation</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.2.1.2.  
Damage to Fire Separations

Sentence:

- 1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

<b>6 Sprinklers. - 3010 Remove obstructions from sprinkler heads</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 6.5.1.5.  
Obstructions

Sentence:

- 1) No obstructions shall be placed so as to interfere with the effectiveness of water discharge from sprinklers. [See Appendix A]

Appendix:

A-6.5.1.5. Obstructions.  
Partitions, racks, or products stored on shelves or in piles should be kept far enough away from sprinklers so that they will not interfere with the discharge pattern. NFPA-13, "Installation of Sprinkler System" sets the standard for minimum clearances from obstructions.

<b>7 Hose Cabinets. - 3430 Replace hose in hose cabinet</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 6.4.1.10.  
Substitute Hose

Sentence:

- v 1) No person shall remove a fire hose from the hose cabinet or hose rack, unless permitted by the Fire Chief.

<b>8 Underground Parking. - 6610 Remove all stored materials in parking garage</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Sentence:

- v 1) Combustible materials shall not be kept or stored in a vehicle storage garage in a building unless the vehicle storage garage is sprinklered in an acceptable manner and the materials are kept in acceptable cabinets, lockers, or other containment arrangement.

**Note: Violations Continueing - Billable**

*People Who Care About You*

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# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

- Attended responding to WSBC complaintreferrla re. potential construction debris in hallways - no debris found
- noted continued violations on all floors - see notice items
- Manager Mann **s.22(1)** notified of items blocking fire escape and to remove items accumulated in hallways with special attention to problem areas on 4th and 5th floors
- NOV issued

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>After Fire Inspection</b>	<b>November 22, 2017</b>	<b>Satisfactory</b>	<b>FP Capt Problem Building</b>	<b>Ms_minden, Marcus</b>

### 1 Fire Separations. - 2020 Repair breech in fire separation

**Status** Satisfactory

Article 2.2.1.2.  
Damage to Fire Separations

Sentence:

- 1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

### 2 Fire Alarms. - 2662 Fire Alarm Maintenance

**Status** Satisfactory

Article 6.3.1.1.  
Maintenance

Sentence:

- 1) Fire alarm and voice communications systems shall be maintained in operable condition at all times.

### Note: Walkthrough with VPD

Conducted a walkthrough with VPD. Fire alarm system operational no issues. other issues in building being addressed by Bldg Dept, PUI, Fire and through courts.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>September 21, 2017</b>	<b>Unsatisfactory</b>	<b>FP Capt Problem Building</b>	<b>Orseth, Nils</b>

**Violation Notice:** Issued

**Received by:** N/A

**Position:** [None selected]

### 1 Closures. - 1610 Repair damaged closures

**Status** Unsatisfactory

Article 2.2.2.2.v  
Maintenance of Closures

Sentence:

- v 1) All *closures* shall be maintained in good repair.

### 2 Closures. - 1621 Maintenance

**Status** Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

proper operation, such maintenance to include but not be limited to:

Clause:

(b) keeping guides, bearings and stay rolls clean and lubricated,

<b>3 Closures. - 1630 Fire door does not close and latch completely</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.2.2.4.v

Inspection and Maintenance

Sentence:

v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

<b>4 Fire Separations. - 2020 Repair breach in fire separation</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.2.1.2.

Damage to Fire Separations

Sentence:

1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

<b>5 Fire Alarms. - 2662 Fire Alarm Maintenance</b>	<b>Status</b> Satisfactory
---	----------------------------

Article 6.3.1.1.

Maintenance

Sentence:

1) Fire alarm and voice communications systems shall be maintained in operable condition at all times.

SPECIAL ATTENTION to all Fire ALarm Bell Housings

<b>6 Sprinklers. - 3010 Remove obstructions from sprinkler heads</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 6.5.1.5.

Obstructions

Sentence:

1) No obstructions shall be placed so as to interfere with the effectiveness of water discharge from sprinklers. [See Appendix A]

Appendix:

A-6.5.1.5. Obstructions.

Partitions, racks, or products stored on shelves or in piles should be kept far enough away from sprinklers so that they will not interfere with the discharge pattern. NFPA-13, "Installation of Sprinkler System" sets the standard for minimum clearances from obstructions.

<b>7 Hose Cabinets. - 3430 Replace hose in hose cabinet</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 6.4.1.10.

Substitute Hose

Sentence:

v 1) No person shall remove a fire hose from the hose cabinet or hose rack, unless permitted by the Fire Chief.

**Note: Fire Alarm OK - billable**





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Inspected Sept. 21 2017 strictly for critical FLSE

- FAS now operational and OK - no other NOV items were inspected
- Fire Watch no longer required
- A-1 repairs damaged panel, but Local does annual testing and tag - MVM to investigate billable

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>September 20, 2017</b>	<b>Unsatisfactory</b>	<b>FP Capt Problem Building</b>	<b>Corseth, Nils</b>

**Violation Notice:** Issued

**Received by:** N/A

**Position:** [None selected]

<b>1 Closures. - 1610 Repair damaged closures</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.2.2.2.v  
Maintenance of Closures

Sentence:

- v 1) All *closures* shall be maintained in good repair.

<b>2 Closures. - 1621 Maintenance</b>	<b>Status</b> Unsatisfactory
---------------------------------------	------------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

- (b) keeping guides, bearings and stay rolls clean and lubricated,

<b>3 Closures. - 1630 Fire door does not close and latch completely</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

- c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

<b>4 Fire Separations. - 2020 Repair breach in fire separation</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.2.1.2.  
Damage to Fire Separations

Sentence:

- 1) Where fire separations are damaged so as to affect their integrity, they shall be repaired



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
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FH District: **02**  
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so that the integrity of the fire separation is maintained.

<b>5 Fire Alarms. - 2662 Fire Alarm Maintenance</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 6.3.1.1.  
Maintenance

Sentence:

1) Fire alarm and voice communications systems shall be maintained in operable condition at all times.

SPECIAL ATTENTION to all Fire ALarm Bell Housings

<b>6 Sprinklers. - 3010 Remove obstructions from sprinkler heads</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 6.5.1.5.  
Obstructions

Sentence:

1) No obstructions shall be placed so as to interfere with the effectiveness of water discharge from sprinklers. [See Appendix A]

Appendix:

A-6.5.1.5. Obstructions.

Partitions, racks, or products stored on shelves or in piles should be kept far enough away from sprinklers so that they will not interfere with the discharge pattern. NFPA-13, "Installation of Sprinkler System" sets the standard for minimum clearances from obstructions.

<b>7 Hose Cabinets. - 3430 Replace hose in hose cabinet</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 6.4.1.10.  
Substitute Hose

Sentence:

v 1) No person shall remove a fire hose from the hose cabinet or hose rack, unless permitted by the Fire Chief.

<b>8 Fire Watch. - 6110 Maintain fire watch</b>	<b>Status</b> Satisfactory
---	----------------------------

Article 2.8.4.  
Fire Watch

Sentence:

v 1) Where the Fire Chief specifies a fire watch as a condition on a permit, the fire watch shall conform with requirements in sentence 2.9.3.4.(2) and 2.9.3.5.(2) of this By-law.

<b>Note: FS out of servcie again - billable</b>
---

- inspected for FAS work to be done
- work apparently was completed, but new fault on FAS panel discovered
- fault is originating in the bar, rather than the 5th floor as previous
- discussed with CVM
- decided to revisit the issue tomorrow
- Firewatch OK

billable

Inspection Class <b>Single Room Occupancy</b>	Inspected Date <b>September 18, 2017</b>	Status <b>Unsatisfactory</b>	Assigned To <b>FP Capt Problem Building</b>	Inspector <b>Corseth, Nils</b>
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Violation Notice: Issued

Received by: Libvik

Position: Other

<b>1 Means of Egress. - 1420 Remove obstructions from means of egress</b>	<b>Status</b> Satisfactory
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Article 2.7.1.6.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
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FH District: **02**  
FPO District: **50**

### Maintenance

#### Sentence:

- 1) Means of egress shall be maintained in good repair and free of obstructions. [See Appendix A]

#### Appendix:

A-2.7.1.6(1) Means of Egress.

Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1.(1) of this By-law.

<b>2 Means of Egress. - 1450 Remove unauthorized locking device from exit door</b>	<b>Status Satisfactory</b>
--	----------------------------

Article 2.7.2.1.  
Exit Doors

#### Sentence:

- v 6) The requirements of Sentence (5) shall not apply to:

#### Clause:

- a) doors of rooms where persons are under legal restraint,
- b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,
- c) doors to and from high security areas where the Fire Chief has approved the door locking devices, and
- d) doors equipped with electromagnetic locks conforming to the Building By-law requirements, provided there is an acceptable means of unlocking these doors in an emergency.

<b>3 Closures. - 1610 Repair damaged closures</b>	<b>Status Unsatisfactory</b>
---	------------------------------

Article 2.2.2.2.v  
Maintenance of Closures

#### Sentence:

- v 1) All *closures* shall be maintained in good repair.

<b>4 Closures. - 1621 Maintenance</b>	<b>Status Unsatisfactory</b>
---------------------------------------	------------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

#### Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

#### Clause:

- (b) keeping guides, bearings and stay rolls clean and lubricated,

<b>5 Closures. - 1630 Fire door does not close and latch completely</b>	<b>Status Unsatisfactory</b>
---	------------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

#### Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
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FH District: **02**  
FPO District: **50**

Clause:

- c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

### 6 Fire Separations. - 2020 Repair breach in fire separation

Status Unsatisfactory

Article 2.2.1.2.  
Damage to Fire Separations

Sentence:

- 1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

### 7 Fire Alarms. - 2210 Inspect Test and Tag fire alarm system

Status Satisfactory

Article 6.3.1.2.  
Article 6.3.1.2.  
Inspection and Testing

Sentence:

- 1) Fire alarm systems shall be inspected and tested in conformance with CAN/ULC-S536-M, "inspection and Testing of Fire Alarm Systems."  
  
2) Fire alarm and detection system components shall be accessible for purposes of inspection or maintenance.

### 8 Fire Alarms. - 2662 Fire Alarm Maintenance

Status Unsatisfactory

Article 6.3.1.1.  
Maintenance

Sentence:

- 1) Fire alarm and voice communications systems shall be maintained in operable condition at all times.

SPECIAL ATTENTION to all Fire Alarm Bell Housings

### 9 Exit Lighting / Emergency Lighting. - 2830 Emergency lights not maintained in proper working order

Status Satisfactory

Article 2.7.3.1.  
Installation and Maintenance

Sentence:

- 3) Emergency lighting shall be maintained in operating condition, in conformance with Section 6.7.

### 10 Sprinklers. - 3010 Remove obstructions from sprinkler heads

Status Unsatisfactory

Article 6.5.1.5.  
Obstructions

Sentence:

- 1) No obstructions shall be placed so as to interfere with the effectiveness of water discharge from sprinklers. [See Appendix A]

Appendix:

A-6.5.1.5. Obstructions.  
Partitions, racks, or products stored on shelves or in piles should be kept far enough away from sprinklers so that they will not interfere with the discharge pattern. NFPA-13, "Installation of Sprinkler System" sets the standard for minimum clearances from obstructions.

### 11 Hose Cabinets. - 3430 Replace hose in hose cabinet

Status Unsatisfactory

Article 6.4.1.10.  
Substitute Hose

Sentence:



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

v 1) No person shall remove a fire hose from the hose cabinet or hose rack, unless permitted by the Fire Chief.

### 12 Fire Watch. - 6120 Maintain fire watch during all system repairs

**Status** Satisfactory

Article 2.9.3.5.  
Fire Alarm System

Sentence:

v 2) When any portion of a fire alarm system is temporarily shut down or not functional for any reason, including maintenance or periodic inspection, alternative measures including the provision of an acceptable fire watch shall be taken to ensure that all persons in the building can be informed promptly, and the Fire Department notified, if a fire should occur while the alarm system is out of service.

### Note: Bell housings and FAS system, 24 hour FW

- Inspected quickly to ensure no immediate FLS risks due to Sept. 15 2017 fire which resulted in O/S FAS, and breached in fire separations
  - Fire separations breached, but bno risk of falling drywall b/c wet drywall has been removed
  - spoke with ex-manager Libvik onsite - now acting as Good Samaritan rep. AM Sept. 18 2017
  - FAS enunciator panel showing trouble 5th floor and silenced so O/S
  - 5th Floor investigation revealed potential electrical fault due to FAS Bell housing wiring strain possible b/c housing partially torn off of wall
  - subsequent notification from Becky Innes COV Prop. Use via MvM that it has been returned to operation this PM Sept. 18 2017
  - 24 hour firewatch order reiterated
  - No other inspection items were addressed
- billable

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>After Fire Inspection</b>	<b>September 15, 2017</b>	<b>Unsatisfactory</b>	<b>FP Capt Problem Building</b>	<b>Corseth, Nils</b>

**Violation Notice:** Issued

**Received by:** Sharon

**Position:** Manager

### 1 Fire Separations. - 2020 Repair breach in fire separation

**Status** Unsatisfactory

Article 2.2.1.2.  
Damage to Fire Separations

Sentence:

1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

### 2 Fire Alarms. - 2662 Fire Alarm Maintenance

**Status** Unsatisfactory

Article 6.3.1.1.  
Maintenance

Sentence:

1) Fire alarm and voice communications systems shall be maintained in operable condition at all times.

### 3 Fire Watch. - 6120 Maintain fire watch during all system repairs

**Status** Satisfactory

Article 2.9.3.5.  
Fire Alarm System

Sentence:

v 2) When any portion of a fire alarm system is temporarily shut down or not functional for any reason, including maintenance or periodic inspection, alternative measures including the provision of an acceptable fire watch shall be taken to ensure that all persons in the building can be informed promptly, and the Fire Department notified, if a



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
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FH District: **02**  
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fire should occur while the alarm system is out of service.

### Note: after fire inspection

The fire occurred in the building's outdoor "well space between buildings", West side outside of room **s.22(1)** window. A scaffold is erected in this space, and the blue nylon scaffold shroud was the fuel for the fire. The smoke from the fire entered room **s.22(1)** open window and apparently set off the sprinkler and alarm. The resulting water poured through the floor to the lobby where it rendered the fire alarm panel O/S. Also, the water has dislodged drywall from the lobby ceiling, some of which has dislodged.

At this time the Fire Alarm System is non-functional.

- 24 Hour Firewatch is being maintained as per NOV
- A-1 Fire is enroute to fix as Per Manager Sharon and COB Becky Innes

At this time the Sprinkler System is non-functional.

- A-1 Fire is enroute to fix as Per Manager Sharon and COB Becky Innes

At this time there is a falling object hazard and water slip/fall hazard in the building.

- Sharon has placed garbage cans to catch water
- COV Adrian Dashadow has engaged Ocean West Contracting (from Balmoral) to erect temporary corridor scaffolding and also remove wet drywall from ceiling

At this time there are openings in the fire separations between the lobby floor and the 1st floor with structural members visible.

- Firewatch is being maintained
- Contractors onsite

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Complaint</b>	<b>September 15, 2017</b>	<b>Satisfactory</b>	<b>FP Capt Problem Building</b>	<b>Corseth, Nils</b>

### 1 Other - 9000 Attention required

**Status** Satisfactory

Waterlogged drywall hazard. Inspected after contractor work completed to ensure no apparent danger for residents remained from falling drywall due to water loading in lobby ceiling. All ok at 15:37.

### Note: Lobby Waterlogged drywall hazard

Waterlogged drywall hazard. Inspected after contractor work completed to ensure no apparent danger for residents remained from falling drywall due to water loading in lobby ceiling. All ok

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>September 6, 2017</b>	<b>Unsatisfactory</b>	<b>FP General</b>	<b>De_arcangelis, Lorenzo</b>
<b>Violation Notice:</b> Issued	<b>Received by:</b> Manager		<b>Position:</b> Manager	

### 1 Means of Egress. - 1420 Remove obstructions from means of egress

**Status** Unsatisfactory

Article 2.7.1.6.  
Maintenance



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**

FH District: **02**

Building Name: **REGENT HOTEL SRO (H) CLOSED**

FPO District: **50**

Sentence:

- 1) Means of egress shall be maintained in good repair and free of obstructions. [See Appendix A]

Appendix:

A-2.7.1.6(1) Means of Egress.

Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1.(1) of this By-law.

### 2 Means of Egress. - 1450 Remove unauthorized locking device from exit door

Status Unsatisfactory

Article 2.7.2.1.  
Exit Doors

Sentence:

- v 6) The requirements of Sentence (5) shall not apply to:

Clause:

- a) doors of rooms where persons are under legal restraint,
- b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,
- c) doors to and from high security areas where the Fire Chief has approved the door locking devices, and
- d) doors equipped with electromagnetic locks conforming to the Building By-law requirements, provided there is an acceptable means of unlocking these doors in an emergency.

### 3 Closures. - 1610 Repair damaged closures

Status Unsatisfactory

Article 2.2.2.2.v  
Maintenance of Closures

Sentence:

- v 1) All *closures* shall be maintained in good repair.

### 4 Closures. - 1621 Maintenance

Status Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

- (b) keeping guides, bearings and stay rolls clean and lubricated,

### 5 Closures. - 1630 Fire door does not close and latch completely

Status Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
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FH District: **02**  
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- c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

<b>6 Fire Separations. - 2020 Repair breach in fire separation</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.2.1.2.  
Damage to Fire Separations

Sentence:

- 1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

<b>7 Fire Alarms. - 2210 Inspect Test and Tag fire alarm system</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 6.3.1.2.  
Article 6.3.1.2.  
Inspection and Testing

Sentence:

- 1) Fire alarm systems shall be inspected and tested in conformance with CAN/ULC-S536-M, "inspection and Testing of Fire Alarm Systems."  
  
2) Fire alarm and detection system components shall be accessible for purposes of inspection or maintenance.

<b>8 Exit Lighting / Emergency Lighting. - 2830 Emergency lights not maintained in proper working order</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.7.3.1.  
Installation and Maintenance

Sentence:

- 3) Emergency lighting shall be maintained in operating condition, in conformance with Section 6.7.

<b>9 Sprinklers. - 3010 Remove obstructions from sprinkler heads</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 6.5.1.5.  
Obstructions

Sentence:

- 1) No obstructions shall be placed so as to interfere with the effectiveness of water discharge from sprinklers. [See Appendix A]

Appendix:

A-6.5.1.5. Obstructions.

Partitions, racks, or products stored on shelves or in piles should be kept far enough away from sprinklers so that they will not interfere with the discharge pattern. NFPA-13, "Installation of Sprinkler System" sets the standard for minimum clearances from obstructions.

<b>10 Hose Cabinets. - 3430 Replace hose in hose cabinet</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 6.4.1.10.  
Substitute Hose

Sentence:

- v 1) No person shall remove a fire hose from the hose cabinet or hose rack, unless permitted by the Fire Chief.

<b>Note: Details</b>
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Inspected date Sept. 06/2017 @ 11am

Inspection done by FPO DeArcangelis & Kuva, Lorne

VPD present Ally Smith and Const. Byron

PUI's were unable to conduct room to room inspections as hotel staff did not post correct notice for tenants.

A reinspection date is TBA



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FPO District: **50**

Pictures are in H Drive

Deficiencies for the hotel are as listed:

- 1) s.22(1) self closing device (SW)
- 2) self closing device
- 3) self closing device
- 4) items on sprinkler head
- 5) self closing device
- 6) self closing device
- 7) self closing device
- 8) damage to suite door
- 9) self closing device
- 10) incomplete fire separation in door frame
- 11) 6<sup>th</sup> to 7<sup>th</sup> floor stairwell fire door not latching
- 12) 6<sup>th</sup> floor south fire exit door propped open
- 13) s.22(1) self closing device
- 14) self closing device
- 15) improper fire separation in door frame
- 16) door handle missing
- 17) self closing device
- 18) 5<sup>th</sup> to 6<sup>th</sup> floor stairwell fire door knob missing
- 19) 5<sup>th</sup> to 6<sup>th</sup> floor stairwell fire door not latching
- 20) 5<sup>th</sup> floor south fire exit fire door propped open
- 21) 5<sup>th</sup> floor south east hallway egress blocked by couch
- 22) s.22(1) self closing device
- 23) 5<sup>th</sup> floor south hall fire hose missing ASTTBC tag
- 24) s.22(1) self closing device
- 25) self closing device
- 26) self closing device (pic same as item 27)
- 27) items on sprinkler pipe (pic same as item 26)
- 28) 4<sup>th</sup> to 5<sup>th</sup> floor fire door self closing device
- 29) 4<sup>th</sup> to 5<sup>th</sup> floor stairwell fire door not latching
- 30) 4<sup>th</sup> floor south fire escape door propped open
- 31) 4<sup>th</sup> floor south west hallway egress blocked by items in hallway
- 32) s.22(1) door frame breach in fire separation
- 33) unauthorized locking device
- 34) self closing device
- 35) self closing device
- 36) self closing device
- 37) self closing device
- 38) self closing device
- 39) self closing device
- 40) door frame breach in fire separation
- 41) door frame breach in fire separation



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Property Address: **160 E HASTINGS ST**

FH District: **02**

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FPO District: **50**

- 42) s.22(1) self closing device
- 43) 3<sup>rd</sup> to 4<sup>th</sup> floor stairwell fire door not latching
- 44) 3<sup>rd</sup> floor south fire escape fire door propped open
- 45) s.22(1) self closing device
- 46) self closing device
- 47) self closing device
- 48) self closing device
- 49) self closing device
- 50) self closing device
- 51) self closing device
- 52) self closing device
- 53) 3<sup>rd</sup> floor hallway north end emergency lighting non-operational
- 54) 3<sup>rd</sup> floor north pull station missing tamper glass
- 55) s.22(1) self closing device
- 56) 2<sup>nd</sup> to 3<sup>rd</sup> floor landing fire door propped open
- 57) 2<sup>nd</sup> to 3<sup>rd</sup> floor fire door self closing device
- 58) 2<sup>nd</sup> floor south fire escape door propped open
- 59) 2<sup>nd</sup> floor south end of hallway egress blocked by large desk
- 60) s.22(1) self closing device
- 61) 2<sup>nd</sup> floor hallway south end pull station missing tamper glass
- 62) s.22(1) door frame breach in fire separation
- 63) self closing device
- 64) door not latching
- 65) 2<sup>nd</sup> floor hallway north end fire hose rack not racked properly
- 66) s.22(1) self closing device
- 67) 1<sup>st</sup> to 2<sup>nd</sup> floor fire door not latching
- 68) 1<sup>st</sup> floor south fire escape fire door propped open
- 69) s.22(1) self closing device
- 70) self closing device
- 71) unauthorized locking device
- 72) self closing device
- 73) door frame breach in fire separation
- 74) missing common knowledge door handle
- 75) self closing device

Inspection Class <b>Single Room Occupancy</b>	Inspected Date <b>August 31, 2017</b>	Status <b>Unsatisfactory</b>	Assigned To <b>FP General</b>	Inspector <b>Von_minden, Marcus</b>
Violation Notice: Issued		Received by: N/A	Position: [None selected]	

<b>1 Means of Egress. - 1420 Remove obstructions from means of egress</b>	<b>Status Satisfactory</b>
---	----------------------------

Article 2.7.1.6.  
Maintenance

Sentence:

1) Means of egress shall be maintained in good repair and free of obstructions. [See Appendix A]

Appendix:



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

A-2.7.1.6(1) Means of Egress.

Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1.(1) of this By-law.

### 2 Fire Doors. - 1531 Maintenance

Status Satisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

3) Doors in fire separations shall be operated at intervals not greater than 1 month to ensure that they are properly maintained in accordance with Sentence (1), as specified in the fire safety plan prepared in conformance with Section 2.8.

### 3 Closures. - 1610 Repair damaged closures

Status Unsatisfactory

Article 2.2.2.2.v  
Maintenance of Closures

Sentence:

v 1) All *closures* shall be maintained in good repair.

### 4 Closures. - 1621 Maintenance

Status Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

(b) keeping guides, bearings and stay rolls clean and lubricated,

### 5 Closures. - 1630 Fire door does not close and latch completely

Status Satisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

### 6 Fire Separations. - 2020 Repair breach in fire separation

Status Unsatisfactory

Article 2.2.1.2.  
Damage to Fire Separations

Sentence:

1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.



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Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

### 7 Smoke Alarms. - 2411 Smoke Alarm Maintenance

**Status** Satisfactory

Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

Sentence:

2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

### 8 Smoke Alarms. - 2430 Smoke Alarms not installed in sleeping units and hallways

**Status** Satisfactory

Article 2.1.3.3.  
Smoke Alarms

Sentence:

v 6) Smoke alarms within dwelling units shall be installed between each area containing sleeping rooms and the remainder of the dwelling unit, and where the sleeping areas are served by hallways, the smoke alarms shall be installed in the hallways.

### 9 Smoke Alarms. - 2450 Smoke Alarm needs repair

**Status** Satisfactory

Article 2.1.3.3.  
Smoke Alarms

Sentence:

8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.

### 10 Exit Lighting / Emergency Lighting. - 2830 Emergency lights not maintained in proper working order

**Status** Satisfactory

Article 2.7.3.1.  
Installation and Maintenance

Sentence:

3) Emergency lighting shall be maintained in operating condition, in conformance with Section 6.7.

### 11 Sprinklers. - 3010 Remove obstructions from sprinkler heads

**Status** Satisfactory

Article 6.5.1.5.  
Obstructions

Sentence:

1) No obstructions shall be placed so as to interfere with the effectiveness of water discharge from sprinklers. [See Appendix A]

Appendix:

A-6.5.1.5. Obstructions.

Partitions, racks, or products stored on shelves or in piles should be kept far enough away from sprinklers so that they will not interfere with the discharge pattern. NFPA-13, "Installation of Sprinkler System" sets the standard for minimum clearances from obstructions.

### 12 Hose Cabinets. - 3410 Inspect and tag hose cabinets

**Status** Satisfactory

Article 6.4.1.1.  
Inspection, Testing and Maintenance

Sentence:

1) The inspection, testing and maintenance of standpipe and hose systems shall conform to NFPA 25, "Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems."

### 13 Other - 9000 Attention required

**Status** Satisfactory

**PULL STATION FIRE ALARMS TAMPER GLASS MISSING**

**Note: Walkthrough with FC**

Conducted a walkthrough with the Fire Chief. Multiple items corrected from last inspection. Suite



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

doors, hardware and framing still an issue with majority of suite doors throughout. Fire Protection systems upto date and functioning. All equipment serviced and tagged. MvM

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Single Room Occupancy	August 1, 2017	Satisfactory	FP General	Von_minden, Marcus

<b>1 Fire Doors. - 1531 Maintenance</b>	<b>Status</b> Satisfactory
---	----------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

3) Doors in fire separations shall be operated at intervals not greater than 1 month to ensure that they are properly maintained in accordance with Sentence (1), as specified in the fire safety plan prepared in conformance with Section 2.8.

<b>2 Closures. - 1610 Repair damaged closures</b>	<b>Status</b> Satisfactory
---	----------------------------

Article 2.2.2.2.v  
Maintenance of Closures

Sentence:

v 1) All closures shall be maintained in good repair.

<b>3 Closures. - 1621 Maintenance</b>	<b>Status</b> Satisfactory
---------------------------------------	----------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

(b) keeping guides, bearings and stay rolls clean and lubricated,

<b>4 Closures. - 1630 Fire door does not close and latch completely</b>	<b>Status</b> Satisfactory
---	----------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

<b>5 Fire Separations. - 2020 Repair breach in fire separation</b>	<b>Status</b> Satisfactory
--	----------------------------

Article 2.2.1.2.  
Damage to Fire Separations



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Sentence:

- 1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

**6 Smoke Alarms. - 2411 Smoke Alarm Maintenance**

**Status** Satisfactory

Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

Sentence:

- 2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

**7 Smoke Alarms. - 2450 Smoke Alarm needs repair**

**Status** Satisfactory

Article 2.1.3.3.  
Smoke Alarms

Sentence:

- 8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.

**8 Sprinklers. - 3010 Remove obstructions from sprinkler heads**

**Status** Satisfactory

Article 6.5.1.5.  
Obstructions

Sentence:

- 1) No obstructions shall be placed so as to interfere with the effectiveness of water discharge from sprinklers. [See Appendix A]

Appendix:

A-6.5.1.5. Obstructions.  
Partitions, racks, or products stored on shelves or in piles should be kept far enough away from sprinklers so that they will not interfere with the discharge pattern. NFPA-13, "Installation of Sprinkler System" sets the standard for minimum clearances from obstructions.

**9 Other - 9000 Attention required**

**Status** Satisfactory

- FIRE ESCAPE  
4TH FLOOR SOUTH SLATS ON LANDINGS MISSING, LOOSE OR BROKEN

**Note: Duplicate Entry**

Entry has been closed as it duplicates a preexisting entry. Please see proposed date 06/09/2017 for the most recent outstanding violations at this address.

mVm

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Single Room Occupancy	May 31, 2017	Unsatisfactory	FP General	De_arcangelis, Lorenzo
Violation Notice: Issued		Received by: N/A	Position: [None selected]	

**1 Means of Egress. - 1420 Remove obstructions from means of egress**

**Status** Satisfactory

Article 2.7.1.6.  
Maintenance

Sentence:

- 1) Means of egress shall be maintained in good repair and free of obstructions. [See Appendix A]

Appendix:

A-2.7.1.6(1) Means of Egress.





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1.(1) of this By-law.

<b>2 Fire Doors. - 1531 Maintenance</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- 3) Doors in fire separations shall be operated at intervals not greater than 1 month to ensure that they are properly maintained in accordance with Sentence (1), as specified in the fire safety plan prepared in conformance with Section 2.8.

<b>3 Closures. - 1610 Repair damaged closures</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.2.2.2.v  
Maintenance of Closures

Sentence:

- v 1) All *closures* shall be maintained in good repair.

<b>4 Closures. - 1621 Maintenance</b>	<b>Status</b> Unsatisfactory
---------------------------------------	------------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

- (b) keeping guides, bearings and stay rolls clean and lubricated,

<b>5 Closures. - 1630 Fire door does not close and latch completely</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

- c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

<b>6 Fire Separations. - 2020 Repair breach in fire separation</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.2.1.2.  
Damage to Fire Separations

Sentence:

- 1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

<b>7 Smoke Alarms. - 2411 Smoke Alarm Maintenance</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.1.3.3.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Smoke Alarms [See Appendix A]

Sentence:

2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

### 8 Smoke Alarms. - 2450 Smoke Alarm needs repair

Status Unsatisfactory

Article 2.1.3.3.  
Smoke Alarms

Sentence:

8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.

### 9 Sprinklers. - 3010 Remove obstructions from sprinkler heads

Status Unsatisfactory

Article 6.5.1.5.  
Obstructions

Sentence:

1) No obstructions shall be placed so as to interfere with the effectiveness of water discharge from sprinklers. [See Appendix A]

Appendix:

A-6.5.1.5. Obstructions.

Partitions, racks, or products stored on shelves or in piles should be kept far enough away from sprinklers so that they will not interfere with the discharge pattern. NFPA-13, "Installation of Sprinkler System" sets the standard for minimum clearances from obstructions.

### 10 Hose Cabinets. - 3410 Inspect and tag hose cabinets

Status Satisfactory

Article 6.4.1.1.  
Inspection, Testing and Maintenance

Sentence:

1) The inspection, testing and maintenance of standpipe and hose systems shall conform to NFPA 25, "Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems."

### 11 Other - 9000 Attention required

Status Unsatisfactory

- FIRE ESCAPE  
4TH FLOOR SOUTH SLATS ON LANDINGS MISSING, LOOSE OR BROKEN

#### Note: ReInspection

ReInspection of the hotel.

Met with VPD members Aly, Byron and Ben as well as nurse Janice Ostman.

Pal Sihota in attendance as well.

Starting with a check of the fire chiefs order for a fire watch, not complied with.

A review of the fire watch requirements was done with hotel staff.

A floor by floor inspection was done of the building starting in the basement then working downwards floor by floor from the top floor.

Deficiencies noted and Pal Sihota took pictures of the printed inspection report findings.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Complaint</b>	<b>May 26, 2017</b>	<b>Satisfactory</b>	<b>FP General</b>	<b>Kuva, Lorne</b>

Violation Notice: Issued

Received by: N/A

Position: [None selected]

### 1 Fire Watch. - 6110 Maintain fire watch

Status Satisfactory

Article 2.8.4.  
Fire Watch



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Sentence:

- v 1) Where the Fire Chief specifies a fire watch as a condition on a permit, the fire watch shall conform with requirements in sentence 2.9.3.4.(2) and 2.9.3.5.(2) of this By-law.

**Note: Chiefs Order - Fire Watch**

Met with COV inspector Becky Innes.

Discussed the issues surrounding the exposed portions of walls of the Regent and the Balmoral hotels.

Chiefs order issued to maintain a fire watch issued to desk clerk.

Areas outlined for the fire watch relayed by COV building inspector Becky Innes.

The areas outlined by Becky are the west side 1st floor whole hallway, the east side 1st floor bathroom, 2nd 3rd & 4th floor shower rooms have the ceilings pulled down as well the 3rd floor east side bathroom has the ceiling pulled down..

This work is creating the removal of fire stop portions which results in combustible portions of the wall and or flooring structural support members being exposed posing a fire hazard.

The fire watch requirements of a walk through were explained to the front desk clerk and it was confirmed that the hotel is to immediately start performing a fire watch on the area.

A copy of the COV Fire Dept. fire watch requirements (yellow Notice of Violation) was given to the front desk clerk.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Single Room Occupancy	May 10, 2017	Unsatisfactory	FP General	De_arcangelis, Lorenzo

**1 Means of Egress. - 1420 Remove obstructions from means of egress**

**Status** Unsatisfactory

Article 2.7.1.6.  
Maintenance

Sentence:

- 1) Means of egress shall be maintained in good repair and free of obstructions. [See Appendix A]

Appendix:

A-2.7.1.6(1) Means of Egress.

Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1.(1) of this By-law.

**2 Fire Doors. - 1531 Maintenance**

**Status** Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- 3) Doors in fire separations shall be operated at intervals not greater than 1 month to ensure that they are properly maintained in accordance with Sentence (1), as specified in the fire safety plan prepared in conformance with Section 2.8.

**3 Closures. - 1610 Repair damaged closures**

**Status** Unsatisfactory

Article 2.2.2.2.v  
Maintenance of Closures

Sentence:

- v 1) All closures shall be maintained in good repair.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

<b>4 Closures. - 1621 Maintenance</b>	<b>Status</b> Unsatisfactory
---------------------------------------	------------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

(b) keeping guides, bearings and stay rolls clean and lubricated,

<b>5 Closures. - 1630 Fire door does not close and latch completely</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

<b>6 Fire Separations. - 2020 Repair breach in fire separation</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.2.1.2.  
Damage to Fire Separations

Sentence:

1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

<b>7 Smoke Alarms. - 2411 Smoke Alarm Maintenance</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

Sentence:

2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

<b>8 Smoke Alarms. - 2430 Smoke Alarms not installed in sleeping units and hallways</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.1.3.3.  
Smoke Alarms

Sentence:

v 6) Smoke alarms within dwelling units shall be installed between each area containing sleeping rooms and the remainder of the dwelling unit, and where the sleeping areas are served by hallways, the smoke alarms shall be installed in the hallways.

<b>9 Smoke Alarms. - 2450 Smoke Alarm needs repair</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.1.3.3.  
Smoke Alarms

Sentence:

8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

<b>10 Exit Lighting / Emergency Lighting. - 2830 Emergency lights not maintained in proper working order</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.7.3.1.  
Installation and Maintenance

Sentence:  
3) Emergency lighting shall be maintained in operating condition, in conformance with Section 6.7.

<b>11 Sprinklers. - 3010 Remove obstructions from sprinkler heads</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 6.5.1.5.  
Obstructions

Sentence:  
1) No obstructions shall be placed so as to interfere with the effectiveness of water discharge from sprinklers. [See Appendix A]

Appendix:  
A-6.5.1.5. Obstructions.  
Partitions, racks, or products stored on shelves or in piles should be kept far enough away from sprinklers so that they will not interfere with the discharge pattern. NFPA-13, "Installation of Sprinkler System" sets the standard for minimum clearances from obstructions.

<b>12 Hose Cabinets. - 3410 Inspect and tag hose cabinets</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 6.4.1.1.  
Inspection, Testing and Maintenance

Sentence:  
1) The inspection, testing and maintenance of standpipe and hose systems shall conform to NFPA 25, "Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems."

<b>13 Other - 9000 Attention required</b>	<b>Status</b> Unsatisfactory
---	------------------------------

**PULL STATION FIRE ALARMS TAMPER GLASS MISSING**

<b>Note: DAY 2 COORDINATED</b>
--------------------------------

## DAY 2

### Narrative/Observations

- *Inspection conducted by Problem Building Team:*
- *Captain Von Minden, Captain Meers, FPO De Arcangelis FPO Kuva*
- *Attended with VPD*
- *Sihota in attendance*
- *Two Day Inspection, DAY 2*

MAY 10 2017  
1300-1530

- **INSPECTION :3RD,2ND,1ST ,RETAIL(BAR),BASEMENT**

Contraventions to the Vancouver Fire Bylaw

Article 2.2.2.2.v

Maintenance of Closures

Sentence:

- v 1) All closures shall be maintained in good repair.



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**

FH District: **02**

Building Name: **REGENT HOTEL SRO (H) CLOSED**

FPO District: **50**

#### Article 2.2.1.2.

##### Damage to Fire Separations

###### Sentence:

- 1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

#### Article 2.1.3.3.

##### Smoke Alarms

###### Sentence:

- 8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.

#### Article 2.2.2.4.v

##### Inspection and Maintenance

###### Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

###### Clause:

- c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

#### Article 2.1.3.3.

##### Smoke Alarms

###### Sentence:

- v 6) Smoke alarms within dwelling units shall be installed between each area containing sleeping rooms and the remainder of the dwelling unit, and where the sleeping areas are served by hallways, the smoke alarms shall be installed in the hallways.

#### Article 6.5.1.5.

##### Obstructions

###### Sentence:

- 1) No obstructions shall be placed so as to interfere with the effectiveness of water discharge from sprinklers. [See Appendix A]

###### Appendix:

##### A-6.5.1.5. Obstructions.

Partitions, racks, or products stored on shelves or in piles should be kept far enough away from sprinklers so that they will not interfere with the discharge pattern. NFPA-13, "Installation of Sprinkler System" sets the standard for minimum clearances from obstructions.

#### Article 6.4.1.1.

##### Inspection, Testing and Maintenance

###### Sentence:

- 1) The inspection, testing and maintenance of standpipe and hose systems shall conform to NFPA 25, "Standard for the Inspection, Testing, and Maintenance of Water-Based



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**

FH District: **02**

Building Name: **REGENT HOTEL SRO (H) CLOSED**

FPO District: **50**

Fire Protection Systems.”  
Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

(b) keeping guides, bearings and stay rolls clean and lubricated,

Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

Sentence:

2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

Article 2.7.1.6.  
Maintenance

Sentence:

- 1) Means of egress shall be maintained in good repair and free of obstructions. [See Appendix A]

Appendix:

A-2.7.1.6(1) Means of Egress.

Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1.(1) of this By-law.

Article 2.7.3.1.  
Installation and Maintenance

Sentence:

- 3) Emergency lighting shall be maintained in operating condition, in conformance with Section 6.7.

Requirements/Details:

MAY 9 2017  
1300-1530

*INSPECTION :GROUND FLOOR 7TH,6TH,5TH,4TH,3RD FLOOR LANDING*

MAY 10 2017







## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

- **s.22(1)**

#### **FIRESTOP ISSUES**

RM

- SOUTH ,NEAR FIRE ESCAPE UTILITY ROOM FIRESTOP CEILING

#### **1ST FLOOR**

- BELL HOUSING STUFFED WITH NYLON NORTH HALLWAY
- ELECTRICAL PANEL DOOR MISSING - MID HALLWAY
- NO ENTRY **s.22(1)**
- ELECTRICAL ISSUES WITH **s.22(1)** LIGHT FIXTURE
- EMERGENCY LIGHT, NORTH HALLWAY NEAR ROOM #108, ASTTBC TAG,FP 1480 UNSATISFACTORY ,NOT FUNCTIONING WHEN TESTED.
- FIRE DOOR LANDING GLASS MISSING

#### **2ND FLOOR** **ROOMS # 200- #223**

#### **FIRE EXTINGUISHER:**

Mid hallway plexi glass missing in cabinet,

#### **SMOKE DET:MISSING**

- RM:
- **s.22(1)**
- 
- 
- 
- 
- 
- 
- 
- 

#### **SELF CLOSING DEVICES:**

RM: **s.22(1)**BROKEN **s.22(1)**BROKEN

#### **DOOR HARDWARE:**

RM **s.22(1)**BROKEN KNOB

#### **SPRINKLER HEAD/PIPE:(ITEMS ON SPRINKLER PIPE NEAR HEAD)**

RM **s.22(1)**

#### **FIRESTOP ISSUES**

- RM:**s.22(1)**AT DOOR JAM,
- EAST WALL,**s.22(1)**CEILING,
- SOUTHEAST WING WALL,
- SOUTHWEST WING TRENCH CUT,WALL & CEILING.
- **s.22(1)**AT DOOR JAM.
- **s.22(1)**AT DOOR JAM.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

### UNAUTHORIZED LOCKING DEVICE

RM -UTILITY ROOM

### 2ND FLOOR

- NO ENTRY s.22(1) UTILITY ROOM NORTH AND MID HALLWAY
- HOSE RACK -NOZZLE MISSING

### 3RD FLOOR ROOMS # 300- #323

FIRE EXTINGUISHER: Mid hallway plexi glass missing in cabinet,

### SMOKE DET: BROKEN

RM:

- s.22(1) no light),
- 
- 
- 
- 
- 
- 
- 

### SELF CLOSING DEVICES:BROKEN

RM:

- s.22(1)
- 
- 
- 
- 
- 
- 

### EGRESS ACCESS:

RM s.22(1) DOOR EGRESS (FUNCTION)

### DOOR HARDWARE:

RM

- s.22(1)
- 
- MISSING KNOB)

### SPRINKLER HEAD/PIPE: (ITEMS ON SPRINKLER PIPE NEAR HEAD)

RM: s.22(1)

### FIRESTOP ISSUES

RM: s.22(1) FIRE (DOOR )STOP,SOUTHWEST HALL CEILING s.22(1) ABOVE DOOR,



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

### UNAUTHORIZED LOCKING DEVICE

RM: **s.22(1)** PADLOCK

### 3RD FLOOR

- **TRIPPING HAZARD**
- **ELECTRICAL PANEL DOOR MISSING - MID HALLWAY**
- **NO ENTRY** **s.22(1)**
- **HOSE RACK -NOZZLE MISSING**

### **BASEMENT FLOOR**

### BASEMENT FLOOR

- **NORTH PREP KITCHEN ELECTRICAL WIRING EXPOSED FROM PANEL**

### **CHILD RETAIL 160 EAST HASTINGS - BAR**

- **BELL HOUSING STUFFED WITH CLOTH**

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>May 9, 2017</b>	<b>Unsatisfactory</b>	<b>[None Selected]</b>	<b>De_arcangelis, Lorenzo</b>

**1 Means of Egress. - 1420 Remove obstructions from means of egress**

**Status** Unsatisfactory

Article 2.7.1.6.  
Maintenance



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Sentence:

- 1) Means of egress shall be maintained in good repair and free of obstructions. [See Appendix A]

Appendix:

A-2.7.1.6(1) Means of Egress.

Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1.(1) of this By-law.

### 2 Fire Doors. - 1531 Maintenance

Status Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- 3) Doors in fire separations shall be operated at intervals not greater than 1 month to ensure that they are properly maintained in accordance with Sentence (1), as specified in the fire safety plan prepared in conformance with Section 2.8.

### 3 Closures. - 1610 Repair damaged closures

Status Unsatisfactory

Article 2.2.2.2.v  
Maintenance of Closures

Sentence:

- v 1) All *closures* shall be maintained in good repair.

### 4 Closures. - 1621 Maintenance

Status Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

- (b) keeping guides, bearings and stay rolls clean and lubricated,

### 5 Closures. - 1630 Fire door does not close and latch completely

Status Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

- c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

### 6 Fire Separations. - 2020 Repair breach in fire separation

Status Unsatisfactory

Article 2.2.1.2.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Damage to Fire Separations

Sentence:

- 1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

### 7 Smoke Alarms. - 2411 Smoke Alarm Maintenance

**Status** Unsatisfactory

Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

Sentence:

- 2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

### 8 Smoke Alarms. - 2430 Smoke Alarms not installed in sleeping units and hallways

**Status** Unsatisfactory

Article 2.1.3.3.  
Smoke Alarms

Sentence:

- v 6) Smoke alarms within dwelling units shall be installed between each area containing sleeping rooms and the remainder of the dwelling unit, and where the sleeping areas are served by hallways, the smoke alarms shall be installed in the hallways.

### 9 Smoke Alarms. - 2450 Smoke Alarm needs repair

**Status** Unsatisfactory

Article 2.1.3.3.  
Smoke Alarms

Sentence:

- 8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.

### 10 Sprinklers. - 3010 Remove obstructions from sprinkler heads

**Status** Unsatisfactory

Article 6.5.1.5.  
Obstructions

Sentence:

- 1) No obstructions shall be placed so as to interfere with the effectiveness of water discharge from sprinklers. [See Appendix A]

Appendix:

A-6.5.1.5. Obstructions.

Partitions, racks, or products stored on shelves or in piles should be kept far enough away from sprinklers so that they will not interfere with the discharge pattern. NFPA-13, "Installation of Sprinkler System" sets the standard for minimum clearances from obstructions.

### 11 Hose Cabinets. - 3410 Inspect and tag hose cabinets

**Status** Unsatisfactory

Article 6.4.1.1.  
Inspection, Testing and Maintenance

Sentence:

- 1) The inspection, testing and maintenance of standpipe and hose systems shall conform to NFPA 25, "Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems."

### 12 Other - 9000 Attention required

**Status** Unsatisfactory

- FIRE ESCAPE  
4TH FLOOR SOUTH SLATS ON LANDINGS MISSING, LOOSE OR BROKEN

**Note:** DAY 1 Coordinated



Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

## DAY 1

### Narrative/Observations

- *Inspection conducted by Problem Building Team:*
- *Captain Von Minden, Captain Meers, FPO De Arcangelis FPO Kuva*
- *Attended with VPD*
- *Sihota in attendance*
- *Two Day Inspection, DAY 1*

MAY 9 2017  
1300-1530

- **INSPECTION :GROUND FLOOR 7TH,6TH,5TH,4TH,3RD FLOOR LANDING**

Contraventions to the Vancouver Fire Bylaw

Article 2.2.2.2.v

Maintenance of Closures

Sentence:

v 1) All *closures* shall be maintained in good repair.

Article 2.2.1.2.

Damage to Fire Separations

Sentence:

1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

Article 2.1.3.3.

Smoke Alarms

Sentence:

8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.

Article 2.2.2.4.v

Inspection and Maintenance

Sentence:

v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

Article 2.1.3.3.

Smoke Alarms

Sentence:





## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**

FH District: **02**

Building Name: **REGENT HOTEL SRO (H) CLOSED**

FPO District: **50**

- v 6) Smoke alarms within dwelling units shall be installed between each area containing sleeping rooms and the remainder of the dwelling unit, and where the sleeping areas are served by hallways, the smoke alarms shall be installed in the hallways.

Article 6.5.1.5.

Obstructions

Sentence:

- 1) No obstructions shall be placed so as to interfere with the effectiveness of water discharge from sprinklers. [See Appendix A]

Appendix:

A-6.5.1.5. Obstructions.

Partitions, racks, or products stored on shelves or in piles should be kept far enough away from sprinklers so that they will not interfere with the discharge pattern. NFPA-13, "Installation of Sprinkler System" sets the standard for minimum clearances from obstructions.

Article 6.4.1.1.

Inspection, Testing and Maintenance

Sentence:

- 1) The inspection, testing and maintenance of standpipe and hose systems shall conform to NFPA 25, "Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems."

Article 2.2.2.4.v

Inspection and Maintenance

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

- (b) keeping guides, bearings and stay rolls clean and lubricated,

Article 2.1.3.3.

Smoke Alarms [See Appendix A]

Sentence:

- 2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

Article 2.7.1.6.

Maintenance

Sentence:

- 1) Means of egress shall be maintained in good repair and free of obstructions. [See Appendix A]

Appendix:



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

A-2.7.1.6(1) Means of Egress.

Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1.(1) of this By-law.

Requirements/Details:

#### **VFRS FIRE PREVENTION INSPECTION** **160 E. Hastings St - Regent Hotel**

**MAY 9 2017**

**1300-1530**

**INSPECTION: GROUND FLOOR 7TH,6TH,5TH,4TH,3RD FLOOR LANDING**

**MANAGER:**

**MANAGER - SIAHOTA**

**FLOORS:7**

**ROOMS: 140**

#### **MAIN FLOOR LOBBY**

**FIRE ALARM PANEL: EXPIRES **MAY 16 2017****

#### **3RD FLOOR**

##### **3RD FLOOR**

- **TRIPPING HAZARD**

#### **4TH FLOOR** **ROOMS # 400- #423**

##### **SMOKE DET:**

RM: **s.22(1)** (BROKEN) **s.22(1)**

##### **SELF CLOSING DEVICES:MISSING**

RM: **s.22(1)** MISSING) **s.22(1)**

##### **DOOR HARDWARE:**

RM: **s.22(1)**

##### **SPRINKLER HEAD/PIPE:**(ITEMS ON SPRINKLER PIPE NEAR HEAD)

RM: **s.22(1)**

##### **FIRE STOP ISSUES**

RM: **s.22(1)** HOLE IN NORTH WALL, **s.22(1)** DOOR GAP



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

### UNAUTHORIZED LOCKING DEVICE

RM: **s.22(1)** PADLOCK

### HOARDING

RM: **s.22(1)** LVL 6

### 4th FLOOR:

- NORTH SIDE PULL STATION, TAMPER TAB WITH WOOD DOWEL
- NO ENTRY **s.22(1)**
- FIRE ESCAPE, SOUTH MISSING SLATS IN LANDING OF FIRE ESCAPE

### 5TH FLOOR ROOMS # 500- #523

### SMOKE DET: MISSING

RM:

- **s.22(1)**
- 
- 
- (NOT ACTIVE),
- 
- #
- NOT ACTIVE),
- 

### SELF CLOSING DEVICES: MISSING

RM:

- **s.22(1)**
- 

### DOOR HARDWARE: BROKEN

RM:

- **s.22(1)**
- 

### SPRINKLER HEAD/PIPE: (ITEMS ON SPRINKLER PIPE NEAR HEAD)

RM:

- **s.22(1)**
- 
- 
- 

### FIRE STOP ISSUES

RM:

- **s.22(1)** DOOR DAMAGED,



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

- s.22(1)

#### **5TH FLOOR -**

- NORTH SIDE PULL STATION, TAMPER GLASS MISSING
- ELECTRIC PANEL DOOR MISSING MID HALLWAY
- s.22(1) NO ENTRY

#### **6 TH FLOOR**

#### **ROOMS # 600- #623**

#### **SMOKE DET: MISSING**

RM

- s.22(1)
- 

#### **SELF CLOSING DEVICES:**

RM: s.22(1) BROKEN

#### **SPRINKLER HEAD/PIPE:** (ITEMS ON SPRINKLER PIPE NEAR HEAD)

RM: s.22(1)

#### **FIRESTOP ISSUES**

RM: 6TH FLR SOUTH - TRENCH CUT IN CEILING

#### **HOARDING**

RM -

- s.22(1) LVL 6

#### **6th FLOOR:**

NO ENTRY

- s.22(1)
- 
- 

#### **7TH FLOOR** **ROOMS # 700- #723**



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

### SPRINKLER HEAD/PIPE: (ITEMS ON SPRINKLER PIPE NEAR HEAD)

RM:

- s.22(1)
- [REDACTED]

### FIRESTOP ISSUES

RM:

- 7TH FLOOR SOUTH , TRENCH CUT IN CEILING ,EXPOSED TO FRAMING AND ROOF JOISTS
- s.22(1) DOOR FIRE STOP.
- [REDACTED]

### 7th FLOOR:

**NO ENTRY**

- s.22(1)
- [REDACTED]
- [REDACTED]

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>February 2, 2017</b>	<b>Satisfactory</b>	<b>FP Capt Problem Building</b>	<b>Van_minden, Marcus</b>

#### **1 Fire Alarms. - 2210 Inspect Test and Tag fire alarm system**

**Status Satisfactory**

Article 2.8.2.1.  
Measures in a Fire Safety Plan

Sentence:

v 1) In buildings or areas described in Article 2.8.1.1., an acceptable fire safety plan shall be prepared by the owner in cooperation with the Fire Department.

Appendix:

A-2.8.2.1.(1) Fire Safety Plan.

The Fire Safety Plan may provide important information to the Fire Department for use in preparation of Pre-Fire Plans for fire fighting procedures in specific buildings. This is especially true for buildings where flammable or combustible liquids or other dangerous goods are stored.

#### **Note: Testing and Tagging**

Spoke directly with Service Tech who has tagged the system as fully operational.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>January 18, 2017</b>	<b>Unsatisfactory</b>	<b>FP Capt Problem Building</b>	<b>Kava, Lorne</b>

#### **1 Fire Alarms. - 2210 Inspect Test and Tag fire alarm system**

**Status Unsatisfactory**

Article 2.8.2.1.  
Measures in a Fire Safety Plan



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

**Sentence:**

v 1) In buildings or areas described in Article 2.8.1.1., an acceptable fire safety plan shall be prepared by the owner in cooperation with the Fire Department.

**Appendix:**

A-2.8.2.1.(1) Fire Safety Plan.

The Fire Safety Plan may provide important information to the Fire Department for use in preparation of Pre-Fire Plans for fire fighting procedures in specific buildings. This is especially true for buildings where flammable or combustible liquids or other dangerous goods are stored.

**Note: Reinspection**

Floor by floor inspection with VPD. More pictures were taken of infractions and a chiefs order was issued to have the fire panel serviced by a qualified technician.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>January 17, 2017</b>	<b>Unsatisfactory</b>	<b>FP Capt Problem Buildings</b>	<b>De_arcangelis, Lorenzo</b>

**1 Fire Safety Plan. - 0430 Provide Fire Safety Plan**

**Status** Unsatisfactory

**Article 2.8.2.1.**

Measures in a Fire Safety Plan

**Sentence:**

v 1) In buildings or areas described in Article 2.8.1.1., an acceptable fire safety plan shall be prepared by the owner in cooperation with the Fire Department.

**Appendix:**

A-2.8.2.1.(1) Fire Safety Plan.

The Fire Safety Plan may provide important information to the Fire Department for use in preparation of Pre-Fire Plans for fire fighting procedures in specific buildings. This is especially true for buildings where flammable or combustible liquids or other dangerous goods are stored.

**Note: After Fire Inspection**

Inspection started in the main lobby where we found workers for "Fire Star" doing repairs to the fire system. Upon questioning the workers it was found that the workers do not have the ASTTBC certification. A phone call to the manager revealed that the manager wasn't aware that they needed to be certified to do the work. A floor by floor inspection revealed that the hotel has many defects and pictures were taken of the defects up till the 3rd floor where we both were chased out by a posturing group of ruffians. Will return back to the hotel with a police escort to document the infractions of the hotel.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Complaint</b>	<b>November 24, 2016</b>	<b>Satisfactory</b>	<b>FP General</b>	<b>De_arcangelis, Lorenzo</b>

**Note: COMPLAINT**

160 EAST HASTINGS

Case ref: 101008724742

Thu 11/24/2016

1300-1330

Unable to inspect due to restriction warning from VPD

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>November 9, 2016</b>	<b>Unsatisfactory</b>	<b>FP Capt Problem Buildings</b>	<b>De_minden, Marcus</b>



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

### 1 Fire Safety Plan. - 0430 Provide Fire Safety Plan

**Status** Unsatisfactory

Article 2.8.2.1.  
Measures in a Fire Safety Plan

Sentence:

v 1) In buildings or areas described in Article 2.8.1.1., an acceptable fire safety plan shall be prepared by the owner in cooperation with the Fire Department.

Appendix:

A-2.8.2.1.(1) Fire Safety Plan.

The Fire Safety Plan may provide important information to the Fire Department for use in preparation of Pre-Fire Plans for fire fighting procedures in specific buildings. This is especially true for buildings where flammable or combustible liquids or other dangerous goods are stored.

### 2 Smoke Alarms. - 2450 Smoke Alarm needs repair

**Status** Satisfactory

Article 2.1.3.3.  
Smoke Alarms

Sentence:

8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.

Inspection Class  
**Single Room Occupancy**

Inspected Date  
**October 4, 2016**

Status  
**Unsatisfactory**

Assigned To  
**FP Capt Problem Buildings**

Inspector  
**Van\_minden, Marcus**

### 1 Fire Safety Plan. - 0430 Provide Fire Safety Plan

**Status** Unsatisfactory

Article 2.8.2.1.  
Measures in a Fire Safety Plan

Sentence:

v 1) In buildings or areas described in Article 2.8.1.1., an acceptable fire safety plan shall be prepared by the owner in cooperation with the Fire Department.

Appendix:

A-2.8.2.1.(1) Fire Safety Plan.

The Fire Safety Plan may provide important information to the Fire Department for use in preparation of Pre-Fire Plans for fire fighting procedures in specific buildings. This is especially true for buildings where flammable or combustible liquids or other dangerous goods are stored.

### 2 Means of Egress. - 1420 Remove obstructions from means of egress

**Status** Satisfactory

Article 2.7.1.6.  
Maintenance

Sentence:

1) Means of egress shall be maintained in good repair and free of obstructions. [See Appendix A]

Appendix:

A-2.7.1.6(1) Means of Egress.

Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1.(1) of this By-law.

### 3 Means of Egress. - 1450 Remove unauthorized locking device from exit door

**Status** Satisfactory

Article 2.7.2.1.  
Exit Doors

Sentence:

v 6) The requirements of Sentence (5) shall not apply to:





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Clause:

- a) doors of rooms where persons are under legal restraint,
- b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,
- c) doors to and from high security areas where the Fire Chief has approved the door locking devices, and
- d) doors equipped with electromagnetic locks conforming to the Building By-law requirements, provided there is an acceptable means of unlocking these doors in an emergency.

### 4 Fire Doors. - 1511 Fire Door Signs

Status Satisfactory

Article: 2.2.3.1.

#### Fire Door Signs

- 1) Every door used as a *closure* with a required *fire protection rating* shall have a permanent sign conforming to Subsection 2.1.4., posted on the visible side of the door in the direction of exit travel from the *floor area* with the words **"FIRE DOOR KEEP CLOSED"** except where the door is
- a) located between a corridor and an adjacent sleeping room in hospitals or nursing homes,
  - b) located between a corridor and an adjacent classroom,
  - ccc) located between a *public corridor* and a *suite* of Group C or D *occupancy*, or
  - d) fitted with an *acceptable* hold-open device designed to be released by a signal from a *fire detector*, *fire alarm system* or sprinkler system.

### 5 Fire Doors. - 1530 Remove all door wedges and unauthorized hold open devices

Status Satisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- 2) Doors in fire separations shall be inspected by the owner or occupant at intervals not greater than 24h to ensure that they remain closed unless the door is equipped with a hold-open device conforming to the building by-law.
- 3) Doors in fire separations shall be operated at intervals not greater than 1 month to ensure that they are properly maintained in accordance with sentence (1), as specified in the fire safety plan prepared to conformance with Section 2.8.
- 4) Doors in fire separations shall not be locked, wedged or otherwise held open.

### 6 Closures. - 1621 Maintenance

Status Satisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Clause:

(b) keeping guides, bearings and stay rolls clean and lubricated,

<b>7 Closures. - 1630 Fire door does not close and latch completely</b>	<b>Status</b> Satisfactory
---	----------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

<b>8 Fire Separations. - 2020 Repair breach in fire separation</b>	<b>Status</b> Satisfactory
--	----------------------------

Article 2.2.1.2.  
Damage to Fire Separations

Sentence:

1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

<b>9 Smoke Alarms. - 2411 Smoke Alarm Maintenance</b>	<b>Status</b> Satisfactory
---	----------------------------

Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

Sentence:

2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

<b>10 Smoke Alarms. - 2450 Smoke Alarm needs repair</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.1.3.3.  
Smoke Alarms

Sentence:

8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.

<b>11 Other - 9000 Attention required</b>	<b>Status</b> Satisfactory
---	----------------------------

main breaker panels on each floor need  
covers installed and be locked

<b>Note: co-ordinated inspection</b>
--------------------------------------

Attended coordinated CoV inspection along with the following:

Bruce Peet - PUI

VPD

Janice Ostman - Integration and outreach, Ministry of Social Development

Paul Sahota - OWNER

Goodie Singh Sahota - OWNER

Darshan - Manager

Balish - Manager



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Fire Protection systems within building all current as follows:

Local Fire & Safety  
778-863-3473  
NSD: 2017, May 16

FA System - Mircom 1000 - Current  
E/L all floors - Current  
Occupant Use fire hose, all floors - Current  
Fire extinguishers, all floors - current (missing fire extinguisher 3rd floor common hallway)

Numerous rooms throughout missing or disconnected H/W S/A.  
Numerous rooms throughout with articles of clothing or bicycles hanging from sprinkler piping.

Fire doors leading to fire escape on each floor in the process of being replaced as per recommendation from structural engineers report dated September 19, 2016 from SE Spratt Emanuel Engineering Ltd.

Numerous repairs throughout the building in process of being conducted as per above mentioned engineers report. City Building Dept involved.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>July 6, 2016</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancy</b>	<b>Deiascangelis, Lorenzo</b>
<b>Violation Notice:</b> Issued	<b>Received by:</b> ALLOY MATHAN		<b>Position:</b> Manager	

### 1 Fire Safety Plan. - 0430 Provide Fire Safety Plan Status Unsatisfactory

Article 2.8.2.1.  
Measures in a Fire Safety Plan

Sentence:

v 1) In buildings or areas described in Article 2.8.1.1., an acceptable fire safety plan shall be prepared by the owner in cooperation with the Fire Department.

Appendix:

A-2.8.2.1.(1) Fire Safety Plan.

The Fire Safety Plan may provide important information to the Fire Department for use in preparation of Pre-Fire Plans for fire fighting procedures in specific buildings. This is especially true for buildings where flammable or combustible liquids or other dangerous goods are stored.

### 2 Means of Egress. - 1420 Remove obstructions from means of egress Status Unsatisfactory

Article 2.7.1.6.  
Maintenance

Sentence:

1) Means of egress shall be maintained in good repair and free of obstructions. [See Appendix A]

Appendix:

A-2.7.1.6(1) Means of Egress.

Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1.(1) of this By-law.

### 3 Means of Egress. - 1450 Remove unauthorized locking device from exit door Status Unsatisfactory

Article 2.7.2.1.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

### Exit Doors

#### Sentence:

v 6) The requirements of Sentence (5) shall not apply to:

#### Clause:

- a) doors of rooms where persons are under legal restraint,
- b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,
- c) doors to and from high security areas where the Fire Chief has approved the door locking devices, and
- d) doors equipped with electromagnetic locks conforming to the Building By-law requirements, provided there is an acceptable means of unlocking these doors in an emergency.

### 4 Fire Doors. - 1511 Fire Door Signs

Status Unsatisfactory

Article: 2.2.3.1.

### Fire Door Signs

- 1) Every door used as a *closure* with a required *fire protection rating* shall have a permanent sign conforming to Subsection 2.1.4., posted on the visible side of the door in the direction of exit travel from the *floor area* with the words **"FIRE DOOR KEEP CLOSED"** except where the door is
- a) located between a corridor and an adjacent sleeping room in hospitals or nursing homes,
  - b) located between a corridor and an adjacent classroom,
  - c) located between a *public corridor* and a *suite* of Group C or D *occupancy*, or
  - d) fitted with an *acceptable* hold-open device designed to be released by a signal from a *fire detector*, *fire alarm system* or sprinkler system.

### 5 Fire Doors. - 1530 Remove all door wedges and unauthorized hold open devices

Status Unsatisfactory

Article 2.2.2.4.v

### Inspection and Maintenance

#### Sentence:

- 2) Doors in fire separations shall be inspected by the owner or occupant at intervals not greater than 24h to ensure that they remain closed unless the door is equipped with a hold-open device conforming to the building by-law.
- 3) Doors in fire separations shall be operated at intervals not greater than 1 month to ensure that they are properly maintained in accordance with sentence (1), as specified in the fire safety plan prepared to conformance with Section 2.8.
- 4) Doors in fire separations shall not be locked, wedged or otherwise held open.

### 6 Closures. - 1621 Maintenance

Status Unsatisfactory

Article 2.2.2.4.v

### Inspection and Maintenance

#### Sentence:



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

- (b) keeping guides, bearings and stay rolls clean and lubricated,

<b>7 Closures. - 1630 Fire door does not close and latch completely</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

- c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

<b>8 Fire Separations. - 2020 Repair breach in fire separation</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.2.1.2.  
Damage to Fire Separations

Sentence:

- 1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

<b>9 Fire Separations. - 2030 Install closures for fire separations</b>	<b>Status</b> Satisfactory
---	----------------------------

Article 2.2.2.1.  
Openings in Fire Separations

Sentence:

- 1) Openings in fire separations shall be protected with closures in conformance with the Building By-law.

<b>10 Smoke Alarms. - 2411 Smoke Alarm Maintenance</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

Sentence:

- 2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

<b>11 Smoke Alarms. - 2450 Smoke Alarm needs repair</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.1.3.3.  
Smoke Alarms

Sentence:

- 8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.

<b>12 Other - 9000 Attention required</b>	<b>Status</b> Unsatisfactory
---	------------------------------

main breaker panels on each floor need  
covers installed and be locked



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

**Note: NOV**

BILL  
160 Nov.  
Aloy Mathan Manager

- Seventh floor fire door propped open
- Six floor self-closing device room s.22(1)
- fifth floor landing,
- s.22(1) fire door fifth floor to fire scape in need of repair

E. Hastings St. same Bruce Peet Lorenzo De Arcangelis 2 Regent Hotel HL 16-120557 161  
Triville Enterprises Ltd (Sahota) Bilesh Liyanage s.22(1) 11-May-16 11 outstanding  
violations

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Single Room Occupancy	June 13, 2016	Satisfactory	FP Single Room Occupancy	Armes, Marcus

### 1 Fire Separations. - 2030 Install closures for fire separations

**Status** Satisfactory

Article 2.2.2.1.  
Openings in Fire Separations

Sentence:

- 1) Openings in fire separations shall be protected with closures in conformance with the Building By-law.

### 2 Smoke Alarms. - 2411 Smoke Alarm Maintenance

**Status** Satisfactory

Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

Sentence:

- 2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

### 3 Smoke Alarms. - 2450 Smoke Alarm needs repair

**Status** Satisfactory

Article 2.1.3.3.  
Smoke Alarms

Sentence:

- 8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.

### 4 Combustible Materials. - 5020 Excessive amount of stored combustibles in and around building

**Status** Satisfactory

Article 2.4.1.1.  
Accumulation of Combustible Materials [see also 3.2.3.3.]

Sentence:



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

- v 1) Except as provided in sentence 2.4.1.5., *combustible materials* in and around *buildings* shall not be permitted to accumulate in such quantities or locations that will constitute a fire hazard. [See Appendix A]

### Appendix:

#### A-2.4.1.1. (1) Combustible Waste Materials.

The accumulation of a certain amount of combustible waste material in and around buildings may be necessary for the day-to-day operation of many industrial or commercial premises. If basic measures of good housekeeping are observed, the presence of these combustibles may not constitute a fire hazard. Combustible waste material should be stored away from exits, and should only be there for the duration between garbage pick-ups. For the occupants' own safety, the materials should be stored in a manner that discourages vandals.

#### 5 Other - 9000 Attention required

Status Satisfactory

main breaker panels on each floor need covers installed and be locked

#### Note: FDM Cleanup

Duplicate record. See Proposed date 05/11/2016 for most recent outstanding records

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Single Room Occupancy	April 27, 2016	Unsatisfactory	FP Single Room Occupancy	Inspector: Colin

Violation Notice: Issued

Received by: Aloy Mathan

Position: Manager

#### 1 Fire Safety Plan. - 0430 Provide Fire Safety Plan

Status Unsatisfactory

Article 2.8.2.1.  
Measures in a Fire Safety Plan

#### Sentence:

v 1) In buildings or areas described in Article 2.8.1.1., an acceptable fire safety plan shall be prepared by the owner in cooperation with the Fire Department.

#### Appendix:

##### A-2.8.2.1.(1) Fire Safety Plan.

The Fire Safety Plan may provide important information to the Fire Department for use in preparation of Pre-Fire Plans for fire fighting procedures in specific buildings. This is especially true for buildings where flammable or combustible liquids or other dangerous goods are stored.

#### 2 Fire Department Connections. - 0615 Provide caps for fire department connection

Status Satisfactory

Article 6.4.1.7.  
Fire Department Connections

#### Sentence:

2) v All fire department connections shall have protective caps, which shall be kept in place at all times. [see Appendix A]

#### Appendix:

##### A-6.4.1.7.(2) Protective Caps.

It is the responsibility of the building owner to ensure the protective caps on the fire department connections are kept in place at all times. When they are missing, the system may need to be back flushed in accordance with 6.4.1.7.(3). Back flushing can be a costly procedure. There are ways to attach the cap to the swivel, particularly for metal caps, or to cover the connection with a protective cage that is locked by a padlock. The owner may contact the Fire Department for further details.

#### 3 Means of Egress. - 1420 Remove obstructions from means of egress

Status Unsatisfactory

Article 2.7.1.6.  
Maintenance

#### Sentence:





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**

FH District: **02**

Building Name: **REGENT HOTEL SRO (H) CLOSED**

FPO District: **50**

- 1) Means of egress shall be maintained in good repair and free of obstructions. [See Appendix A]

Appendix:

A-2.7.1.6(1) Means of Egress.

Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1.(1) of this By-law.

### 4 Means of Egress. - 1450 Remove unauthorized locking device from exit door

Status Unsatisfactory

Article 2.7.2.1.  
Exit Doors

Sentence:

v 6) The requirements of Sentence (5) shall not apply to:

Clause:

- a) doors of rooms where persons are under legal restraint,
- b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,
- c) doors to and from high security areas where the Fire Chief has approved the door locking devices, and
- d) doors equipped with electromagnetic locks conforming to the Building By-law requirements, provided there is an acceptable means of unlocking these doors in an emergency.

### 5 Fire Doors. - 1511 Fire Door Signs

Status Unsatisfactory

Article: 2.2.3.1.

Fire Door Signs

- 1) Every door used as a *closure* with a required *fire protection rating* shall have a permanent sign conforming to Subsection 2.1.4., posted on the visible side of the door in the direction of exit travel from the *floor area* with the words **"FIRE DOOR KEEP CLOSED"** except where the door is
- a) located between a corridor and an adjacent sleeping room in hospitals or nursing homes,
  - b) located between a corridor and an adjacent classroom,
  - ccc) located between a *public corridor* and a *suite* of Group C or D *occupancy*, or
  - d) fitted with an *acceptable* hold-open device designed to be released by a signal from a *fire detector*, *fire alarm system* or sprinkler system.

### 6 Fire Doors. - 1530 Remove all door wedges and unauthorized hold open devices

Status Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- 2) Doors in fire separations shall be inspected by the owner or occupant at intervals not greater than 24h to ensure that they remain closed unless the door is equipped with a hold-open device conforming to the building by-law.
- 3) Doors in fire separations shall be operated at intervals not greater than 1 month to ensure that they are properly maintained in accordance with sentence (1), as specified in the fire safety plan prepared to conformance with Section 2.8.
- 4) Doors in fire separations shall not be locked, wedged or otherwise held open.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

<b>7 Closures. - 1621 Maintenance</b>	<b>Status</b> Unsatisfactory
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Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

- (b) keeping guides, bearings and stay rolls clean and lubricated,

<b>8 Closures. - 1630 Fire door does not close and latch completely</b>	<b>Status</b> Unsatisfactory
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Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

- c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

<b>9 Fire Separations. - 2020 Repair breach in fire separation</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.2.1.2.  
Damage to Fire Separations

Sentence:

- 1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

<b>10 Fire Separations. - 2030 Install closures for fire separations</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.2.2.1.  
Openings in Fire Separations

Sentence:

- 1) Openings in fire separations shall be protected with closures in conformance with the Building By-law.

<b>11 Smoke Alarms. - 2411 Smoke Alarm Maintenance</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

Sentence:

- 2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

<b>12 Smoke Alarms. - 2450 Smoke Alarm needs repair</b>	<b>Status</b> Unsatisfactory
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Article 2.1.3.3.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Smoke Alarms

Sentence:

8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.

**13 Other - 9000 Attention required**

**Status** Unsatisfactory

main breaker panels on each floor need covers installed and be locked

**Note: Note / NOV**

Items in hallway on 7th floor outside of room s.22(1)

Unauthorized lock room s.22(1)

Fire hose 7th floor needs to be re rolled

Exit light on 7th floor to fire exit not illuminated

No tag on fire hose by room 717

Self closures need repair s.22(1)

Fire separation to attic needs to be maintained

Fire separation above door to room s.22(1) needs to be fixed

Emergency lights 6th floor not tagged

All fire doors must remain closed and self close and latch. Fire door from 6th to 5th, 5th to 4th nailed open, 2nd to 1st, all need self closures repaired and attention

Door to room s.22(1) needs repair

Emergency lights on 4th floor unplugged and not tagged

Exit light on 4th floor needs repair

Unauthorized lock rooms s.22(1)

Remove bikes in hallway outside s.22(1)

Items in hallway outside s.22(1)

Extinguisher 2nd floor and in lobby, no tag.

Bikes and items in hallway outside of s.22(1)

Items in hallway by room s.22(1)



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

All items must be removed from fire escape

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>January 26, 2016</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancy</b>	<b>Maslay, Colin</b>

**Violation Notice:** Issued

**Received by:** Sonny

**Position:** Manager

<b>1 Fire Safety Plan. - 0430 Provide Fire Safety Plan</b>	<b>Status</b> Unsatisfactory
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Article 2.8.2.1.  
Measures in a Fire Safety Plan

Sentence:

v 1) In buildings or areas described in Article 2.8.1.1., an acceptable fire safety plan shall be prepared by the owner in cooperation with the Fire Department.

Appendix:

A-2.8.2.1.(1) Fire Safety Plan.

The Fire Safety Plan may provide important information to the Fire Department for use in preparation of Pre-Fire Plans for fire fighting procedures in specific buildings. This is especially true for buildings where flammable or combustible liquids or other dangerous goods are stored.

<b>2 Fire Department Connections. - 0615 Provide caps for fire department connection</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 6.4.1.7.  
Fire Department Connections

Sentence:

2) v All fire department connections shall have protective caps, which shall be kept in place at all times. [see Appendix A]

Appendix:

A-6.4.1.7.(2) Protective Caps.

It is the responsibility of the building owner to ensure the protective caps on the fire department connections are kept in place at all times. When they are missing, the system may need to be back flushed in accordance with 6.4.1.7.(3). Back flushing can be a costly procedure. There are ways to attach the cap to the swivel, particularly for metal caps, or to cover the connection with a protective cage that is locked by a padlock. The owner may contact the Fire Department for further details.

<b>3 Means of Egress. - 1420 Remove obstructions from means of egress</b>	<b>Status</b> Unsatisfactory
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Article 2.7.1.6.  
Maintenance

Sentence:

1) Means of egress shall be maintained in good repair and free of obstructions. [See Appendix A]

Appendix:

A-2.7.1.6(1) Means of Egress.

Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1.(1) of this By-law.

<b>4 Means of Egress. - 1450 Remove unauthorized locking device from exit door</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.7.2.1.  
Exit Doors

Sentence:

v 6) The requirements of Sentence (5) shall not apply to:

Clause:

- a) doors of rooms where persons are under legal restraint,
- b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,
- c) doors to and from high security areas where the Fire Chief has approved the door locking devices, and
- d) doors equipped with electromagnetic locks conforming to the Building By-law requirements, provided there is an acceptable means of unlocking these doors in an emergency.



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

#### 5 Fire Doors. - 1511 Fire Door Signs

Status Unsatisfactory

Article: 2.2.3.1.

##### Fire Door Signs

- 1) Every door used as a *closure* with a required *fire protection rating* shall have a permanent sign conforming to Subsection 2.1.4., posted on the visible side of the door in the direction of exit travel from the *floor area* with the words **"FIRE DOOR KEEP CLOSED"** except where the door is
- a) located between a corridor and an adjacent sleeping room in hospitals or nursing homes,
  - b) located between a corridor and an adjacent classroom,
  - c) located between a *public corridor* and a *suite* of Group C or D *occupancy*, or
  - d) fitted with an *acceptable* hold-open device designed to be released by a signal from a *fire detector*, *fire alarm system* or sprinkler system.

#### 6 Fire Doors. - 1530 Remove all door wedges and unauthorized hold open devices

Status Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- 2) Doors in fire separations shall be inspected by the owner or occupant at intervals not greater than 24h to ensure that they remain closed unless the door is equipped with a hold-open device conforming to the building by-law.
- 3) Doors in fire separations shall be operated at intervals not greater than 1 month to ensure that they are properly maintained in accordance with sentence (1), as specified in the fire safety plan prepared to conformance with Section 2.8.
- 4) Doors in fire separations shall not be locked, wedged or otherwise held open.

#### 7 Closures. - 1621 Maintenance

Status Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

- (b) keeping guides, bearings and stay rolls clean and lubricated,

#### 8 Closures. - 1630 Fire door does not close and latch completely

Status Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

- c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

<b>9 Fire Separations. - 2020 Repair breach in fire separation</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.2.1.2.  
Damage to Fire Separations

Sentence:

- 1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

<b>10 Fire Separations. - 2030 Install closures for fire separations</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.2.2.1.  
Openings in Fire Separations

Sentence:

- 1) Openings in fire separations shall be protected with closures in conformance with the Building By-law.

<b>11 Smoke Alarms. - 2411 Smoke Alarm Maintenance</b>	<b>Status</b> Unsatisfactory
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Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

Sentence:

- 2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

<b>12 Smoke Alarms. - 2450 Smoke Alarm needs repair</b>	<b>Status</b> Unsatisfactory
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Article 2.1.3.3.  
Smoke Alarms

Sentence:

- 8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.

<b>13 Other - 9000 Attention required</b>	<b>Status</b> Unsatisfactory
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main breaker panels on each floor need  
covers installed and be locked

<b>Note: Note / NOV</b>
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Coordinated with Bruce Peet PUI, and Ali Galus from VPD

FD caps need to be installed

Extinguisher needed in lobby

Fire escape must be kept clear



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Unauthorized lock on room **s.22(1)**

All utility room must be locked and fire separation repaired

All hallways need to be cleared of items

Smoke alarms missing in suite **s.22(1)**

Fire door going from 6th to 5th floor needs repair

Doors to rooms **s.22(1)** need repair

Extension cord to be removed going from hallway to room **s.22(1)**

Room **s.22(1)** must self close and latch

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>January 11, 2016</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancy</b>	<b>Inspector, Colin</b>

**Violation Notice:** Issued

**Received by:** Sonny Christhura

**Position:** Employee

### 1 Fire Safety Plan. - 0430 Provide Fire Safety Plan Status Unsatisfactory

Article 2.8.2.1.  
Measures in a Fire Safety Plan

Sentence:

v 1) In buildings or areas described in Article 2.8.1.1., an acceptable fire safety plan shall be prepared by the owner in cooperation with the Fire Department.

Appendix:

A-2.8.2.1.(1) Fire Safety Plan.

The Fire Safety Plan may provide important information to the Fire Department for use in preparation of Pre-Fire Plans for fire fighting procedures in specific buildings. This is especially true for buildings where flammable or combustible liquids or other dangerous goods are stored.

### 2 Fire Department Connections. - 0615 Provide caps for fire department connection Status Unsatisfactory

Article 6.4.1.7.  
Fire Department Connections

Sentence:

2) v All fire department connections shall have protective caps, which shall be kept in place at all times. [see Appendix A]

Appendix:

A-6.4.1.7.(2) Protective Caps.

It is the responsibility of the building owner to ensure the protective caps on the fire department connections are kept in place at all times. When they are missing, the system may need to be back flushed in accordance with 6.4.1.7.(3). Back flushing can be a costly procedure. There are ways to attach the cap to the swivel, particularly for metal caps, or to cover the connection with a protective cage that is locked by a padlock. The owner may contact the Fire Department for further details.

### 3 Means of Egress. - 1420 Remove obstructions from means of egress Status Unsatisfactory

Article 2.7.1.6.  
Maintenance

Sentence:

1) Means of egress shall be maintained in good repair and free of obstructions. [See Appendix A]

Appendix:





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

A-2.7.1.6(1) Means of Egress.

Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1.(1) of this By-law.

### 4 Means of Egress. - 1450 Remove unauthorized locking device from exit door

Status Unsatisfactory

Article 2.7.2.1.  
Exit Doors

Sentence:

v 6) The requirements of Sentence (5) shall not apply to:

Clause:

- a) doors of rooms where persons are under legal restraint,
- b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,
- c) doors to and from high security areas where the Fire Chief has approved the door locking devices, and
- d) doors equipped with electromagnetic locks conforming to the Building By-law requirements, provided there is an acceptable means of unlocking these doors in an emergency.

### 5 Fire Doors. - 1511 Fire Door Signs

Status Unsatisfactory

Article: 2.2.3.1.

Fire Door Signs

- 1) Every door used as a *closure* with a required *fire protection rating* shall have a permanent sign conforming to Subsection 2.1.4., posted on the visible side of the door in the direction of exit travel from the *floor area* with the words **"FIRE DOOR KEEP CLOSED"** except where the door is
- a) located between a corridor and an adjacent sleeping room in hospitals or nursing homes,
  - b) located between a corridor and an adjacent classroom,
  - ccc) located between a *public corridor* and a *suite* of Group C or D *occupancy*, or
  - d) fitted with an *acceptable* hold-open device designed to be released by a signal from a *fire detector*, *fire alarm system* or sprinkler system.

### 6 Fire Doors. - 1530 Remove all door wedges and unauthorized hold open devices

Status Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- 2) Doors in fire separations shall be inspected by the owner or occupant at intervals not greater than 24h to ensure that they remain closed unless the door is equipped with a hold-open device conforming to the building by-law.
- 3) Doors in fire separations shall be operated at intervals not greater than 1 month to ensure that they are properly maintained in accordance with sentence (1), as specified in the fire safety plan prepared to conformance with Section 2.8.
- 4) Doors in fire separations shall not be locked, wedged or otherwise held open.





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

<b>7 Closures. - 1621 Maintenance</b>	<b>Status</b> Unsatisfactory
---------------------------------------	------------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

- (b) keeping guides, bearings and stay rolls clean and lubricated,

<b>8 Closures. - 1630 Fire door does not close and latch completely</b>	<b>Status</b> Unsatisfactory
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Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

- c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

<b>9 Fire Separations. - 2020 Repair breach in fire separation</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.2.1.2.  
Damage to Fire Separations

Sentence:

- 1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

<b>10 Fire Separations. - 2030 Install closures for fire separations</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.2.2.1.  
Openings in Fire Separations

Sentence:

- 1) Openings in fire separations shall be protected with closures in conformance with the Building By-law.

<b>11 Smoke Alarms. - 2411 Smoke Alarm Maintenance</b>	<b>Status</b> Unsatisfactory
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Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

Sentence:

- 2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

<b>12 Smoke Alarms. - 2450 Smoke Alarm needs repair</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.1.3.3.  
Smoke Alarms

Sentence:

- 8) Smoke alarms shall be kept installed and shall be maintained in working condition by



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

the owner or occupant.

### 13 Other - 9000 Attention required

**Status** Unsatisfactory

main breaker panels on each floor need covers installed and be locked

### Note: Note / NOV

Sonny Christhura manager on duty

Proper caps must be put on Fd connections

Basement area to be cleared of fire load / mattresses

No extinguisher in lobby

All suite doors must have self closures

No storage permitted in hallways

Fire door between 5th and 6th needs to be labeled and repaired so it can latch, also Fire door between 5th and 4th needs repair

Fire Exit sign on the 7th floor to rear fire escape not illuminated

Fire door going from 3rd to 2nd floor wedged open

All garbage must be removed from fire escape

Chain and lock on fire escape must be removed immediately

2nd floor extension cord going into suite s.22(1) must be removed

Unauthorized locking device room s.22(1)

All utility rooms need to be locked and fire separation repaired

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>September 30, 2015</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancy</b>	<b>MacIsaac, Colin</b>

**Violation Notice:** Issued

**Received by:** Moe Kana

**Position:** Manager

### 1 Closures. - 1621 Maintenance

**Status** Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Clause:

(b) keeping guides, bearings and stay rolls clean and lubricated,

<b>2 Closures. - 1630 Fire door does not close and latch completely</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

<b>3 Fire Separations. - 2020 Repair breach in fire separation</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.2.1.2.  
Damage to Fire Separations

Sentence:

1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

<b>4 Fire Separations. - 2030 Install closures for fire separations</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.2.2.1.  
Openings in Fire Separations

Sentence:

1) Openings in fire separations shall be protected with closures in conformance with the Building By-law.

<b>5 Smoke Alarms. - 2411 Smoke Alarm Maintenance</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

Sentence:

2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

<b>6 Smoke Alarms. - 2450 Smoke Alarm needs repair</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.1.3.3.  
Smoke Alarms

Sentence:

8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.

<b>7 Fire Extinguishers. - 2610 Provide extinguishers</b>	<b>Status</b> Satisfactory
---	----------------------------

Article 6.2.1.1.  
Selection and Installation

Sentence:

1) Portable extinguishers shall be selected and installed in conformance with NFPA 10, "Portable Fire Extinguishers" and with the requirements of this By-law.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

### 8 Fire Alarms. - 2662 Fire Alarm Maintenance

Status Satisfactory

Article 6.3.1.1.  
Maintenance

Sentence:

- 1) Fire alarm and voice communications systems shall be maintained in operable condition at all times.

### 9 Exit Lighting / Emergency Lighting. - 2830 Emergency lights not maintained in proper working order

Status Satisfactory

Article 2.7.3.1.  
Installation and Maintenance

Sentence:

- 3) Emergency lighting shall be maintained in operating condition, in conformance with Section 6.7.

### 10 Sprinklers. - 3070 Inspect test and tag sprinkler system

Status Satisfactory

Article 6.5.4.12.  
Sprinkler Inspection and Replacement

Sentence:

- 1) Sprinklers shall be inspected at intervals not greater than 12 months for damage, corrosion or accumulations of grease, paint or other deposits and shall be replaced where such conditions would impair the operation of the sprinkler. [See Appendix A]

Appendix:

A-6.5.4.12(1) Sprinklers.

Sprinklers in service frequently accumulate a deposit of dust, grease or other foreign material. Where these deposits are light, they often do not impair the proper operation of the sprinkler. Heavier deposits can often be removed by light cleaning methods. Where deposits cannot readily be removed, and doubt exists with respect to the effects of the contamination, a sampling of the sprinklers should be removed and forwarded to a recognized testing laboratory for an assessment of their operational characteristics to determine the necessity of replacing other sprinklers in the system.

### 11 Combustible Materials. - 5020 Excessive amount of stored combustibles in and around building

Status Satisfactory

Article 2.4.1.1.  
Accumulation of Combustible Materials [see also 3.2.3.3.]

Sentence:

- v 1) Except as provided in sentence 2.4.1.5., *combustible materials* in and around *buildings* shall not be permitted to accumulate in such quantities or locations that will constitute a fire hazard. [See Appendix A]

Appendix:

A-2.4.1.1. (1) Combustible Waste Materials.

The accumulation of a certain amount of combustible waste material in and around buildings may be necessary for the day-to-day operation of many industrial or commercial premises. If basic measures of good housekeeping are observed, the presence of these combustibles may not constitute a fire hazard. Combustible waste material should be stored away from exits, and should only be there for the duration between garbage pick-ups. For the occupants' own safety, the materials should be stored in a manner that discourages vandals.

### 12 Fire Watch. - 6110 Maintain fire watch

Status Satisfactory

Article 2.8.4.  
Fire Watch

Sentence:

- v 1) Where the Fire Chief specifies a fire watch as a condition on a permit, the fire watch shall conform with requirements in sentence 2.9.3.4.(2) and 2.9.3.5.(2) of this By-law.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

<b>13 Other - 9000 Attention required</b>	<b>Status</b> Unsatisfactory
---	------------------------------

main breaker panels on each floor need covers installed and be locked

**Note: NOV / Note**

All suites must have smoke alarms s.22(1)

Self closures to be repaired or installed on doors to rooms s.22(1) and on fire door between 2nd and 1st floors

Fire separations to be repaired in rooms s.22(1)

Remove items hanging from sprinkler pipes in rooms s.22(1)

Garbage and fire load needs to be reduced in the basement

Fire escape must be kept free of debris

Fire load must be reduced in rooms s.22(1)

**Note: Note**

Coordinated inspection with Bruce Peet from property use and VPD

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>August 27, 2015</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancy</b>	<b>Mr. Moseley, Colin</b>

**Violation Notice:** Issued

**Received by:** Moe Kana

**Position:** [None selected]

<b>1 Closures. - 1621 Maintenance</b>	<b>Status</b> Unsatisfactory
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Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

(b) keeping guides, bearings and stay rolls clean and lubricated,

<b>2 Closures. - 1630 Fire door does not close and latch completely</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

c) making necessary adjustments and repairs to door hardware and accessories to ensure



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

proper closing and latching.

<b>3 Fire Separations. - 2020 Repair breach in fire separation</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.2.1.2.  
Damage to Fire Separations

Sentence:

- 1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

<b>4 Fire Separations. - 2030 Install closures for fire separations</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.2.2.1.  
Openings in Fire Separations

Sentence:

- 1) Openings in fire separations shall be protected with closures in conformance with the Building By-law.

<b>5 Smoke Alarms. - 2411 Smoke Alarm Maintenance</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

Sentence:

- 2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

<b>6 Smoke Alarms. - 2450 Smoke Alarm needs repair</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.1.3.3.  
Smoke Alarms

Sentence:

- 8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.

<b>7 Fire Extinguishers. - 2610 Provide extinguishers</b>	<b>Status</b> Unsatisfactory
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Article 6.2.1.1.  
Selection and Installation

Sentence:

- 1) Portable extinguishers shall be selected and installed in conformance with NFPA 10, "Portable Fire Extinguishers" and with the requirements of this By-law.

<b>8 Fire Alarms. - 2662 Fire Alarm Maintenance</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 6.3.1.1.  
Maintenance

Sentence:

- 1) Fire alarm and voice communications systems shall be maintained in operable condition at all times.

<b>9 Exit Lighting / Emergency Lighting. - 2830 Emergency lights not maintained in proper working order</b>	<b>Status</b> Unsatisfactory
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Article 2.7.3.1.  
Installation and Maintenance

Sentence:

- 3) Emergency lighting shall be maintained in operating condition, in conformance with Section 6.7.

<b>10 Sprinklers. - 3070 Inspect test and tag sprinkler system</b>	<b>Status</b> Unsatisfactory
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Article 6.5.4.12.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

### Sprinkler Inspection and Replacement

#### Sentence:

- 1) Sprinklers shall be inspected at intervals not greater than 12 months for damage, corrosion or accumulations of grease, paint or other deposits and shall be replaced where such conditions would impair the operation of the sprinkler. [See Appendix A]

#### Appendix:

##### A-6.5.4.12(1) Sprinklers.

Sprinklers in service frequently accumulate a deposit of dust, grease or other foreign material. Where these deposits are light, they often do not impair the proper operation of the sprinkler. Heavier deposits can often be removed by light cleaning methods. Where deposits cannot readily be removed, and doubt exists with respect to the effects of the contamination, a sampling of the sprinklers should be removed and forwarded to a recognized testing laboratory for an assessment of their operational characteristics to determine the necessity of replacing other sprinklers in the system.

<b>11 Combustible Materials. - 5020 Excessive amount of stored combustibles in and around building</b>	<b>Status</b> Unsatisfactory
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#### Article 2.4.1.1.

#### Accumulation of Combustible Materials [see also 3.2.3.3.]

#### Sentence:

- v 1) Except as provided in sentence 2.4.1.5., *combustible materials* in and around *buildings* shall not be permitted to accumulate in such quantities or locations that will constitute a fire hazard. [See Appendix A]

#### Appendix:

##### A-2.4.1.1. (1) Combustible Waste Materials.

The accumulation of a certain amount of combustible waste material in and around buildings may be necessary for the day-to-day operation of many industrial or commercial premises. If basic measures of good housekeeping are observed, the presence of these combustibles may not constitute a fire hazard. Combustible waste material should be stored away from exits, and should only be there for the duration between garbage pick-ups. For the occupants' own safety, the materials should be stored in a manner that discourages vandals.

<b>12 Fire Watch. - 6110 Maintain fire watch</b>	<b>Status</b> Unsatisfactory
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#### Article 2.8.4. Fire Watch

#### Sentence:

- v 1) Where the Fire Chief specifies a fire watch as a condition on a permit, the fire watch shall conform with requirements in sentence 2.9.3.4.(2) and 2.9.3.5.(2) of this By-law.

<b>13 Other - 9000 Attention required</b>	<b>Status</b> Unsatisfactory
---	------------------------------

main breaker panels on each floor need  
covers installed and be locked

<b>Note: NOV / Note</b>
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Manager Moe Kana on duty, Fire alarm showing that it was in alarm and that it had been silenced, also battery fault

Tag on Sprinkler system says additional work required

Fire doors between 7th and 6th floor, 4th and 3rd, do not close and latch.

All utility rooms must be kept locked 7th floor, 6th, 5th, 4th, and 3rd.





## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Fire door between 6th and 5th must be labeled

Self closures to rooms **s.22(1)** must be repaired or replaced

Garbage blocking hallway on 5th floor

No fire extinguisher on the 5th floor

Door to fire escape on the 5th floor needs to be repaired or replaced

Fire Separation above door to room **s.22(1)** to be fixed

All items must be removed from hallways

Unauthorized lock must be removed from door to room **s.22(1)**

Emergency lights not working on 4th and 1st floor

Pull station on 2nd floor needs to be reset

Lighting not sufficient in hallway outside rooms

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Complaint</b>	<b>August 27, 2015</b>	<b>Satisfactory</b>	<b>FP General</b>	<b>Tweedie, Mark</b>

**Note: Escalated complaint from Hall 2C**

Attended for complaint from Capt D Fuginski regarding Fire alarm system not functioning. Spoke with manager Moe Kana. Fire alarm panel in trouble mode and silenced. Moe had a log that showed they had started a 24hr fire watch. I explained to Moe the requirements for the fire watch. Moe stated they are replacing the fire alarm panel and just waiting for city permits. I was shown a brand new fire alarm panel in a box. I explained to Moe that if they do not repair the old fire alarm panel that they must continue the 24hr fire watch and log every patrol and notify the tenants that a fire watch is in place, Fire alarm cannot be reset. Will have FPI C Macaulay attend today to follow up as this is his SRO inspection.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>July 13, 2015</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancy</b>	<b>Macaulay, Colin</b>

**Violation Notice:** Issued

**Received by:** Moe Kana

**Position:** Manager

**1 Closures. - 1621 Maintenance**

**Status** Satisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Clause:

(b) keeping guides, bearings and stay rolls clean and lubricated,

### 2 Fire Separations. - 2030 Install closures for fire separations

Status Unsatisfactory

Article 2.2.2.1.  
Openings in Fire Separations

Sentence:

1) Openings in fire separations shall be protected with closures in conformance with the Building By-law.

### 3 Smoke Alarms. - 2411 Smoke Alarm Maintenance

Status Unsatisfactory

Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

Sentence:

2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

### 4 Smoke Alarms. - 2450 Smoke Alarm needs repair

Status Unsatisfactory

Article 2.1.3.3.  
Smoke Alarms

Sentence:

8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.

### 5 Combustible Materials. - 5020 Excessive amount of stored combustibles in and around building

Status Unsatisfactory

Article 2.4.1.1.  
Accumulation of Combustible Materials [see also 3.2.3.3.]

Sentence:

v 1) Except as provided in sentence 2.4.1.5., *combustible materials* in and around *buildings* shall not be permitted to accumulate in such quantities or locations that will constitute a fire hazard. [See Appendix A]

Appendix:

A-2.4.1.1. (1) Combustible Waste Materials.

The accumulation of a certain amount of combustible waste material in and around buildings may be necessary for the day-to-day operation of many industrial or commercial premises. If basic measures of good housekeeping are observed, the presence of these combustibles may not constitute a fire hazard. Combustible waste material should be stored away from exits, and should only be there for the duration between garbage pick-ups. For the occupants' own safety, the materials should be stored in a manner that discourages vandals.

### 6 Other - 9000 Attention required

Status Unsatisfactory

main breaker panels on each floor need  
covers installed and be locked

Note: NOV / Note

FD connection needs caps



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Fire escape ladder needs to be unlocked immediately / pictures taken

Door closures must be repaired / installed s.22(1)

All garbage must be removed from hallways

Fire doors must self close and latch

Exit light 5th floor nearest fire escape is not illuminated

Holes in doors to suites s.22(1)

All utility rooms need to be locked

All hallways must be kept clear of all items

Room s.22(1) needs fire separation repaired

Room s.22(1) needs smoke alarm, fire load reduced, door installed, and remove items hanging from sprinkler pipes

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>May 12, 2015</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancy</b>	<b>MacIsaac, Colin</b>
<b>Violation Notice:</b> Issued		<b>Received by:</b> Jacob LaRochelle		<b>Position:</b> Manager

### 1 Closures. - 1621 Maintenance Status Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

- (b) keeping guides, bearings and stay rolls clean and lubricated,

### 2 Fire Separations. - 2030 Install closures for fire separations Status Unsatisfactory

Article 2.2.2.1.  
Openings in Fire Separations

Sentence:

- 1) Openings in fire separations shall be protected with closures in conformance with the Building By-law.

### 3 Smoke Alarms. - 2411 Smoke Alarm Maintenance Status Unsatisfactory

Article 2.1.3.3.  
Smoke Alarms [See Appendix A]



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Sentence:

2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

### 4 Smoke Alarms. - 2450 Smoke Alarm needs repair

Status Unsatisfactory

Article 2.1.3.3.  
Smoke Alarms

Sentence:

8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.

### 5 Fire Extinguishers. - 2610 Provide extinguishers

Status Satisfactory

Article 6.2.1.1.  
Selection and Installation

Sentence:

1) Portable extinguishers shall be selected and installed in conformance with NFPA 10, "Portable Fire Extinguishers" and with the requirements of this By-law.

### 6 Combustible Materials. - 5020 Excessive amount of stored combustibles in and around building

Status Unsatisfactory

Article 2.4.1.1.  
Accumulation of Combustible Materials [see also 3.2.3.3.]

Sentence:

v 1) Except as provided in sentence 2.4.1.5., *combustible materials* in and around *buildings* shall not be permitted to accumulate in such quantities or locations that will constitute a fire hazard. [See Appendix A]

Appendix:

A-2.4.1.1. (1) Combustible Waste Materials.

The accumulation of a certain amount of combustible waste material in and around buildings may be necessary for the day-to-day operation of many industrial or commercial premises. If basic measures of good housekeeping are observed, the presence of these combustibles may not constitute a fire hazard. Combustible waste material should be stored away from exits, and should only be there for the duration between garbage pick-ups. For the occupants' own safety, the materials should be stored in a manner that discourages vandals.

### 7 Other - 9000 Attention required

Status Unsatisfactory

main breaker panels on each floor need  
covers installed and be locked

### Note: NOV / Note

Manager Jacob LaRochelle on duty

Inspection of common areas

Self Closures need repair on doors to suites s.22(1)

Utility rooms on floors 6 and 1 need to be kept locked.

Repair fire separation stairwell from 6th to 5th floor, above door to suite s.22(1)



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

- All fire doors must self close and latch.
- Exit light not illuminated 5th floor hallway near rear fire escape
- All items must be removed from hallways.
- Standpipe hose not tagged 3rd floor
- Door to room **s.22(1)** needs to be repaired or replaced.
- Fire escape must be accessible / not chained.
- Door to room **s.22(1)** needs repair
- s.22(1)** Needs door handle
- Room **s.22(1)** must be locked, door repaired, and unauthorized locking device removed
- Emergency light 7th floor needs to be repaired and tagged

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>March 12, 2015</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancy</b>	<b>Manley, Colin</b>

**Violation Notice:** Issued      **Received by:** Jacob Larochelle      **Position:** Manager

<b>1 Closures. - 1621 Maintenance</b>	<b>Status</b> Unsatisfactory
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Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

- (b) keeping guides, bearings and stay rolls clean and lubricated,

<b>2 Fire Separations. - 2030 Install closures for fire separations</b>	<b>Status</b> Unsatisfactory
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Article 2.2.2.1.  
Openings in Fire Separations

Sentence:

- 1) Openings in fire separations shall be protected with closures in conformance with the Building By-law.

<b>3 Smoke Alarms. - 2411 Smoke Alarm Maintenance</b>	<b>Status</b> Unsatisfactory
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Article 2.1.3.3.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Smoke Alarms [See Appendix A]

Sentence:

2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

### 4 Smoke Alarms. - 2450 Smoke Alarm needs repair

Status Unsatisfactory

Article 2.1.3.3.  
Smoke Alarms

Sentence:

8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.

### 5 Fire Extinguishers. - 2610 Provide extinguishers

Status Unsatisfactory

Article 6.2.1.1.  
Selection and Installation

Sentence:

1) Portable extinguishers shall be selected and installed in conformance with NFPA 10, "Portable Fire Extinguishers" and with the requirements of this By-law.

### 6 Combustible Materials. - 5020 Excessive amount of stored combustibles in and around building

Status Unsatisfactory

Article 2.4.1.1.  
Accumulation of Combustible Materials [see also 3.2.3.3.]

Sentence:

v 1) Except as provided in sentence 2.4.1.5., *combustible materials* in and around *buildings* shall not be permitted to accumulate in such quantities or locations that will constitute a fire hazard. [See Appendix A]

Appendix:

A-2.4.1.1. (1) Combustible Waste Materials.

The accumulation of a certain amount of combustible waste material in and around buildings may be necessary for the day-to-day operation of many industrial or commercial premises. If basic measures of good housekeeping are observed, the presence of these combustibles may not constitute a fire hazard. Combustible waste material should be stored away from exits, and should only be there for the duration between garbage pick-ups. For the occupants' own safety, the materials should be stored in a manner that discourages vandals.

### 7 Other - 9000 Attention required

Status Unsatisfactory

main breaker panels on each floor need covers installed and be locked

### Note: NOV / Notes

Remove all garbage from hallways immediately

F.D connection needs cap

Self closures to rooms s.22(1) need repair or replacement

All fire doors must self close and latch

Doors to room s.22(1) and s.22(1) need repair



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

- Remove mattress from 6th floor near fire escape
- Extinguisher on the 3rd floor needs tag
- Missing extinguisher on the 2nd floor
- Standpipe hose on the 3rd floor needs a nozzle
- Lock first floor utility room
- Fire door between 3rd and 2nd floor needs repair or replacement

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>February 17, 2015</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancy</b>	<b>MacIsaac, Colin</b>

**Violation Notice:** Issued

**Received by:** Jacob LaRochelle

**Position:** Manager

<b>1 Closures. - 1621 Maintenance</b>	<b>Status</b> Unsatisfactory
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Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

- (b) keeping guides, bearings and stay rolls clean and lubricated,

<b>2 Fire Separations. - 2030 Install closures for fire separations</b>	<b>Status</b> Unsatisfactory
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Article 2.2.2.1.  
Openings in Fire Separations

Sentence:

- 1) Openings in fire separations shall be protected with closures in conformance with the Building By-law.

<b>3 Smoke Alarms. - 2411 Smoke Alarm Maintenance</b>	<b>Status</b> Unsatisfactory
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Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

Sentence:

- 2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

<b>4 Smoke Alarms. - 2450 Smoke Alarm needs repair</b>	<b>Status</b> Unsatisfactory
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Article 2.1.3.3.  
Smoke Alarms

Sentence:

- 8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

### 5 Fire Extinguishers. - 2610 Provide extinguishers

Status Unsatisfactory

Article 6.2.1.1.  
Selection and Installation

Sentence:

- 1) Portable extinguishers shall be selected and installed in conformance with NFPA 10, "Portable Fire Extinguishers" and with the requirements of this By-law.

### 6 Combustible Materials. - 5020 Excessive amount of stored combustibles in and around building

Status Unsatisfactory

Article 2.4.1.1.  
Accumulation of Combustible Materials [see also 3.2.3.3.]

Sentence:

- v 1) Except as provided in sentence 2.4.1.5., *combustible materials* in and around *buildings* shall not be permitted to accumulate in such quantities or locations that will constitute a fire hazard. [See Appendix A]

Appendix:

A-2.4.1.1. (1) Combustible Waste Materials.

The accumulation of a certain amount of combustible waste material in and around buildings may be necessary for the day-to-day operation of many industrial or commercial premises. If basic measures of good housekeeping are observed, the presence of these combustibles may not constitute a fire hazard. Combustible waste material should be stored away from exits, and should only be there for the duration between garbage pick-ups. For the occupants' own safety, the materials should be stored in a manner that discourages vandals.

### 7 Other - 9000 Attention required

Status Unsatisfactory

main breaker panels on each floor need  
covers installed and be locked

### Note: Note / NOV

All items must be removed from hallway - bike outside **s.22(1)** mattress outside of **s.22(1)** and 2 mattresses on the 1st floor, bike on the 1st floor.

All suite doors must be labeled with room numbers

All fire doors must self close and latch

Repair or replace self closures to rooms, **s.22(1)**

Ensure sufficient lighting on the 4th floor

All garbage must be removed from fire escape

Handle must be installed on fire door going from the 5th to 4th floor.

Utility room on the 1st floor by rear fire escape must be kept closed and locked

Fire extinguisher on the second floor is missing



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Inspection Class <b>Fire Watch</b>	Inspected Date <b>January 14, 2015</b>	Status <b>Satisfactory</b>	Assigned To <b>FP General</b>	Inspector <b>Macaulay, Colin</b>
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### Note: Note

Meeting to check on Fire Alarm panel after building being required to maintain 24hr firewatch  
Fire Alarm panel back in proper working order.

Inspection Class <b>Single Room Occupancy</b>	Inspected Date <b>January 14, 2015</b>	Status <b>Unsatisfactory</b>	Assigned To <b>FP Single Room Occupancy</b>	Inspector <b>Macaulay, Colin</b>
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### 1 Closures. - 1621 Maintenance Status Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

(b) keeping guides, bearings and stay rolls clean and lubricated,

### 2 Fire Separations. - 2030 Install closures for fire separations Status Unsatisfactory

Article 2.2.2.1.  
Openings in Fire Separations

Sentence:

1) Openings in fire separations shall be protected with closures in conformance with the Building By-law.

### 3 Smoke Alarms. - 2411 Smoke Alarm Maintenance Status Unsatisfactory

Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

Sentence:

2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

### 4 Smoke Alarms. - 2450 Smoke Alarm needs repair Status Unsatisfactory

Article 2.1.3.3.  
Smoke Alarms

Sentence:

8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.

### 5 Combustible Materials. - 5020 Excessive amount of stored combustibles in and around building Status Unsatisfactory

Article 2.4.1.1.





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Accumulation of Combustible Materials [see also 3.2.3.3.]

Sentence:

- v 1) Except as provided in sentence 2.4.1.5., *combustible materials* in and around *buildings* shall not be permitted to accumulate in such quantities or locations that will constitute a fire hazard. [See Appendix A]

Appendix:

A-2.4.1.1. (1) Combustible Waste Materials.

The accumulation of a certain amount of combustible waste material in and around buildings may be necessary for the day-to-day operation of many industrial or commercial premises. If basic measures of good housekeeping are observed, the presence of these combustibles may not constitute a fire hazard. Combustible waste material should be stored away from exits, and should only be there for the duration between garbage pick-ups. For the occupants' own safety, the materials should be stored in a manner that discourages vandals.

### 6 Other - 9000 Attention required

Status Unsatisfactory

main breaker panels on each floor need covers installed and be locked

#### Note: Note

Purpose of inspection was to check on fire alarm panel. Panel was fixed and put into proper working order, other issues still outstanding.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Single Room Occupancy	January 7, 2015	Unsatisfactory	FP Single Room Occupancy	MacIsaac, Colin

Violation Notice: Issued

Received by: Jacob LaRochelle

Position: Manager

### 1 Closures. - 1621 Maintenance

Status Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

(b) keeping guides, bearings and stay rolls clean and lubricated,

### 2 Fire Separations. - 2030 Install closures for fire separations

Status Unsatisfactory

Article 2.2.2.1.  
Openings in Fire Separations

Sentence:

- 1) Openings in fire separations shall be protected with closures in conformance with the Building By-law.

### 3 Fire Separations. - 2031 Openings in Fire Separations

Status Satisfactory



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

### Article 2.2.2.1.

#### Openings in Fire Separations

- 2) Where closures in fire separations are replaced, the replacements shall be in conformance with the Building By-law.

### First floor utility room wall needs repair

<b>4 Smoke Alarms. - 2411 Smoke Alarm Maintenance</b>	<b>Status</b> Unsatisfactory
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Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

Sentence:

- 2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

<b>5 Smoke Alarms. - 2450 Smoke Alarm needs repair</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.1.3.3.  
Smoke Alarms

Sentence:

- 8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.

<b>6 Fire Extinguishers. - 2610 Provide extinguishers</b>	<b>Status</b> Satisfactory
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Article 6.2.1.1.  
Selection and Installation

Sentence:

- 1) Portable extinguishers shall be selected and installed in conformance with NFPA 10, "Portable Fire Extinguishers" and with the requirements of this By-law.

<b>7 Combustible Materials. - 5020 Excessive amount of stored combustibles in and around building</b>	<b>Status</b> Unsatisfactory
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### Article 2.4.1.1.

#### Accumulation of Combustible Materials [see also 3.2.3.3.]

Sentence:

- v 1) Except as provided in sentence 2.4.1.5., *combustible materials* in and around *buildings* shall not be permitted to accumulate in such quantities or locations that will constitute a fire hazard. [See Appendix A]

Appendix:

#### A-2.4.1.1. (1) Combustible Waste Materials.

The accumulation of a certain amount of combustible waste material in and around buildings may be necessary for the day-to-day operation of many industrial or commercial premises. If basic measures of good housekeeping are observed, the presence of these combustibles may not constitute a fire hazard. Combustible waste material should be stored away from exits, and should only be there for the duration between garbage pick-ups. For the occupants' own safety, the materials should be stored in a manner that discourages vandals.

<b>8 Other - 9000 Attention required</b>	<b>Status</b> Unsatisfactory
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main breaker panels on each floor need



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

covers installed and be locked

**Note: NOV / Notes**

10:20 Inspection of The Regent Hotel

Stuart Cowdell, building inspector with COV was on site due to reports of fire alarm being out of service. Andrew from city electrical was on site also.

F/A panel in lobby showing that fire alarm was silenced, zone fault, it had been reset, and was showing trouble.

Jacob the manager was not keeping a proper firewatch.

Walked the building and did an inspection of common areas.

Exit light on the 7th floor leading to fire escape was burnt out.

6th floor had items in the hallway, dresser, couch.

Self closures on all doors have to be operational. **s.22(1)**

Items in the hallways on the 4th, 2nd, and 1st floors.

Keep fire escape clear of all items.

Storage room on the first floor by fire escape must be kept locked.

Notice issued to Manager Jacob.

Notice of Fire watch procedures was signed and issued to Jacob.

Returned at 2pm with Stewart Cowdell from COV to see if F/A was in proper working order.

F/A had not been fixed, explained to Jacob that the Fire watch must be followed and that a Chiefs order will be issued.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>November 26, 2014</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancy</b>	<b>MacLennan, Colin</b>

**Violation Notice:** Issued

**Received by:** Jacob La Rochelle

**Position:** Manager

**1 Closures. - 1621 Maintenance**

**Status** Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

(b) keeping guides, bearings and stay rolls clean and lubricated,

<b>2 Fire Separations. - 2030 Install closures for fire separations</b>	<b>Status</b> Unsatisfactory
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Article 2.2.2.1.  
Openings in Fire Separations

Sentence:

- 1) Openings in fire separations shall be protected with closures in conformance with the Building By-law.

<b>3 Fire Separations. - 2031 Openings in Fire Separations</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.2.2.1.  
Openings in Fire Separations

- 2) Where closures in fire separations are replaced, the replacements shall be in conformance with the Building By-law.

### First floor utility room wall needs repair

<b>4 Smoke Alarms. - 2411 Smoke Alarm Maintenance</b>	<b>Status</b> Unsatisfactory
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Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

Sentence:

- 2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

<b>5 Smoke Alarms. - 2450 Smoke Alarm needs repair</b>	<b>Status</b> Unsatisfactory
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Article 2.1.3.3.  
Smoke Alarms

Sentence:

- 8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.

<b>6 Fire Extinguishers. - 2610 Provide extinguishers</b>	<b>Status</b> Unsatisfactory
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Article 6.2.1.1.  
Selection and Installation

Sentence:

- 1) Portable extinguishers shall be selected and installed in conformance with NFPA 10, "Portable Fire Extinguishers" and with the requirements of this By-law.

<b>7 Combustible Materials. - 5020 Excessive amount of stored combustibles in and around building</b>	<b>Status</b> Unsatisfactory
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Article 2.4.1.1.  
Accumulation of Combustible Materials [see also 3.2.3.3.]

Sentence:

- v 1) Except as provided in sentence 2.4.1.5., *combustible materials* in and around *buildings* shall not be permitted to accumulate in such quantities or locations that will constitute a fire hazard. [See Appendix A]

Appendix:



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

#### A-2.4.1.1. (1) Combustible Waste Materials.

The accumulation of a certain amount of combustible waste material in and around buildings may be necessary for the day-to-day operation of many industrial or commercial premises. If basic measures of good housekeeping are observed, the presence of these combustibles may not constitute a fire hazard. Combustible waste material should be stored away from exits, and should only be there for the duration between garbage pick-ups. For the occupants' own safety, the materials should be stored in a manner that discourages vandals.

#### 8 Other - 9000 Attention required

Status Unsatisfactory

main breaker panels on each floor need covers installed and be locked

#### Note: NOV / Notes

Jacob La Rochelle manager on duty

#### - fire extinguisher in lobby not charged

- Self closures on doors to rooms s.22(1) need repair or to be installed

- Remove garbage and items from fire escape, suitcase, heater

- Fire door from 6th to 7th not self closing and latching

- Standpipe hose on 6th floor outside of room s.22(1) needs to be re rolled

- Room s.22(1) has hole in the door and unauthorized locking device

- Remove items from 5th floor hallway TV, suitcase, mattress.

#### - No extinguisher on 5th floor, 4th floor, and 1st floor

- Room s.22(1) decrease fire load in room

- Fire door from 5th to 4th floor does not have handle and does not latch

- Bike in hallway outside of room s.22(1)

- Fire door between 4th and 3rd floor does not self close

- Utility room on 3rd floor is not locked

- Fire door going from 2nd to 1st floor, latch is stuck

- Door to room s.22(1) is off its hinges

- No tag on emergency lights in stairwell from 1st floor to lobby

- Extinguisher in basement - tag says additional work required



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

- accumulation of combustibles in basement

-Chain on fire escape ladder must be easily accessible

I explained the violations to manager Jacob La Rochelle, he signed for the NOV and received a copy

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>November 5, 2014</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancy</b>	<b>MacIsaac, Colin</b>
<b>Violation Notice:</b> Issued		<b>Received by:</b> Jacob Larochelle		<b>Position:</b> Manager

<b>1 Means of Egress. - 1450 Remove unauthorized locking device from exit door</b>	<b>Status</b> Satisfactory
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Article 2.7.2.1.  
Exit Doors

Sentence:

v 6) The requirements of Sentence (5) shall not apply to:

Clause:

- a) doors of rooms where persons are under legal restraint,
- b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,
- c) doors to and from high security areas where the Fire Chief has approved the door locking devices, and
- d) doors equipped with electromagnetic locks conforming to the Building By-law requirements, provided there is an acceptable means of unlocking these doors in an emergency.

<b>2 Closures. - 1621 Maintenance</b>	<b>Status</b> Unsatisfactory
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Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

(b) keeping guides, bearings and stay rolls clean and lubricated,

<b>3 Fire Separations. - 2020 Repair breach in fire separation</b>	<b>Status</b> Satisfactory
--	----------------------------

Article 2.2.1.2.  
Damage to Fire Separations

Sentence:

1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

<b>4 Fire Separations. - 2030 Install closures for fire separations</b>	<b>Status</b> Unsatisfactory
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Article 2.2.2.1.  
Openings in Fire Separations

Sentence:

1) Openings in fire separations shall be protected with closures in conformance with the Building By-law.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

### 5 Fire Separations. - 2031 Openings in Fire Separations

Status Unsatisfactory

Article 2.2.2.1.

Openings in Fire Separations

- 2) Where closures in fire separations are replaced, the replacements shall be in conformance with the Building By-law.

**First floor utility room wall needs repair**

### 6 Smoke Alarms. - 2411 Smoke Alarm Maintenance

Status Unsatisfactory

Article 2.1.3.3.

Smoke Alarms [See Appendix A]

Sentence:

- 2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

### 7 Smoke Alarms. - 2450 Smoke Alarm needs repair

Status Unsatisfactory

Article 2.1.3.3.

Smoke Alarms

Sentence:

- 8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.

### 8 Exit Lighting / Emergency Lighting. - 2820 Exit lights/signs must be illuminated

Status Satisfactory

Article 2.7.3.1.

Installation and Maintenance

Sentence:

- 2) Exit lighting and exit signs shall be illuminated during times the building is occupied.

### 9 Combustible Materials. - 5020 Excessive amount of stored combustibles in and around building

Status Satisfactory

Article 2.4.1.1.

Accumulation of Combustible Materials [see also 3.2.3.3.]

Sentence:

- v 1) Except as provided in sentence 2.4.1.5., *combustible materials* in and around *buildings* shall not be permitted to accumulate in such quantities or locations that will constitute a fire hazard. [See Appendix A]

Appendix:

A-2.4.1.1. (1) Combustible Waste Materials.

The accumulation of a certain amount of combustible waste material in and around buildings may be necessary for the day-to-day operation of many industrial or commercial premises. If basic measures of good housekeeping are observed, the presence of these combustibles may not constitute a fire hazard. Combustible waste material should be stored away from exits, and should only be there for the duration between garbage pick-ups. For the occupants' own safety, the materials should be stored in a manner that discourages vandals.

### 10 Other - 9000 Attention required

Status Unsatisfactory

main breaker panels on each floor need





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

covers instaleld and be locked

### Note: Reinspection / Note

Jacob LaRochelle, manager on duty

- F/A 15/5/27
- 
- Room **s.22(1)** needs door closure fixed / bike in hallway outside room
- 
- Room **s.22(1)** door closure off
- 
- Self closures need to be fixed on doors to rooms **s.22(1)**
- 
- Remove mattress from fire escape immediately outside 2nd floor
- 
- Scooter needs to be removed immediately from outside room **s.22(1)**
- 
- Remove 2 X 4's from hallway on the 3rd floor
- 
- Reroll standpipe hose on the 3rd floor

Notice of violation given to Jacob and violations explained to him, Jacob signed for the notice.

Inspection Class <b>Complaint</b>	Inspected Date <b>October 15, 2014</b>	Status <b>Satisfactory</b>	Assigned To <b>FP General</b>	Inspector <b>Wilson, Robert</b>
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### Note: complaint

I went here on a complaint that the fire escape ladder was locked in the up position. Upon my inspection I had found that the manager had removed the lock. No NOV given for the complaint as I found they were compliant on the particular item

Inspection Class <b>Single Room Occupancy</b>	Inspected Date <b>September 30, 2014</b>	Status <b>Unsatisfactory</b>	Assigned To <b>FP Single Room Occupancy</b>	Inspector <b>MacIsaac, Colin</b>
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**Violation Notice:** Issued

**Received by:** Shiva Jothi

**Position:** Manager

### 1 Fire Department Connections. - 0620 Replace fire department connection caps

**Status** Satisfactory

Article 6.4.1.7.  
Fire Department Connections

Sentence:

3) Where the protective caps referred to in sentence (2) are missing, the fire department connections shall be examined for accumulated refuse, back flushed when conditions warrant, and the caps replaced.

2) All fire department connections shall have protective caps, which shall be kept in place at all times. [See Appendix A]

Appendix:

A-6.4.1.7.(2) Protective Caps.

It is the responsibility of the building owner to ensure the protective caps on the fire department connections are kept in place at all times. When





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

they are missing, the system may need to be back flushed in accordance with 6.4.1.7.(3). Back flushing can be a costly procedure. There are ways to attach the cap to the swivel, particularly for metal caps, or to cover the connection with a protective cage that is locked by a padlock. The owner may contact the Fire Department for further details.

<b>2 Means of Egress. - 1450 Remove unauthorized locking device from exit door</b>	<b>Status</b> Unsatisfactory
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Article 2.7.2.1.  
Exit Doors

Sentence:

v 6) The requirements of Sentence (5) shall not apply to:

Clause:

- a) doors of rooms where persons are under legal restraint,
- b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,
- c) doors to and from high security areas where the Fire Chief has approved the door locking devices, and
- d) doors equipped with electromagnetic locks conforming to the Building By-law requirements, provided there is an acceptable means of unlocking these doors in an emergency.

<b>3 Closures. - 1621 Maintenance</b>	<b>Status</b> Unsatisfactory
---------------------------------------	------------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

(b) keeping guides, bearings and stay rolls clean and lubricated,

<b>4 Fire Separations. - 2020 Repair breach in fire separation</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.2.1.2.  
Damage to Fire Separations

Sentence:

1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

<b>5 Fire Separations. - 2030 Install closures for fire separations</b>	<b>Status</b> Unsatisfactory
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Article 2.2.2.1.  
Openings in Fire Separations

Sentence:

1) Openings in fire separations shall be protected with closures in conformance with the Building By-law.

<b>6 Fire Separations. - 2031 Openings in Fire Separations</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.2.2.1.  
Openings in Fire Separations

2) Where closures in fire separations are replaced, the replacements shall be in conformance with the Building By-law.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

### First floor utility room wall needs repair

<b>7 Smoke Alarms. - 2411 Smoke Alarm Maintenance</b>	<b>Status</b> Unsatisfactory
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Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

Sentence:

2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

<b>8 Smoke Alarms. - 2450 Smoke Alarm needs repair</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.1.3.3.  
Smoke Alarms

Sentence:

8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.

<b>9 Fire Extinguishers. - 2610 Provide extinguishers</b>	<b>Status</b> Satisfactory
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Article 6.2.1.1.  
Selection and Installation

Sentence:

1) Portable extinguishers shall be selected and installed in conformance with NFPA 10, "Portable Fire Extinguishers" and with the requirements of this By-law.

### First floor hallway missing extinguisher

<b>10 Exit Lighting / Emergency Lighting. - 2820 Exit lights/signs must be illuminated</b>	<b>Status</b> Unsatisfactory
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Article 2.7.3.1.  
Installation and Maintenance

Sentence:

2) Exit lighting and exit signs shall be illuminated during times the building is occupied.

<b>11 Combustible Materials. - 5020 Excessive amount of stored combustibles in and around building</b>	<b>Status</b> Unsatisfactory
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Article 2.4.1.1.  
Accumulation of Combustible Materials [see also 3.2.3.3.]

Sentence:

v 1) Except as provided in sentence 2.4.1.5., *combustible materials* in and around *buildings* shall not be permitted to accumulate in such quantities or locations that will constitute a fire hazard. [See Appendix A]

Appendix:

A-2.4.1.1. (1) Combustible Waste Materials.

The accumulation of a certain amount of combustible waste material in and around buildings may be necessary for the day-to-day operation of many industrial or commercial premises. If basic measures of good housekeeping are observed, the presence of these combustibles may not constitute a fire hazard. Combustible waste material should be stored away from exits, and should only be there for the duration between garbage pick-ups. For the occupants' own safety, the materials should be stored in a manner that discourages vandals.



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

#### 12 Other - 9000 Attention required

Status Unsatisfactory

main breaker panels on each floor need  
covers installed and be locked

#### Note: Note

Shiva Jothi was the manager on duty, Shiva came with me throughout the inspection

F/A panel showing zone fault, expires 15/5/27

7th floor items in hallway

Room **s.22(1)** self closure broken

6th floor mattress frame in hallway

6th floor exit light burnt out

6th floor fire escape door tied open, string tied across fire escape which would block people needing  
to go up or down the fire escape

Room **s.22(1)** need holes in doors patched or doors replaced to maintain fire separation

Utility room on the 4th floor to be kept locked

All fire doors must self close and latch. Fire doors from 4th to 3rd, 3rd to 2nd

Hole above door to room **s.22(1)** needs to be fixed

Items blocking route to fire escape on 1st floor need to be removed immediately

Remove chain and lock from fire escape ladder immediately

Regent Hotel currently at full capacity, **s.22(1)** rooms total,

Explained violations to Shiva and had him sign for notice of violation

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>September 3, 2014</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancy</b>	<b>Masey, Christopher</b>
<b>Violation Notice:</b> Issued	<b>Received by:</b> SHIVA		<b>Position:</b> Manager	

#### 1 Fire Department Connections. - 0620 Replace fire department connection caps

Status Unsatisfactory

Article 6.4.1.7.  
Fire Department Connections

Sentence:

3) Where the protective caps referred to in sentence (2) are missing, the fire department  
connections shall be examined for accumulated refuse, back flushed when conditions  
warrant, and the caps replaced.

2) All fire department connections shall have protective caps, which shall be kept in place



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
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at all times. [See Appendix A]

### Appendix:

#### A-6.4.1.7.(2) Protective Caps.

It is the responsibility of the building owner to ensure the protective caps on the fire department connections are kept in place at all times. When they are missing, the system may need to be back flushed in accordance with 6.4.1.7.(3). Back flushing can be a costly procedure. There are ways to attach the cap to the swivel, particularly for metal caps, or to cover the connection with a protective cage that is locked by a padlock. The owner may contact the Fire Department for further details.

<b>2 Means of Egress. - 1450 Remove unauthorized locking device from exit door</b>	<b>Status</b> Unsatisfactory
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Article 2.7.2.1.  
Exit Doors

#### Sentence:

v 6) The requirements of Sentence (5) shall not apply to:

#### Clause:

- a) doors of rooms where persons are under legal restraint,
- b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,
- c) doors to and from high security areas where the Fire Chief has approved the door locking devices, and
- d) doors equipped with electromagnetic locks conforming to the Building By-law requirements, provided there is an acceptable means of unlocking these doors in an emergency.

<b>3 Closures. - 1621 Maintenance</b>	<b>Status</b> Unsatisfactory
---------------------------------------	------------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

#### Sentence:

v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

#### Clause:

(b) keeping guides, bearings and stay rolls clean and lubricated,

<b>4 Fire Separations. - 2020 Repair breach in fire separation</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.2.1.2.  
Damage to Fire Separations

#### Sentence:

1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

<b>5 Fire Separations. - 2030 Install closures for fire separations</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.2.2.1.  
Openings in Fire Separations

#### Sentence:

1) Openings in fire separations shall be protected with closures in conformance with the Building By-law.

<b>6 Fire Separations. - 2031 Openings in Fire Separations</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.2.2.1.  
Openings in Fire Separations



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- 2) Where closures in fire separations are replaced, the replacements shall be in conformance with the Building By-law.

### First floor utility room wall needs repair

<b>7 Smoke Alarms. - 2411 Smoke Alarm Maintenance</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

Sentence:

- 2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

<b>8 Smoke Alarms. - 2450 Smoke Alarm needs repair</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.1.3.3.  
Smoke Alarms

Sentence:

- 8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.

<b>9 Fire Extinguishers. - 2610 Provide extinguishers</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 6.2.1.1.  
Selection and Installation

Sentence:

- 1) Portable extinguishers shall be selected and installed in conformance with NFPA 10, "Portable Fire Extinguishers" and with the requirements of this By-law.

### First floor hallway missing extinguisher

<b>10 Exit Lighting / Emergency Lighting. - 2820 Exit lights/signs must be illuminated</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.7.3.1.  
Installation and Maintenance

Sentence:

- 2) Exit lighting and exit signs shall be illuminated during times the building is occupied.

<b>11 Combustible Materials. - 5020 Excessive amount of stored combustibles in and around building</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.4.1.1.  
Accumulation of Combustible Materials [see also 3.2.3.3.]

Sentence:

- ✓ 1) Except as provided in sentence 2.4.1.5., *combustible materials* in and around *buildings* shall not be permitted to accumulate in such quantities or locations that will constitute a fire hazard. [See Appendix A]

Appendix:

A-2.4.1.1. (1) Combustible Waste Materials.

The accumulation of a certain amount of combustible waste material in and around buildings may be necessary for the day-to-day operation of many industrial or commercial premises. If basic measures of good housekeeping are observed, the presence of these combustibles may not constitute a fire hazard.



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Combustible waste material should be stored away from exits, and should only be there for the duration between garbage pick-ups. For the occupants' own safety, the materials should be stored in a manner that discourages vandals.

### 12 Other - 9000 Attention required

Status Unsatisfactory

main breaker panels on each floor need covers installed and be locked

### Note: NOTE

- STANDPIPE COVER BOLTED ON. REMOVE BOLTS
- MAIN BREAKER PANELS ON EACH FLOOR COVER INSTALLED AND SECURED
- PULL STATION NO GLASS 7TH FLOOR
- AUTO DOOR CLOSER NEED REPAIR ROOMS s.22(1)
- REPAIR HOLE IN UTILITY ROOM DOOR 4TH FLOOR
- EXIT LIGHTS BASEMENT
- REMOVE COMBUSTIBLES BASEMENT
- HOLES IN CEILING WALLS / CEILING ROOMS REPAIR s.22(1)
- SMOKE DETECTOR NEEDED/NOT WORKING ROOMS: s.22(1)
- NO ACCESS ROOMS s.22(1)
- ROOM s.22(1) REMOVE FIRELOAD

Inspection Class <b>Single Room Occupancy</b>	Inspected Date <b>August 7, 2014</b>	Status <b>Unsatisfactory</b>	Assigned To <b>FP Single Room Occupancy</b>	Inspector <b>MacIsaac, Colin</b>
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Violation Notice: Issued

Received by: Shiva

Position: Employee

### 1 Means of Egress. - 1420 Remove obstructions from means of egress

Status Satisfactory

Article 2.7.1.6.  
Maintenance

Sentence:

1) Means of egress shall be maintained in good repair and free of obstructions. [See Appendix A]

Appendix:

A-2.7.1.6(1) Means of Egress.

Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1. (1) of this By-law.

**Remove all items from hallways and maintain clear means of egress. 3rd floor, 2nd floor and lobby have items in it.**

### 2 Means of Egress. - 1450 Remove unauthorized locking device from exit door

Status Unsatisfactory

Article 2.7.2.1.  
Exit Doors



# Vancouver Fire and Rescue Services

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Property Address: **160 E HASTINGS ST**  
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FH District: **02**  
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Sentence:

v 6) The requirements of Sentence (5) shall not apply to:

Clause:

- a) doors of rooms where persons are under legal restraint,
- b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,
- c) doors to and from high security areas where the Fire Chief has approved the door locking devices, and
- d) doors equipped with electromagnetic locks conforming to the Building By-law requirements, provided there is an acceptable means of unlocking these doors in an emergency.

### 3 Closures. - 1621 Maintenance

**Status** Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

(b) keeping guides, bearings and stay rolls clean and lubricated,

### 4 Fire Separations. - 2020 Repair breach in fire separation

**Status** Unsatisfactory

Article 2.2.1.2.  
Damage to Fire Separations

Sentence:

1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

### 5 Fire Separations. - 2031 Openings in Fire Separations

**Status** Unsatisfactory

Article 2.2.2.1.  
Openings in Fire Separations

2) Where closures in fire separations are replaced, the replacements shall be in conformance with the Building By-law.

**First floor utility room wall needs repair**

### 6 Smoke Alarms. - 2411 Smoke Alarm Maintenance

**Status** Unsatisfactory

Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

Sentence:

2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

### 7 Fire Extinguishers. - 2610 Provide extinguishers

**Status** Unsatisfactory

Article 6.2.1.1.  
Selection and Installation

Sentence:

1) Portable extinguishers shall be selected and installed in conformance with NFPA 10,





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

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FH District: **02**  
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"Portable Fire Extinguishers" and with the requirements of this By-law.

### First floor hallway missing extinguisher

<b>8 Other - 9000 Attention required</b>	<b>Status</b> Satisfactory
--	----------------------------

**All standpipe hoses need to be serviced. Expired 14/06/ 21**

<b>Note: Note</b>
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Extinguisher on 1st floor must be replaced

Remove all items from hallways

Remove lock from room **s.22(1)**

Doors to rooms **s.22(1)**

Repair doors / fill holes on doors to rooms **s.22(1)** utility room 3rd floor

Utility rooms on all floors must be locked

Wall inside utility room 1st floor needs to be repaired / fire separation

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>July 8, 2014</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancy</b>	<b>Manley, Colin</b>
<b>Violation Notice:</b> Issued	<b>Received by:</b> Shanker		<b>Position:</b> Manager	

<b>1 Means of Egress. - 1420 Remove obstructions from means of egress</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.7.1.6.  
Maintenance

Sentence:

1) Means of egress shall be maintained in good repair and free of obstructions. [See Appendix A]

Appendix:

A-2.7.1.6(1) Means of Egress.

Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1. (1) of this By-law.

**Remove all items from hallways and maintain clear means of egress. 3rd floor, 2nd floor and lobby have items in it.**

<b>2 Fire Doors. - 1531 Maintenance</b>	<b>Status</b> Satisfactory
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Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

3) Doors in fire separations shall be operated at intervals not greater than 1 month to ensure that they are properly





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

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maintained in accordance with Sentence (1), as specified in the fire safety plan prepared in conformance with Section 2.8.

### 3 Fire Separations. - 2031 Openings in Fire Separations

**Status** Unsatisfactory

Article 2.2.2.1.

Openings in Fire Separations

2) Where closures in fire separations are replaced, the replacements shall be in conformance with the Building By-law.

**First floor utility room wall needs repair**

### 4 Smoke Alarms. - 2411 Smoke Alarm Maintenance

**Status** Unsatisfactory

Article 2.1.3.3.

Smoke Alarms [See Appendix A]

Sentence:

2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

### 5 Fire Extinguishers. - 2610 Provide extinguishers

**Status** Unsatisfactory

Article 6.2.1.1.

Selection and Installation

Sentence:

1) Portable extinguishers shall be selected and installed in conformance with NFPA 10, "Portable Fire Extinguishers" and with the requirements of this By-law.

**First floor hallway missing extinguisher**

### 6 Exit Lighting / Emergency Lighting. - 2830 Emergency lights not maintained in proper working order

**Status** Satisfactory

Article 2.7.3.1.

Installation and Maintenance

Sentence:

3) Emergency lighting shall be maintained in operating condition, in conformance with Section 6.7.

### 7 Other - 9000 Attention required

**Status** Unsatisfactory

**All standpipe hoses need to be serviced. Expired 14/06/ 21**

**Note: Note**

Gentleman who identified himself as Shanker was at front desk and signed for the notice of violation.

All hose has expired on standpipes in hallways. Expired 14/06/21

No extinguisher on the 1st floor

Items must be removed from 3rd, and 2nd floor as well as the lobby.

All utility rooms must be kept locked

Doors to rooms **s.22(1)** must have door hardware installed, currently there is a hole in these



# Vancouver Fire and Rescue Services

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Property Address: **160 E HASTINGS ST**  
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FH District: **02**  
FPO District: **50**

doors where door hardware usually goes.

Repair fire separation in the utility room on the first floor, currently has exposed wood.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>June 3, 2014</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancy</b>	<b>Notes: May, Colin</b>

**Violation Notice:** Issued

**Received by:** Sam Panabokke

**Position:** Manager

<b>1 Means of Egress. - 1420 Remove obstructions from means of egress</b>	<b>Status Satisfactory</b>
---	----------------------------

Article 2.7.1.6.  
Maintenance

Sentence:

1) Means of egress shall be maintained in good repair and free of obstructions. [See Appendix A]

Appendix:

A-2.7.1.6(1) Means of Egress.

Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1.(1) of this By-law.

<b>2 Means of Egress. - 1450 Remove unauthorized locking device from exit door</b>	<b>Status Satisfactory</b>
--	----------------------------

Article 2.7.2.1.  
Exit Doors

Sentence:

v 6) The requirements of Sentence (5) shall not apply to:

Clause:

- a) doors of rooms where persons are under legal restraint,
- b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,
- c) doors to and from high security areas where the Fire Chief has approved the door locking devices, and
- d) doors equipped with electromagnetic locks conforming to the Building By-law requirements, provided there is an acceptable means of unlocking these doors in an emergency.

<b>3 Fire Doors. - 1531 Maintenance</b>	<b>Status Unsatisfactory</b>
---	------------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

3) Doors in fire separations shall be operated at intervals not greater than 1 month to ensure that they are properly maintained in accordance with Sentence (1), as specified in the fire safety plan prepared in conformance with Section 2.8.

<b>4 Closures. - 1621 Maintenance</b>	<b>Status Satisfactory</b>
---------------------------------------	----------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

(b) keeping guides, bearings and stay rolls clean and lubricated,



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

<b>5 Fire Separations. - 2020 Repair breach in fire separation</b>	<b>Status Satisfactory</b>
--	----------------------------

Article 2.2.1.2.  
Damage to Fire Separations

Sentence:

- 1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

<b>6 Smoke Alarms. - 2411 Smoke Alarm Maintenance</b>	<b>Status Unsatisfactory</b>
---	------------------------------

Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

Sentence:

- 2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

<b>7 Exit Lighting / Emergency Lighting. - 2820 Exit lights/signs must be illuminated</b>	<b>Status Satisfactory</b>
---	----------------------------

Article 2.7.3.1.  
Installation and Maintenance

Sentence:

- 2) Exit lighting and exit signs shall be illuminated during times the building is occupied.

<b>8 Exit Lighting / Emergency Lighting. - 2830 Emergency lights not maintained in proper working order</b>	<b>Status Unsatisfactory</b>
---	------------------------------

Article 2.7.3.1.  
Installation and Maintenance

Sentence:

- 3) Emergency lighting shall be maintained in operating condition, in conformance with Section 6.7.

<b>Note: Note</b>
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Inspection just of common areas.

Sam Panabokke manager on duty

Items need to be removed outside of room s.22(1) blocking means of egress.

Repair holes in the doors to suites s.22(1)

Room s.22(1) have no self closures.

Repair the fire separation above the door to room s.22(1)

Standpipe hose on 3rd floor does not have a nozzle.

Fire doors between 4th and 3rd and 2nd and 1st does not close and latch properly. Doors need to be repaired or replaced.

Reduce fire load in utility room 3rd floor and keep door locked.

Emergency lighting 3rd floor needs battery.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>May 12, 2014</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancy</b>	<b>MacIsaac, Colin</b>



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## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

**Violation Notice:** Issued

**Received by:** Larry Lachman Singh

**Position:** Manager

### 1 Means of Egress. - 1420 Remove obstructions from means of egress

**Status** Unsatisfactory

Article 2.7.1.6.  
Maintenance

Sentence:

- 1) Means of egress shall be maintained in good repair and free of obstructions. [See Appendix A]

Appendix:

A-2.7.1.6(1) Means of Egress.

Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1.(1) of this By-law.

### 2 Means of Egress. - 1450 Remove unauthorized locking device from exit door

**Status** Unsatisfactory

Article 2.7.2.1.  
Exit Doors

Sentence:

- v 6) The requirements of Sentence (5) shall not apply to:

Clause:

- a) doors of rooms where persons are under legal restraint,
- b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,
- c) doors to and from high security areas where the Fire Chief has approved the door locking devices, and
- d) doors equipped with electromagnetic locks conforming to the Building By-law requirements, provided there is an acceptable means of unlocking these doors in an emergency.

### 3 Fire Doors. - 1531 Maintenance

**Status** Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- 3) Doors in fire separations shall be operated at intervals not greater than 1 month to ensure that they are properly maintained in accordance with Sentence (1), as specified in the fire safety plan prepared in conformance with Section 2.8.

### 4 Closures. - 1621 Maintenance

**Status** Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

- (b) keeping guides, bearings and stay rolls clean and lubricated,

### 5 Fire Separations. - 2020 Repair breach in fire separation

**Status** Unsatisfactory

Article 2.2.1.2.  
Damage to Fire Separations

Sentence:

- 1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.



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Property Address: **160 E HASTINGS ST**  
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FH District: **02**  
FPO District: **50**

### 6 Smoke Alarms. - 2411 Smoke Alarm Maintenance

Status Unsatisfactory

Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

Sentence:  
2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

### 7 Exit Lighting / Emergency Lighting. - 2820 Exit lights/signs must be illuminated

Status Unsatisfactory

Article 2.7.3.1.  
Installation and Maintenance

Sentence:  
2) Exit lighting and exit signs shall be illuminated during times the building is occupied.

#### Note: Note

Manager Larry Lachman Singh on duty 604-681-7435

Inspection of common areas

Holes or missing door hardware in doors too suites s.22(1)

Unauthorized locking devices to rooms s.22(1)

Fire doors must self close and latch. Fire door from 6th to 5th floor, between 4th and 3rd floor, 3rd and 2nd floor, and between 2nd and 1st floor.

All suite doors must have self closures. Room s.22(1)

Repair hole in ceiling on 2nd floor in the hallway outside room s.22(1)

Cable on fire escape needs to be removed.

Standpipe hose on 1st floor needs nozzle.

Exit light 1st floor by rear fire escape not illuminated.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Single Room Occupancy	April 3, 2014	Unsatisfactory	FP Single Room Occupancy	Inspector, Colin

### 1 Means of Egress. - 1420 Remove obstructions from means of egress

Status Unsatisfactory

Article 2.7.1.6.  
Maintenance

Sentence:  
1) Means of egress shall be maintained in good repair and free of obstructions. [See Appendix A]

Appendix:  
A-2.7.1.6(1) Means of Egress.  
Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1.(1) of this By-law.



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Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

<b>2 Means of Egress. - 1450 Remove unauthorized locking device from exit door</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.7.2.1.  
Exit Doors

Sentence:

v 6) The requirements of Sentence (5) shall not apply to:

Clause:

- a) doors of rooms where persons are under legal restraint,
- b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,
- c) doors to and from high security areas where the Fire Chief has approved the door locking devices, and
- d) doors equipped with electromagnetic locks conforming to the Building By-law requirements, provided there is an acceptable means of unlocking these doors in an emergency.

<b>3 Fire Doors. - 1531 Maintenance</b>	<b>Status</b> Unsatisfactory
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Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- 3) Doors in fire separations shall be operated at intervals not greater than 1 month to ensure that they are properly maintained in accordance with Sentence (1), as specified in the fire safety plan prepared in conformance with Section 2.8.

<b>4 Closures. - 1621 Maintenance</b>	<b>Status</b> Unsatisfactory
---------------------------------------	------------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

- (b) keeping guides, bearings and stay rolls clean and lubricated,

<b>5 Fire Separations. - 2020 Repair breach in fire separation</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.2.1.2.  
Damage to Fire Separations

Sentence:

- 1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

<b>6 Smoke Alarms. - 2411 Smoke Alarm Maintenance</b>	<b>Status</b> Unsatisfactory
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Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

Sentence:

- 2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

<b>7 Exit Lighting / Emergency Lighting. - 2820 Exit lights/signs must be illuminated</b>	<b>Status</b> Satisfactory
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Article 2.7.3.1.  
Installation and Maintenance

Sentence:

- 2) Exit lighting and exit signs shall be illuminated during times the building is occupied.

<b>Note: Note</b>
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Inspection of common areas only

*People Who Care About You*

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# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Room **s.22(1)** unauthorized lock

Bathroom walls need repair

Fire door between 4th and 3rd floor needs hardware and hole in door repaired

remove garbage in hallways

fire door between 3rd and 2nd floor needs repair

Room **s.22(1)** has hole in door.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>March 11, 2014</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancy</b>	<b>MacIsaac, Colin</b>

### 1 Means of Egress. - 1420 Remove obstructions from means of egress Status Unsatisfactory

Article 2.7.1.6.  
Maintenance

Sentence:

1) Means of egress shall be maintained in good repair and free of obstructions. [See Appendix A]

Appendix:

A-2.7.1.6(1) Means of Egress.

Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1.(1) of this By-law.

### 2 Means of Egress. - 1450 Remove unauthorized locking device from exit door Status Unsatisfactory

Article 2.7.2.1.  
Exit Doors

Sentence:

v 6) The requirements of Sentence (5) shall not apply to:

Clause:

- a) doors of rooms where persons are under legal restraint,
- b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,
- c) doors to and from high security areas where the Fire Chief has approved the door locking devices, and
- d) doors equipped with electromagnetic locks conforming to the Building By-law requirements, provided there is an acceptable means of unlocking these doors in an emergency.

### 3 Fire Doors. - 1531 Maintenance Status Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

3) Doors in fire separations shall be operated at intervals not greater than 1 month to ensure that they are properly maintained in accordance with Sentence (1), as specified in the fire safety plan prepared in conformance with Section 2.8.

### 4 Closures. - 1621 Maintenance Status Unsatisfactory

Article 2.2.2.4.v



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

### Inspection and Maintenance

#### Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

#### Clause:

- (b) keeping guides, bearings and stay rolls clean and lubricated,

<b>5 Fire Separations. - 2020 Repair breach in fire separation</b>	<b>Status</b> Unsatisfactory
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Article 2.2.1.2.  
Damage to Fire Separations

#### Sentence:

- 1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

<b>6 Smoke Alarms. - 2411 Smoke Alarm Maintenance</b>	<b>Status</b> Unsatisfactory
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Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

#### Sentence:

- 2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

<b>7 Exit Lighting / Emergency Lighting. - 2820 Exit lights/signs must be illuminated</b>	<b>Status</b> Unsatisfactory
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Article 2.7.3.1.  
Installation and Maintenance

#### Sentence:

- 2) Exit lighting and exit signs shall be illuminated during times the building is occupied.

<b>Note: Note</b>
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Garbage must be removed from hallways on 7th floor, 5th floor, bikes in hallway on 6th floor, mattress 4th floor hallway, 3rd floor garbage, items in hallway on 2nd floor, bike outside of room s.22(1)

Unauthorized locking device suite on 7th floor with no room number posted, s.22(1) unauthorized locking device,

Room s.22(1) needs door repaired, 5th floor ceiling still needs repair, room s.22(1) needs door hardware, s.22(1) needs door hardware, washroom by room 218 and 216 needs repairs to walls, fire separation

Fire door between 6th and 5th has no self closure, fire door between 4th and 3rd needs hardware, fire door between 3rd and 2nd floor wedged open and needs hardware, fire door from 2nd to first floor needs repair

No self closure on room s.22(1)

Exit light to rear fire escape 3rd floor burnt out

No smoke alarm in room s.22(1)

Open electrical box outside of room 105





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>February 25, 2014</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancy</b>	<b>MacLennan, Colin</b>

**Violation Notice:** Issued **Received by:** Jacob La Rochelle **Position:** Employee

<b>1 Means of Egress. - 1420 Remove obstructions from means of egress</b>	<b>Status</b> Unsatisfactory
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Article 2.7.1.6.  
Maintenance

Sentence:

1) Means of egress shall be maintained in good repair and free of obstructions. [See Appendix A]

Appendix:

A-2.7.1.6(1) Means of Egress.

Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1.(1) of this By-law.

<b>2 Means of Egress. - 1450 Remove unauthorized locking device from exit door</b>	<b>Status</b> Unsatisfactory
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Article 2.7.2.1.  
Exit Doors

Sentence:

v 6) The requirements of Sentence (5) shall not apply to:

Clause:

- a) doors of rooms where persons are under legal restraint,
- b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,
- c) doors to and from high security areas where the Fire Chief has approved the door locking devices, and
- d) doors equipped with electromagnetic locks conforming to the Building By-law requirements, provided there is an acceptable means of unlocking these doors in an emergency.

<b>3 Fire Doors. - 1531 Maintenance</b>	<b>Status</b> Unsatisfactory
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Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

3) Doors in fire separations shall be operated at intervals not greater than 1 month to ensure that they are properly maintained in accordance with Sentence (1), as specified in the fire safety plan prepared in conformance with Section 2.8.

<b>4 Closures. - 1621 Maintenance</b>	<b>Status</b> Unsatisfactory
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Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

(b) keeping guides, bearings and stay rolls clean and lubricated,

<b>5 Fire Separations. - 2020 Repair breach in fire separation</b>	<b>Status</b> Unsatisfactory
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Article 2.2.1.2.  
Damage to Fire Separations



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Sentence:

- 1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

### 6 Smoke Alarms. - 2411 Smoke Alarm Maintenance

Status Unsatisfactory

Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

Sentence:

- 2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

### 7 Fire Alarms. - 2662 Fire Alarm Maintenance

Status Satisfactory

Article 6.3.1.1.  
Maintenance

Sentence:

- 1) Fire alarm and voice communications systems shall be maintained in operable condition at all times.

### 8 Exit Lighting / Emergency Lighting. - 2820 Exit lights/signs must be illuminated

Status Unsatisfactory

Article 2.7.3.1.  
Installation and Maintenance

Sentence:

- 2) Exit lighting and exit signs shall be illuminated during times the building is occupied.

#### Note: Notes

Garbage to be removed from basement

Remove garbage from front lobby

Unauthorized locking devices rooms s.22(1)

No self closures rooms s.22(1)

Fire escape 6th floor has garbage out on it.

Fire door between 6th and 7th floor does not have self closure.

Ceiling in hallway outside of room 512 needs repair. Fire separation.

Remove extension cord going into room s.22(1)

All items in hallways need to be removed, bed frame 5th floor, mattresses from 2nd floor hallway by fire escape, bedframe 1st floor hallway outside of room s.22(1)

Door hardware needed for rooms s.22(1)

Standpipe hose needs nozzle 5th floor, standpipe hose has been cut 1st floor.

Fire separation above door to suite s.22(1)

All fire doors must close and latch between 4th and 3rd floor, between 3rd and 2nd floor, between 2nd and 1st floor needs hardware.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Exit light burnt out 4th floor leading to rear fire escape.

No smoke alarm room **s.22(1)**

Fix fire separation 1st floor bathroom.

### Note: Notes from Captain Booth

I discussed today with FPO Macaulay the over due and non-compliant fire issues from his last fire inspection. **These items will be referred to Prosecution. Debris in Basement Area, Fire Doors not Closed, Self Closures on Doors Missing, Exit Lights Burned out, Breach in Fire Separation**

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>February 11, 2014</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancy</b>	<b>Macaulay, Colin</b>

**Violation Notice:** Issued

**Received by:** Paul Sahota

**Position:** Property Owner

### 1 Means of Egress. - 1420 Remove obstructions from means of egress Status Unsatisfactory

Article 2.7.1.6.  
Maintenance

Sentence:

1) Means of egress shall be maintained in good repair and free of obstructions. [See Appendix A]

Appendix:

A-2.7.1.6(1) Means of Egress.

Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1.(1) of this By-law.

### 2 Means of Egress. - 1450 Remove unauthorized locking device from exit door Status Unsatisfactory

Article 2.7.2.1.  
Exit Doors

Sentence:

v 6) The requirements of Sentence (5) shall not apply to:

Clause:

- a) doors of rooms where persons are under legal restraint,
- b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,
- c) doors to and from high security areas where the Fire Chief has approved the door locking devices, and
- d) doors equipped with electromagnetic locks conforming to the Building By-law requirements, provided there is an acceptable means of unlocking these doors in an emergency.

### 3 Fire Doors. - 1531 Maintenance Status Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

3) Doors in fire separations shall be operated at intervals not greater than 1 month to ensure that they are properly maintained in accordance with Sentence (1), as specified in the fire safety plan prepared in conformance with Section 2.8.

### 4 Closures. - 1621 Maintenance Status Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

- (b) keeping guides, bearings and stay rolls clean and lubricated,

<b>5 Fire Separations. - 2020 Repair breach in fire separation</b>	<b>Status</b> Unsatisfactory
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Article 2.2.1.2.  
Damage to Fire Separations

Sentence:

- 1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

<b>6 Fire Alarms. - 2662 Fire Alarm Maintenance</b>	<b>Status</b> Unsatisfactory
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Article 6.3.1.1.  
Maintenance

Sentence:

- 1) Fire alarm and voice communications systems shall be maintained in operable condition at all times.

<b>7 Exit Lighting / Emergency Lighting. - 2820 Exit lights/signs must be illuminated</b>	<b>Status</b> Unsatisfactory
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Article 2.7.3.1.  
Installation and Maintenance

Sentence:

- 2) Exit lighting and exit signs shall be illuminated during times the building is occupied.

<b>8 Other - 9000 Attention required</b>	<b>Status</b> Satisfactory
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All small storage and service rooms on every floor next to south fire escape need to be cleared out of debris and locked to prevent tenant access. Currently some of these rooms are locked but others are wide open and have needles and debris in them as well as open electrical outlets, junction boxes and bare protruding electrical wires. Manager says there is no power to these rooms but power could at anytime be resupplied by accident.

HAD also ordered to be secured properly in one of these rooms on the first floor.

s.22(1) still had the locking device on the door but with no pad lock. I tore the latch off myself at 14:33 hrs. I informed the manager about this.

Sixth floor south end had mattress in hallway.

Seventh floor had shopping cart in hallway north end.

<b>Note: Note</b>
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Alarm panel showing trouble and zone fault

Garbage needs to be removed from hallways and basement and maintain aisle width

Unauthorized locking devices on rooms s.22(1)

Fire doors must be kept closed



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

No self closures on rooms **s.22(1)** fire door between 3rd and 2nd floor, **s.22(1)**

Open electrical box outside room 106.

Exit light burnt out 4th floor leading to rear fire escape.

Hole in ceiling above room **s.22(1)** breach in fire separation.

Standpipe hose 4th floor needs nozzle.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Fire Watch	January 30, 2014	Satisfactory	FP General	Macaulay, Colin

**1 Other - 9000 Attention required** **Status** Satisfactory

Fire Watch

**Note: Note**

Alarm has been reset and is back in proper working order

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Fire Watch	January 28, 2014	Unsatisfactory	FP General	Macaulay, Colin

**Violation Notice:** Issued **Received by:** Jacob Larochelle **Position:** Employee

**1 Other - 9000 Attention required** **Status** Unsatisfactory

Fire Watch

**Note: Note**

Fire watch issued, system showing trouble.

Was showing trouble since 05:30 am, had not notified alarm company yet.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Single Room Occupancy	January 22, 2014	Unsatisfactory	FP Single Room Occupancy	Booth, Douglas

**Violation Notice:** Issued **Received by:** **Position:** Manager

**1 Means of Egress. - 1420 Remove obstructions from means of egress** **Status** Unsatisfactory

Article 2.7.1.6.  
Maintenance

Sentence:

1) Means of egress shall be maintained in good repair and free of obstructions. [See Appendix A]

Appendix:

A-2.7.1.6(1) Means of Egress.

Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1.(1) of this By-law.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

<b>2 Means of Egress. - 1450 Remove unauthorized locking device from exit door</b>	<b>Status</b> Unsatisfactory
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Article 2.7.2.1.  
Exit Doors

Sentence:

v 6) The requirements of Sentence (5) shall not apply to:

Clause:

- a) doors of rooms where persons are under legal restraint,
- b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,
- c) doors to and from high security areas where the Fire Chief has approved the door locking devices, and
- d) doors equipped with electromagnetic locks conforming to the Building By-law requirements, provided there is an acceptable means of unlocking these doors in an emergency.

<b>3 Fire Separations. - 2020 Repair breach in fire separation</b>	<b>Status</b> Unsatisfactory
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Article 2.2.1.2.  
Damage to Fire Separations

Sentence:

- 1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

<b>4 Other - 9000 Attention required</b>	<b>Status</b> Unsatisfactory
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All small storage and service rooms on every floor next to south fire escape need to be cleared out of debris and locked to prevent tenant access. Currently some of these rooms are locked but others are wide open and have needles and debris in them as well as open electrical outlets, junction boxes and bare protruding electrical wires. Manager says there is no power to these rooms but power could at anytime be resupplied by accident.

HAD also ordered to be secured properly in one of these rooms on the first floor.

s.22(1) still had the locking device on the door but with no pad lock. I tore the latch off myself at 14:33 hrs. I informed the manager about this.

Sixth floor south end had mattress in hallway.

Seventh floor had shopping cart in hallway north end.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Fire Watch	January 8, 2014	Satisfactory	FP Single Room Occupancies	Inspector, Colin

<b>Note: notes</b>
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Exit lights burnt out on the 6th and 7th floor, end of hallway near rear fire escape

Unauthorized locking devices on rooms s.22(1)

Fire door between 6th and 7th floor does not close and latch

Fire separation above door s.22(1) needs to be fixed



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Remove items from hallways, fridge on the first floor, garbage 3rd floor, bike outside **s.22(1)**

Fire door missing between 2nd and 1st floor

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>January 7, 2014</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancy</b>	<b>Notes: May, Colin</b>

**Violation Notice:** Issued

**Received by:** Jacob La Rodelle

**Position:** Employee

<b>1 Means of Egress. - 1420 Remove obstructions from means of egress</b>	<b>Status</b> Unsatisfactory
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Article 2.7.1.6.  
Maintenance

Sentence:

1) Means of egress shall be maintained in good repair and free of obstructions. [See Appendix A]

Appendix:

A-2.7.1.6(1) Means of Egress.

Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1.(1) of this By-law.

<b>2 Means of Egress. - 1450 Remove unauthorized locking device from exit door</b>	<b>Status</b> Unsatisfactory
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Article 2.7.2.1.  
Exit Doors

Sentence:

v 6) The requirements of Sentence (5) shall not apply to:

Clause:

- a) doors of rooms where persons are under legal restraint,
- b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,
- c) doors to and from high security areas where the Fire Chief has approved the door locking devices, and
- d) doors equipped with electromagnetic locks conforming to the Building By-law requirements, provided there is an acceptable means of unlocking these doors in an emergency.

<b>3 Fire Separations. - 2020 Repair breach in fire separation</b>	<b>Status</b> Satisfactory
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Article 2.2.1.2.  
Damage to Fire Separations

Sentence:

1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

<b>Note: Note</b>
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Storage in basement still needs to be reduced

Remove any unauthorized locking devices from suite doors

All hallways need to be kept clear

A1 Fire was working on problem with fire panel when I was conducting inspection

Inspection Class	Inspected Date	Status	Assigned To	Inspector
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*People Who Care About You*

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# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

<b>Single Room Occupancy</b>	<b>November 27, 2013</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancy</b>	<b>Inspector: Colin</b>
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<b>Violation Notice:</b> Issued	<b>Received by:</b> Deepal	<b>Position:</b> Employee
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<b>1 Means of Egress. - 1420 Remove obstructions from means of egress</b>	<b>Status</b> Unsatisfactory
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Article 2.7.1.6.  
Maintenance

Sentence:

1) Means of egress shall be maintained in good repair and free of obstructions. [See Appendix A]

Appendix:

A-2.7.1.6(1) Means of Egress.

Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1.(1) of this By-law.

<b>2 Means of Egress. - 1450 Remove unauthorized locking device from exit door</b>	<b>Status</b> Unsatisfactory
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Article 2.7.2.1.  
Exit Doors

Sentence:

v 6) The requirements of Sentence (5) shall not apply to:

Clause:

- a) doors of rooms where persons are under legal restraint,
- b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,
- c) doors to and from high security areas where the Fire Chief has approved the door locking devices, and
- d) doors equipped with electromagnetic locks conforming to the Building By-law requirements, provided there is an acceptable means of unlocking these doors in an emergency.

<b>3 Fire Separations. - 2020 Repair breach in fire separation</b>	<b>Status</b> Unsatisfactory
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Article 2.2.1.2.  
Damage to Fire Separations

Sentence:

1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

<b>4 Other - 9000 Attention required</b>	<b>Status</b> Satisfactory
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**Provide engineers report as previously requested**

<b>Note: Note</b>
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Fire engineers report for fire escape has been provided  
States Fire escape is structurally sound and accepted for a period of 12 months

Unauthorized locking devices on rooms **s.22(1)**

Repair hole in wall on 3rd floor, end of hallway.

Remove all items from hallways. Mattress on 2nd floor, items in 4th floor hall.

7th floor pull station needs glass.





## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Inspection Class <b>Meeting</b>	Inspected Date <b>November 20, 2013</b>	Status <b>Satisfactory</b>	Assigned To <b>FP Capt Problem Building</b>	Inspector <b>Booth, Douglas</b>
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**Note: Phone Call to owner.**

I called the building owner Gudy Sahota to ask about the Fire Escape Engineer's Report.

Gudy Sahota informed me that they have contacted an Engineer and will be sending him the Fire Escape Plans today.

I gave Mr. Sahota my Office number and asked him to call and update me on any progress to do with this issue.

I informed Mr. Sahota that this is a serious issue that we have been trying to rectify since Nov. 02 2012.

Mr. Sahota agreed to keep me updated in the progress of the report.

Inspection Class <b>Single Room Occupancy</b>	Inspected Date <b>November 4, 2013</b>	Status <b>Unsatisfactory</b>	Assigned To <b>FP Single Room Occupancy</b>	Inspector <b>Mattas, Colin</b>
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**1 Closures. - 1621 Maintenance**

**Status** Satisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

(b) keeping guides, bearings and stay rolls clean and lubricated,

**2 Fire Separations. - 2020 Repair breach in fire separation**

**Status** Satisfactory

Article 2.2.1.2.  
Damage to Fire Separations

Sentence:

- 1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

**3 Fire Alarms. - 2662 Fire Alarm Maintenance**

**Status** Satisfactory

Article 6.3.1.1.  
Maintenance

Sentence:

- 1) Fire alarm and voice communications systems shall be maintained in operable condition at all times.

**4 Other - 9000 Attention required**

**Status** Unsatisfactory

**Provide engineers report as previously requested**



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

### Note: Note

Still have not provided engineers report for fire escape, London Mah engineers doing the report but have not completed it

Electrical panel needs breaker covers on 5th floor

Pull station on 4th floor needs glass replaced

**s.22(1)** needs door hardware

1st floor electrical panel needs breaker covers

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>October 29, 2013</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancy</b>	<b>Moore, Colin</b>

**Violation Notice:** Issued

**Received by:** Moe Kana

**Position:** [None selected]

### 1 Means of Egress. - 1450 Remove unauthorized locking device from exit door Status Satisfactory

Article 2.7.2.1.  
Exit Doors

Sentence:

v 6) The requirements of Sentence (5) shall not apply to:

Clause:

- a) doors of rooms where persons are under legal restraint,
- b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,
- c) doors to and from high security areas where the Fire Chief has approved the door locking devices, and
- d) doors equipped with electromagnetic locks conforming to the Building By-law requirements, provided there is an acceptable means of unlocking these doors in an emergency.

### 2 Closures. - 1621 Maintenance Status Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

(b) keeping guides, bearings and stay rolls clean and lubricated,

### 3 Fire Separations. - 2020 Repair breach in fire separation Status Unsatisfactory

Article 2.2.1.2.  
Damage to Fire Separations

Sentence:

1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

### 4 Smoke Alarms. - 2411 Smoke Alarm Maintenance Status Satisfactory

Article 2.1.3.3.  
Smoke Alarms [See Appendix A]



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Sentence:

2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

### 5 Fire Alarms. - 2662 Fire Alarm Maintenance

**Status** Unsatisfactory

Article 6.3.1.1.  
Maintenance

Sentence:

1) Fire alarm and voice communications systems shall be maintained in operable condition at all times.

### 6 Other - 9000 Attention required

**Status** Unsatisfactory

**Provide engineers report as previously requested**

**Note: Note**

Fire load must be reduced in basement, maintain 1100mm isle width

Self closures must be installed on suite doors,  
**s.22(1)**

Fire alarm panel still showing additional work required

Smoke alarms must be repaired, replaced in rooms **s.22(1)**

Fire separation needs to be repaired outside room **s.22(1)** and in ceiling outside of room **s.22(1)**

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Fire Chief Order	October 17, 2013	Satisfactory	FP Single Room Occupancy	Malay, Colin

**Note: Note**

Fire Chiefs order delivered  
Taped on front door  
Pictures taken

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Meeting	October 1, 2013	Satisfactory	FP Hoarding	Short, Chris

**Note: Met regarding Fire Escape**

Asked to inspect by Captain Doug Booth. Met manager Pasan Malwatta, 604-681-7435 regarding Engineers Report for Fire Escape.  
Left Card. Said he will discuss with Owner. Report was delayed as there was building envelope work at rear of Building.  
Phoned Pasan on October 2nd, 2013. Said he talked to Paul Sahota, who said that Engineer has done the report but Engineer is away for two weeks. Pasan discussed this with SRO FPI October 2, 2013. Satisfactory as Report is part of SRO Inspections.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
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*People Who Care About You*

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# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

<b>Single Room Occupancy</b>	<b>September 30, 2013</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancy</b>	<b>Notes: Moe Kana, Colin</b>
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**Violation Notice:** Issued      **Received by:** Moe Kana      **Position:** [None selected]

<b>1 Means of Egress. - 1450 Remove unauthorized locking device from exit door</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.7.2.1.  
Exit Doors

Sentence:  
v 6) The requirements of Sentence (5) shall not apply to:

Clause:  
a) doors of rooms where persons are under legal restraint,  
b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,  
c) doors to and from high security areas where the Fire Chief has approved the door locking devices, and  
d) doors equipped with electromagnetic locks conforming to the Building By-law requirements, provided there is an acceptable means of unlocking these doors in an emergency.

<b>2 Fire Doors. - 1511 Fire Door Signs</b>	<b>Status</b> Satisfactory
---	----------------------------

Article: 2.2.3.1.

Fire Door Signs

1) Every door used as a *closure* with a required *fire protection rating* shall have a permanent sign conforming to Subsection 2.1.4., posted on the visible side of the door in the direction of exit travel from the *floor area* with the words **"FIRE DOOR KEEP CLOSED"** except where the door is  
a) located between a corridor and an adjacent sleeping room in hospitals or nursing homes,  
b) located between a corridor and an adjacent classroom,  
ccc) located between a *public corridor* and a *suite* of Group C or D *occupancy*, or  
d) fitted with an *acceptable* hold-open device designed to be released by a signal from a *fire detector*, *fire alarm system* or sprinkler system.

<b>3 Closures. - 1610 Repair damaged closures</b>	<b>Status</b> Satisfactory
---	----------------------------

Article 2.2.2.2.v  
Maintenance of Closures

Sentence:  
v 1) All *closures* shall be maintained in good repair.

<b>4 Closures. - 1630 Fire door does not close and latch completely</b>	<b>Status</b> Satisfactory
---	----------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:  
v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

- c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

<b>5 Fire Separations. - 2020 Repair breach in fire separation</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.2.1.2.  
Damage to Fire Separations

Sentence:

- 1) Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

<b>6 Fire Alarms. - 2662 Fire Alarm Maintenance</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 6.3.1.1.  
Maintenance

Sentence:

- 1) Fire alarm and voice communications systems shall be maintained in operable condition at all times.

<b>7 Combustible Materials. - 5040 Combustible materials blocking means of egress</b>	<b>Status</b> Satisfactory
---	----------------------------

Article 2.4.1.1.  
Accumulation of Combustible Materials [see also 3.2.3.3.]

Sentence:

- 2) Combustible materials, other than those for which the location, room or space is designed, shall not be permitted to accumulate:

Clause:

- b) in or adjacent to a means of egress. [See Appendix A]

Appendix:

Appendix A-2.4.1.1.(2) Combustible Storage in Garbage Rooms.

The defined term for service rooms includes boiler rooms, furnace rooms, incinerator rooms, garbage rooms, janitors' closets and rooms to accommodate air-conditioning or heating appliances, pumps, compressors and electrical services. The intent of Sentence 2.4.1.1.(2) then is to discourage the use of these rooms for storage of miscellaneous combustible materials. If storage space is needed in a building, a room that does not contain building service equipment should be provided. Even in garbage rooms, combustible materials should not be allowed to accumulate. When the garbage is periodically cleared from the room, the room should be empty, except for the garbage container itself.

<b>8 Other - 9000 Attention required</b>	<b>Status</b> Unsatisfactory
--	------------------------------

**Provide engineers report as previously requested**

<b>Note: Note</b>	
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Unauthorized locking devices need to be removed off doors to rooms s.22(1)  
Fire separation needs to be fixed above rooms s.22(1)  
Door to room s.22(1) needs to be repaired  
Electrical cover plate needs to be put on open electrical box outside room 312  
Fire alarm panel was currently showing trouble apparently due to someone opening a standpipe on the 7th floor, standpipe was closed A-1 fire had been called to reset panel.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Single Room Occupancy	September 23, 2013	Unsatisfactory	FP Single Room Occupancy	Colin

<b>1 Means of Egress. - 1450 Remove unauthorized locking device from exit door</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.7.2.1.  
Exit Doors

Sentence:



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

v 6) The requirements of Sentence (5) shall not apply to:

Clause:

- a) doors of rooms where persons are under legal restraint,
- b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,
- c) doors to and from high security areas where the Fire Chief has approved the door locking devices, and
- d) doors equipped with electromagnetic locks conforming to the Building By-law requirements, provided there is an acceptable means of unlocking these doors in an emergency.

### 2 Fire Doors. - 1511 Fire Door Signs

Status Unsatisfactory

Article: 2.2.3.1.

#### Fire Door Signs

- 1) Every door used as a *closure* with a required *fire protection rating* shall have a permanent sign conforming to Subsection 2.1.4., posted on the visible side of the door in the direction of exit travel from the *floor area* with the words **"FIRE DOOR KEEP CLOSED"** except where the door is
- a) located between a corridor and an adjacent sleeping room in hospitals or nursing homes,
  - b) located between a corridor and an adjacent classroom,
  - ccc) located between a *public corridor* and a *suite* of Group C or D *occupancy*, or
  - d) fitted with an *acceptable* hold-open device designed to be released by a signal from a *fire detector*, *fire alarm system* or sprinkler system.

### 3 Closures. - 1610 Repair damaged closures

Status Unsatisfactory

Article 2.2.2.2.v  
Maintenance of Closures

Sentence:

- v 1) All *closures* shall be maintained in good repair.

### 4 Closures. - 1630 Fire door does not close and latch completely

Status Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

- c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

### 5 Combustible Materials. - 5040 Combustible materials blocking means of egress

Status Unsatisfactory

Article 2.4.1.1.  
Accumulation of Combustible Materials [see also 3.2.3.3.]

Sentence:

- 2) Combustible materials, other than those for which the location, room or space is designed, shall not be permitted to accumulate:



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Clause:  
b) in or adjacent to a means of egress. [See Appendix A]

Appendix:  
Appendix A-2.4.1.1.(2) Combustible Storage in Garbage Rooms.  
The defined term for service rooms includes boiler rooms, furnace rooms, incinerator rooms, garbage rooms, janitors' closets and rooms to accommodate air-conditioning or heating appliances, pumps, compressors and electrical services. The intent of Sentence 2.4.1.1.(2) then is to discourage the use of these rooms for storage of miscellaneous combustible materials. If storage space is needed in a building, a room that does not contain building service equipment should be provided. Even in garbage rooms, combustible materials should not be allowed to accumulate. When the garbage is periodically cleared from the room, the room should be empty, except for the garbage container itself.

**6 Other - 9000 Attention required** **Status** Unsatisfactory

**Provide engineers report as previously requested**

**Note: Note**

Met with Pasan Malwatta, manager, to check on previous violations

Still waiting for alarm company to tie in front desk magnet with alarm panel so it will reset when alarm is activated. Pasan said it will be in within a day or two.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>July 30, 2013</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancy</b>	<b>Malwatta, Colin</b>
<b>Violation Notice: Issued</b>	<b>Received by: Yousif Ali</b>		<b>Position: Employee</b>	

**1 Means of Egress. - 1450 Remove unauthorized locking device from exit door** **Status** Unsatisfactory

Article 2.7.2.1.  
Exit Doors

Sentence:  
v 6) The requirements of Sentence (5) shall not apply to:

Clause:  
a) doors of rooms where persons are under legal restraint,  
b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,  
c) doors to and from high security areas where the Fire Chief has approved the door locking devices, and  
d) doors equipped with electromagnetic locks conforming to the Building By-law requirements, provided there is an acceptable means of unlocking these doors in an emergency.

**2 Fire Doors. - 1511 Fire Door Signs** **Status** Unsatisfactory

Article: 2.2.3.1.

Fire Door Signs

1) Every door used as a *closure* with a required *fire protection rating* shall have a permanent sign conforming to Subsection 2.1.4., posted on the visible side of the door in the direction of exit travel from the *floor area* with the words **"FIRE DOOR KEEP CLOSED"** except where the door is  
a) located between a corridor and an adjacent sleeping room in hospitals or nursing homes,  
b) located between a corridor and an adjacent classroom,  
ccc) located between a *public corridor* and a *suite* of Group C or D *occupancy*, or  
d) fitted with an *acceptable* hold-open device designed to be released by a signal from a *fire detector*, *fire alarm system* or sprinkler system.





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

<b>3 Closures. - 1610 Repair damaged closures</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.2.2.2.v  
Maintenance of Closures

Sentence:

v 1) All *closures* shall be maintained in good repair.

<b>4 Closures. - 1630 Fire door does not close and latch completely</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

<b>5 Fire Extinguishers. - 2650 Inspect Test and Tag all extinguishers</b>	<b>Status</b> Satisfactory
--	----------------------------

Article 6.2.4.1.  
Inspection, Testing and Maintenance

Sentence:

1) Except as otherwise required in this Section, inspection, testing, maintenance and recharging of portable extinguishers shall be in conformance with NFPA 10, "Portable Fire Extinguishers."

<b>6 Combustible Materials. - 5040 Combustible materials blocking means of egress</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.4.1.1.  
Accumulation of Combustible Materials [see also 3.2.3.3.]

Sentence:

2) Combustible materials, other than those for which the location, room or space is designed, shall not be permitted to accumulate:

Clause:

b) in or adjacent to a means of egress. [See Appendix A]

Appendix:

Appendix A-2.4.1.1.(2) Combustible Storage in Garbage Rooms.

The defined term for service rooms includes boiler rooms, furnace rooms, incinerator rooms, garbage rooms, janitors' closets and rooms to accommodate air-conditioning or heating appliances, pumps, compressors and electrical services. The intent of Sentence 2.4.1.1.(2) then is to discourage the use of these rooms for storage of miscellaneous combustible materials. If storage space is needed in a building, a room that does not contain building service equipment should be provided. Even in garbage rooms, combustible materials should not be allowed to accumulate. When the garbage is periodically cleared from the room, the room should be empty, except for the garbage container itself.

<b>7 Other - 9000 Attention required</b>	<b>Status</b> Unsatisfactory
--	------------------------------

**Provide engineers report as previously requested**

**Note: Note**

Expired extinguisher on the 7th floor

*People Who Care About You*

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# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Remove cable cords on the 7th floor ground  
All fire doors must be kept closed, must self close and latch  
Storage in hallways  
Unauthorized locking devices rms **s.22(1)**  
Rear fire escape door, handle is broken.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>July 30, 2013</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancy</b>	<b>Colin</b>

### 1 Means of Egress. - 1450 Remove unauthorized locking device from exit door Status Unsatisfactory

Article 2.7.2.1.  
Exit Doors

Sentence:

v 6) The requirements of Sentence (5) shall not apply to:

Clause:

- a) doors of rooms where persons are under legal restraint,
- b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,
- c) doors to and from high security areas where the Fire Chief has approved the door locking devices, and
- d) doors equipped with electromagnetic locks conforming to the Building By-law requirements, provided there is an acceptable means of unlocking these doors in an emergency.

### 2 Fire Doors. - 1511 Fire Door Signs Status Unsatisfactory

Article: 2.2.3.1.

#### Fire Door Signs

1) Every door used as a *closure* with a required *fire protection rating* shall have a permanent sign conforming to Subsection 2.1.4., posted on the visible side of the door in the direction of exit travel from the *floor area* with the words "**FIRE DOOR KEEP CLOSED**" except where the door is

- a) located between a corridor and an adjacent sleeping room in hospitals or nursing homes,
- b) located between a corridor and an adjacent classroom,
- ccc) located between a *public corridor* and a *suite* of Group C or D *occupancy*, or
- d) fitted with an *acceptable* hold-open device designed to be released by a signal from a *fire detector*, *fire alarm system* or sprinkler system.

### 3 Closures. - 1610 Repair damaged closures Status Unsatisfactory

Article 2.2.2.2.v  
Maintenance of Closures

Sentence:

v 1) All *closures* shall be maintained in good repair.

### 4 Closures. - 1630 Fire door does not close and latch completely Status Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

- c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

<b>5 Combustible Materials. - 5040 Combustible materials blocking means of egress</b>	<b>Status Unsatisfactory</b>
---	------------------------------

Article 2.4.1.1.  
Accumulation of Combustible Materials [see also 3.2.3.3.]

Sentence:

- 2) Combustible materials, other than those for which the location, room or space is designed, shall not be permitted to accumulate:

Clause:

- b) in or adjacent to a means of egress. [See Appendix A]

Appendix:

Appendix A-2.4.1.1.(2) Combustible Storage in Garbage Rooms.

The defined term for service rooms includes boiler rooms, furnace rooms, incinerator rooms, garbage rooms, janitors' closets and rooms to accommodate air-conditioning or heating appliances, pumps, compressors and electrical services. The intent of Sentence 2.4.1.1.(2) then is to discourage the use of these rooms for storage of miscellaneous combustible materials. If storage space is needed in a building, a room that does not contain building service equipment should be provided. Even in garbage rooms, combustible materials should not be allowed to accumulate. When the garbage is periodically cleared from the room, the room should be empty, except for the garbage container itself.

<b>6 Other - 9000 Attention required</b>	<b>Status Unsatisfactory</b>
--	------------------------------

**Provide engineers report as previously requested**

**Note: Note**

Went back on July 31st to add to the notice that the front door in lobby that has a mag lock must be tied in with the alarm system so that when the alarm goes off the mag lock is released

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>July 15, 2013</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancy</b>	<b>Kutcher, Willis</b>

<b>1 Fire Department Connections. - 0615 Provide caps for fire department connection</b>	<b>Status Satisfactory</b>
--	----------------------------

Article 6.4.1.7.  
Fire Department Connections

Sentence:

- 2) v All fire department connections shall have protective caps, which shall be kept in place at all times. [see Appendix A]

Appendix:

A-6.4.1.7.(2) Protective Caps.

It is the responsibility of the building owner to ensure the protective caps on the fire department connections are kept in place at all times. When they are missing, the system may need to be back flushed in accordance with 6.4.1.7.(3). Back flushing can be a costly procedure. There are ways to attach the cap to the swivel, particularly for metal caps, or to cover the connection with a protective cage that is locked by a padlock. The owner may contact the Fire Department for further details.

<b>2 Closures. - 1610 Repair damaged closures</b>	<b>Status Unsatisfactory</b>
---	------------------------------

Article 2.2.2.2.v  
Maintenance of Closures



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Sentence:

- v 1) All *closures* shall be maintained in good repair.

<b>3 Closures. - 1630 Fire door does not close and latch completely</b>	<b>Status Unsatisfactory</b>
---	------------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

- c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

<b>4 Fire Separations. - 2031 Openings in Fire Separations</b>	<b>Status Satisfactory</b>
--	----------------------------

Article 2.2.2.1.  
Openings in Fire Separations

- 2) Where closures in fire separations are replaced, the replacements shall be in conformance with the Building By-law.

<b>5 Smoke Alarms. - 2450 Smoke Alarm needs repair</b>	<b>Status Satisfactory</b>
--	----------------------------

Article 2.1.3.3.  
Smoke Alarms

Sentence:

- 8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.

**Test, repair or replace smoke alarms in units,** <sup>s.22(1)</sup>

<b>6 Fire Extinguishers. - 2650 Inspect Test and Tag all extinguishers</b>	<b>Status Unsatisfactory</b>
--	------------------------------

Article 6.2.4.1.  
Inspection, Testing and Maintenance

Sentence:

- 1) Except as otherwise required in this Section, inspection, testing, maintenance and recharging of portable extinguishers shall be in conformance with NFPA 10, "Portable Fire Extinguishers."

<b>7 Other - 9000 Attention required</b>	<b>Status Unsatisfactory</b>
--	------------------------------

**Provide engineers report as previously requested**

Note: note



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Met with manager Pasan Malwatta  
some work has been done on building  
outstanding work remains

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>June 17, 2013</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancy</b>	<b>Malwatta, Colin</b>

**Violation Notice:** Issued

**Received by:** Sam Islm

**Position:** Employee

<b>1 Fire Department Connections. - 0615 Provide caps for fire department connection</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 6.4.1.7.  
Fire Department Connections

Sentence:  
2) v All fire department connections shall have protective caps, which shall be kept in place at all times. [see Appendix A]

Appendix:  
A-6.4.1.7.(2) Protective Caps.  
It is the responsibility of the building owner to ensure the protective caps on the fire department connections are kept in place at all times. When they are missing, the system may need to be back flushed in accordance with 6.4.1.7.(3). Back flushing can be a costly procedure. There are ways to attach the cap to the swivel, particularly for metal caps, or to cover the connection with a protective cage that is locked by a padlock. The owner may contact the Fire Department for further details.

<b>2 Closures. - 1610 Repair damaged closures</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.2.2.2.v  
Maintenance of Closures

Sentence:  
v 1) All *closures* shall be maintained in good repair.

<b>3 Closures. - 1630 Fire door does not close and latch completely</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:  
v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:  
c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

<b>4 Fire Separations. - 2031 Openings in Fire Separations</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.2.2.1.  
Openings in Fire Separations

2) Where closures in fire separations are replaced, the replacements shall be in conformance with the Building By-law.

<b>5 Smoke Alarms. - 2450 Smoke Alarm needs repair</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.1.3.3.





## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

#### Smoke Alarms

Sentence:

- 8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.

**Test, repair or replace smoke alarms in units, s.22(1)**

#### 6 Fire Extinguishers. - 2650 Inspect Test and Tag all extinguishers

Status Unsatisfactory

Article 6.2.4.1.

Inspection, Testing and Maintenance

Sentence:

- 1) Except as otherwise required in this Section, inspection, testing, maintenance and recharging of portable extinguishers shall be in conformance with NFPA 10, "Portable Fire Extinguishers."

#### 7 Exit Lighting / Emergency Lighting. - 2850 Inspect test and tag all emergency lights

Status Satisfactory

Article 6.7.1.7.

Inspection of Emergency Lights

Sentence:

- 1) Except as provided in Article 6.7.1.6., emergency lights shall be inspected and tagged at intervals not greater than 12 months to ensure that they are functional.

#### 8 Other - 9000 Attention required

Status Unsatisfactory

**Provide engineers report as previously requested**

Note: Note

Individual living units must have locks and latches removed that are only accessible from the non egress side. Rooms s.22(1)

Fire doors must self latch and close.

Hallways are to be kept clear of debris and storage.

Extinguishers need to be updated and serviced

All doors into individual suites must self close and latch

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Single Room Occupancy	May 14, 2013	Unsatisfactory	FP Single Room Occupancy	Moe Kana, Colin

Violation Notice: Issued

Received by: Moe Kana

Position: Manager

#### 1 Fire Department Connections. - 0615 Provide caps for fire department connection

Status Unsatisfactory

Article 6.4.1.7.

Fire Department Connections





## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**

FH District: **02**

Building Name: **REGENT HOTEL SRO (H) CLOSED**

FPO District: **50**

Sentence:

2) v All fire department connections shall have protective caps, which shall be kept in place at all times. [see Appendix A]

Appendix:

A-6.4.1.7.(2) Protective Caps.

It is the responsibility of the building owner to ensure the protective caps on the fire department connections are kept in place at all times. When they are missing, the system may need to be back flushed in accordance with 6.4.1.7.(3). Back flushing can be a costly procedure. There are ways to attach the cap to the swivel, particularly for metal caps, or to cover the connection with a protective cage that is locked by a padlock. The owner may contact the Fire Department for further details.

#### **2 Closures. - 1610 Repair damaged closures**

**Status Unsatisfactory**

Article 2.2.2.2.v

Maintenance of Closures

Sentence:

v 1) All *closures* shall be maintained in good repair.

#### **3 Fire Separations. - 2031 Openings in Fire Separations**

**Status Unsatisfactory**

Article 2.2.2.1.

Openings in Fire Separations

2) Where closures in fire separations are replaced, the replacements shall be in conformance with the Building By-law.

#### **4 Smoke Alarms. - 2450 Smoke Alarm needs repair**

**Status Unsatisfactory**

Article 2.1.3.3.

Smoke Alarms

Sentence:

8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.

**Test, repair or replace smoke alarms in units, §.22(1)**

#### **5 Fire Extinguishers. - 2650 Inspect Test and Tag all extinguishers**

**Status Unsatisfactory**

Article 6.2.4.1.

Inspection, Testing and Maintenance

Sentence:

1) Except as otherwise required in this Section, inspection, testing, maintenance and recharging of portable extinguishers shall be in conformance with NFPA 10, "Portable Fire Extinguishers."

#### **6 Exit Lighting / Emergency Lighting. - 2850 Inspect test and tag all emergency lights**

**Status Unsatisfactory**

Article 6.7.1.7.

Inspection of Emergency Lights

Sentence:

1) Except as provided in Article 6.7.1.6., emergency lights shall be inspected and tagged at intervals not greater than 12 months to ensure that they are functional.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

### 7 Hose Cabinets. - 3410 Inspect and tag hose cabinets

Status Satisfactory

Article 6.4.1.1.  
Inspection, Testing and Maintenance

Sentence:

- 1) The inspection, testing and maintenance of standpipe and hose systems shall conform to NFPA 25, "Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems."

### 8 Other - 9000 Attention required

Status Unsatisfactory

**Provide engineers report as previously requested**

#### Note: Note

Remove all unauthorized locking devices, pad locks on doors

Ensure fire escape is clear of debris, doors to fire escape are kept closed and proper panick hardware on fire doors leading to fire escape.

Self closures are to be working in all suites

Keep storage out of hallways

Fire seperation above rm 612

Some extinguishers are current some are expired, service and tag all extinguishers

Did not inspect individual suites, cannot confirm if smoke detectors are working or not.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Single Room Occupancy	November 2, 2012	Unsatisfactory	FP Single Room Occupancy	Chris

### 1 Fire Department Connections. - 0615 Provide caps for fire department connection

Status Unsatisfactory

Article 6.4.1.7.  
Fire Department Connections

Sentence:

- 2) v All fire department connections shall have protective caps, which shall be kept in place at all times. [see Appendix A]

Appendix:

A-6.4.1.7.(2) Protective Caps.

It is the responsibility of the building owner to ensure the protective caps on the fire department connections are kept in place at all times. When they are missing, the system may need to be back flushed in accordance with 6.4.1.7.(3). Back flushing can be a costly procedure. There are ways to attach the cap to the swivel, particularly for metal caps, or to cover the connection with a protective cage that is locked by a padlock. The owner may contact the Fire Department for further details.

### 2 Closures. - 1610 Repair damaged closures

Status Unsatisfactory

Article 2.2.2.2.v  
Maintenance of Closures

Sentence:

- v 1) All closures shall be maintained in good repair.





## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: 160 E HASTINGS ST  
Building Name: REGENT HOTEL SRO (H) CLOSED

FH District: 02  
FPO District: 50

<b>3 Smoke Alarms. - 2450 Smoke Alarm needs repair</b>	<b>Status Unsatisfactory</b>
--	------------------------------

Article 2.1.3.3.  
Smoke Alarms

Sentence:

8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.

**Test, repair or replace smoke alarms in units, s.22(1)**

<b>4 Fire Alarms. - 2662 Fire Alarm Maintenance</b>	<b>Status Satisfactory</b>
---	----------------------------

Article 6.3.1.1.  
Maintenance

Sentence:

1) Fire alarm and voice communications systems shall be maintained in operable condition at all times.

**Complete all repairs to fire alarm system from annual inspection. Fire alarm system is in trouble mode, and needs to be repaired**

<b>5 Sprinklers. - 3070 Inspect test and tag sprinkler system</b>	<b>Status Satisfactory</b>
---	----------------------------

Article 6.5.4.12.  
Sprinkler Inspection and Replacement

Sentence:

1) Sprinklers shall be inspected at intervals not greater than 12 months for damage, corrosion or accumulations of grease, paint or other deposits and shall be replaced where such conditions would impair the operation of the sprinkler. [See Appendix A]

Appendix:

A-6.5.4.12(1) Sprinklers.

Sprinklers in service frequently accumulate a deposit of dust, grease or other foreign material. Where these deposits are light, they often do not impair the proper operation of the sprinkler. Heavier deposits can often be removed by light cleaning methods. Where deposits cannot readily be removed, and doubt exists with respect to the effects of the contamination, a sampling of the sprinklers should be removed and forwarded to a recognized testing laboratory for an assessment of their operational characteristics to determine the necessity of replacing other sprinklers in the system.

<b>6 Hose Cabinets. - 3410 Inspect and tag hose cabinets</b>	<b>Status Unsatisfactory</b>
--	------------------------------

Article 6.4.1.1.  
Inspection, Testing and Maintenance

Sentence:

1) The inspection, testing and maintenance of standpipe and hose systems shall conform to NFPA 25, "Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems."

<b>7 Other - 9000 Attention required</b>	<b>Status Unsatisfactory</b>
--	------------------------------

**Provide engineers report as previously requested**

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# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Single Room Occupancy</b>	<b>September 5, 2012</b>	<b>Unsatisfactory</b>	<b>FP Single Room Occupancy</b>	<b>Chris</b>

**Violation Notice:** Issued

**Received by:** Moe Sahota

**Position:** Manager

<b>1 Means of Egress. - 1450 Remove unauthorized locking device from exit door</b>	<b>Status</b> Satisfactory
--	----------------------------

Article 2.7.2.1.  
Exit Doors

Sentence:  
v 6) The requirements of Sentence (5) shall not apply to:

Clause:

- a) doors of rooms where persons are under legal restraint,
- b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,
- c) doors to and from high security areas where the Fire Chief has approved the door locking devices, and
- d) doors equipped with electromagnetic locks conforming to the Building By-law requirements, provided there is an acceptable means of unlocking these doors in an emergency.

<b>2 Closures. - 1610 Repair damaged closures</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.2.2.2.v  
Maintenance of Closures

Sentence:  
v 1) All *closures* shall be maintained in good repair.

<b>3 Closures. - 1630 Fire door does not close and latch completely</b>	<b>Status</b> Satisfactory
---	----------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:  
v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

- c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

**Check all fire doors separating stairwells and ensure all of the door close and latch and are not being wedged open.**

<b>4 Smoke Alarms. - 2450 Smoke Alarm needs repair</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.1.3.3.  
Smoke Alarms

Sentence:  
8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: 160 E HASTINGS ST  
Building Name: REGENT HOTEL SRO (H) CLOSED

FH District: 02  
FPO District: 50

**Test, repair or replace smoke alarms in units, s.22(1)**

### 5 Fire Alarms. - 2662 Fire Alarm Maintenance

Status Unsatisfactory

Article 6.3.1.1.  
Maintenance

Sentence:

- 1) Fire alarm and voice communications systems shall be maintained in operable condition at all times.

**Complete all repairs to fire alarm system from annual inspection. Fire alarm system is in trouble mode, and needs to be repaired**

### 6 Sprinklers. - 3070 Inspect test and tag sprinkler system

Status Unsatisfactory

Article 6.5.4.12.  
Sprinkler Inspection and Replacement

Sentence:

- 1) Sprinklers shall be inspected at intervals not greater than 12 months for damage, corrosion or accumulations of grease, paint or other deposits and shall be replaced where such conditions would impair the operation of the sprinkler. [See Appendix A]

Appendix:

A-6.5.4.12(1) Sprinklers.

Sprinklers in service frequently accumulate a deposit of dust, grease or other foreign material. Where these deposits are light, they often do not impair the proper operation of the sprinkler. Heavier deposits can often be removed by light cleaning methods. Where deposits cannot readily be removed, and doubt exists with respect to the effects of the contamination, a sampling of the sprinklers should be removed and forwarded to a recognized testing laboratory for an assessment of their operational characteristics to determine the necessity of replacing other sprinklers in the system.

### 7 Other - 9000 Attention required

Status Unsatisfactory

**Unit doors are required to have identifying numbers on the. Units s.22(1)**

**Repair unit s.22(1) door so it closes properly**

Note: With COV Beckey Innes

Alarm missing tag.  
Alarm box not locked.  
Sprinkler test and tag shows additional work required.  
All suite doors must self close.  
Replace/ Repair Suite Privacy Lens.  
Plumbing leak in Basement must be repaired.  
Repair Rear Fire Escape. Weld Railing.  
Provide Engineers Report for structural integrity.

Inspection Class

Inspected Date

Status

Assigned To

Inspector

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Fire Prevention Division 575 West 8th Ave. Suite 600, Vancouver BC Tel: 311 (In Vancouver) 604-873-7000 outside Vancouver

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# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Single Room Occupancy	January 12, 2011	Unsatisfactory	FP General	Cooke, Brett
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<b>1 Means of Egress. - 1450 Remove unauthorized locking device from exit door</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.7.2.1.  
Exit Doors

Sentence:  
v 6) The requirements of Sentence (5) shall not apply to:

Clause:

- a) doors of rooms where persons are under legal restraint,
- b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,
- c) doors to and from high security areas where the Fire Chief has approved the door locking devices, and
- d) doors equipped with electromagnetic locks conforming to the Building By-law requirements, provided there is an acceptable means of unlocking these doors in an emergency.

<b>2 Closures. - 1610 Repair damaged closures</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.2.2.2.v  
Maintenance of Closures

Sentence:  
v 1) All *closures* shall be maintained in good repair.

**All door closures that provide a fire separation between floors need to be repaired do that they close and latch.**

<b>3 Closures. - 1630 Fire door does not close and latch completely</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:  
v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

- c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

**Check all fire doors separating stairwells and ensure all of the door close and latch and are not being wedged open.**

<b>4 Smoke Alarms. - 2450 Smoke Alarm needs repair</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.1.3.3.  
Smoke Alarms

Sentence:  
8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.





## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: 160 E HASTINGS ST  
Building Name: REGENT HOTEL SRO (H) CLOSED

FH District: 02  
FPO District: 50

**Test, repair or replace smoke alarms in units,** s.22(1)

**5 Fire Alarms. - 2662 Fire Alarm Maintenance**

**Status Unsatisfactory**

Article 6.3.1.1.  
Maintenance

Sentence:

- 1) Fire alarm and voice communications systems shall be maintained in operable condition at all times.

**Complete all repairs to fire alarm system from annual inspection. Fire alarm system is in trouble mode, and needs to be repaired**

**6 Other - 9000 Attention required**

**Status Unsatisfactory**

**Unit doors are required to have identifying numbers on the. Units** s.22(1)

**Repair unit** s.22(1) **door so it closes properly**

**Note: DO NOT BILL FDM/RPS maintenance**

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Single Room Occupancy	November 3, 2010	Unsatisfactory	FP General	Cooke, Brett

**1 Means of Egress. - 1450 Remove unauthorized locking device from exit door**

**Status Unsatisfactory**

Article 2.7.2.1.  
Exit Doors

Sentence:

- v 6) The requirements of Sentence (5) shall not apply to:

Clause:

- a) doors of rooms where persons are under legal restraint,
- b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,
- c) doors to and from high security areas where the Fire Chief has approved the door locking devices, and
- d) doors equipped with electromagnetic locks conforming to the Building By-law requirements, provided there is an acceptable means of unlocking these doors in an emergency.

**Remove locking device on unit** s.22(1) **door**



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

<b>2 Closures. - 1630 Fire door does not close and latch completely</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

**Check all fire doors separating stairwells and ensure all of the door close and latch**

<b>3 Smoke Alarms. - 2450 Smoke Alarm needs repair</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.1.3.3.  
Smoke Alarms

Sentence:

8) Smoke alarms shall be kept installed and shall be maintained in working condition by the owner or occupant.

**Test, repair or replace smoke alarms in units,** s.22(1)

<b>4 Other - 9000 Attention required</b>	<b>Status</b> Unsatisfactory
--	------------------------------

**Unit doors are required to have identifying numbers on the. Units** s.22(1)

**Repair unit** s.22(1) **door so it closes properly**

Note: SRO

Inspection done with PUI B. Innes. First half of building inspected starting with the seventh floor. See attached notice for list of violations

Inspection Class <b>FPO General</b>	Inspected Date <b>March 9, 2010</b>	Status <b>Satisfactory</b>	Assigned To <b>FP General</b>	Inspector <b>Stolp, Ronald</b>
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<b>1 Fire Department Access. - 0110 Provide acceptable access to building</b>	<b>Status</b> Satisfactory
---	----------------------------

Article 2.5.1.1.v  
Access to Building

**Unit doors in building need to have unit numbers that are clearly legible. Units** s.22(1)

<b>2 Fire Doors. - 1531 Maintenance</b>	<b>Status</b> Satisfactory
---	----------------------------

Article 2.2.2.4.v

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## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

#### Inspection and Maintenance

Sentence:

3) Doors in fire separations shall be operated at intervals not greater than 1 month to ensure that they are properly maintained in accordance with Sentence (1), as specified in the fire safety plan prepared in conformance with Section 2.8.

**Doors need to be replaced in the following units with NEW properly rated assemblies. Units s.22(1)**

**from the outside that have been replaced. s.22(1)**

<b>3 Fire Alarms. - 2220 Provide records of testing and maintenance of fire alarm</b>	<b>Status Satisfactory</b>
---	----------------------------

Article 6.3.1.3.  
Records

Sentence:

1) Records shall be kept of all tests required by Article 6.3.1.2., and such records shall be retained on site and be readily accessible at all times to the Fire Chief, or any member of the Fire Department authorized by the Fire Chief, in conformance with Article 1.1.1.6

Article 1.1.1.6.  
Records

Sentence:

v 1) Where this By-law requires that records of inspections, maintenance procedures or tests be retained for examination by the Fire Chief, or any member of the Fire Department authorized by the Fire Chief, such records shall be retained during the required time interval between the inspections, maintenance procedures or tests, or for 2 years, whichever is greater.

**Keep records of fire alarm testing on site and available at all times for Fire Department inspection**

<b>4 Smoke Alarms. - 2411 Smoke Alarm Maintenance</b>	<b>Status Satisfactory</b>
---	----------------------------

Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

Sentence:

2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

**Smoke Alarms in the following suites need to be tested, repaired, or replaced in the following suites. During inspection they were either missing, damaged or did not appear to be working. s.22(1) (check wiring to smoke alarm in unit s.22(1))**





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

s.22(1)

<b>5 Combustible Materials. - 5020 Excessive amount of stored combustibles in and around building</b>	<b>Status</b> Satisfactory
---	----------------------------

Article 2.4.1.1.  
Accumulation of Combustible Materials [see also 3.2.3.3.]

Sentence:

- v 1) Except as provided in sentence 2.4.1.5., *combustible materials* in and around *buildings* shall not be permitted to accumulate in such quantities or locations that will constitute a fire hazard. [See Appendix A]

Appendix:

A-2.4.1.1. (1) Combustible Waste Materials.

The accumulation of a certain amount of combustible waste material in and around buildings may be necessary for the day-to-day operation of many industrial or commercial premises. If basic measures of good housekeeping are observed, the presence of these combustibles may not constitute a fire hazard. Combustible waste material should be stored away from exits, and should only be there for the duration between garbage pick-ups. For the occupants' own safety, the materials should be stored in a manner that discourages vandals.

**Reduce the amount of storage of combustibles in the following units.** s.22(1)

s.22(1)

**Note:** fdm maint

locked as satisfactory to clean up data chain

Inspection Class <b>FPO General</b>	Inspected Date <b>March 8, 2010</b>	Status <b>Unsatisfactory</b>	Assigned To <b>FP General</b>	Inspector <b>Cooke, Brett</b>
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<b>1 Fire Department Access. - 0110 Provide acceptable access to building</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.5.1.1.v  
Access to Building

**Unit doors in building need to have unit numbers that are clearly legible. Units** s.22(1)

<b>2 Fire Doors. - 1531 Maintenance</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

- 3) Doors in fire separations shall be operated at intervals not greater than 1 month to ensure that they are properly maintained in accordance with Sentence (1), as specified in the fire safety plan prepared in conformance with Section 2.8.

**Doors need to be replaced in the following units with NEW properly rated assemblies. Units** s.22(1)  
s.22(1)



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: 160 E HASTINGS ST  
Building Name: REGENT HOTEL SRO (H) CLOSED

FH District: 02  
FPO District: 50

from the outside that have been replaced. s.22(1)

3 Fire Alarms. - 2220 Provide records of testing and maintenance of fire alarm	Status Unsatisfactory
--	-----------------------

Article 6.3.1.3.  
Records

Sentence:

- 1) Records shall be kept of all tests required by Article 6.3.1.2., and such records shall be retained on site and be readily accessible at all times to the Fire Chief, or any member of the Fire Department authorized by the Fire Chief, in conformance with Article 1.1.1.6

Article 1.1.1.6.  
Records

Sentence:

- v 1) Where this By-law requires that records of inspections, maintenance procedures or tests be retained for examination by the Fire Chief, or any member of the Fire Department authorized by the Fire Chief, such records shall be retained during the required time interval between the inspections, maintenance procedures or tests, or for 2 years, whichever is greater.

**Keep records of fire alarm testing on site and available at all times for Fire Department inspection**

4 Smoke Alarms. - 2411 Smoke Alarm Maintenance	Status Unsatisfactory
--	-----------------------

Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

Sentence:

- 2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

**Smoke Alarms in the following suites need to be tested, repaired, or replaced in the following suites. During inspection the were either missing, damaged or did not appear to be working. s.22(1) (check wiring to smoke alarm in unit s.22(1))**

5 Combustible Materials. - 5020 Excessive amount of stored combustibles in and around building	Status Unsatisfactory
--	-----------------------

Article 2.4.1.1.  
Accumulation of Combustible Materials [see also 3.2.3.3.]

Sentence:

- v 1) Except as provided in sentence 2.4.1.5., *combustible materials* in and around *buildings* shall not be permitted to accumulate in such quantities or locations that will constitute a fire hazard. [See Appendix A]



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

### Appendix:

#### A-2.4.1.1. (1) Combustible Waste Materials.

The accumulation of a certain amount of combustible waste material in and around buildings may be necessary for the day-to-day operation of many industrial or commercial premises. If basic measures of good housekeeping are observed, the presence of these combustibles may not constitute a fire hazard. Combustible waste material should be stored away from exits, and should only be there for the duration between garbage pick-ups. For the occupants' own safety, the materials should be stored in a manner that discourages vandals.

**Reduce the amount of storage of combustibles in the following units.** s.22(1)

**Note: recheck**

Checked on work completed. No access to units at this time. Will set appointment to do full inspection

Inspection Class <b>Complaint</b>	Inspected Date <b>March 8, 2010</b>	Status <b>Satisfactory</b>	Assigned To <b>FP General</b>	Inspector <b>Cooke, Brett</b>
--------------------------------------	--	-------------------------------	----------------------------------	----------------------------------

**Note: Complaint**

received call from PUI Becky Innes regarding signage indicating fire door was locked. No signs were present on inspection

Inspection Class <b>FPO General</b>	Inspected Date <b>November 9, 2009</b>	Status <b>Unsatisfactory</b>	Assigned To <b>FP General</b>	Inspector <b>Cooke, Brett</b>
--	---	---------------------------------	----------------------------------	----------------------------------

### 1 Fire Department Access. - 0110 Provide acceptable access to building

**Status** Unsatisfactory

Article 2.5.1.1.v  
Access to Building

**Unit doors in building need to have unit numbers that are clearly legible. Units** s.22(1)

### 2 Fire Doors. - 1531 Maintenance

**Status** Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

3) Doors in fire separations shall be operated at intervals not greater than 1 month to ensure that they are properly maintained in accordance with Sentence (1), as specified in the fire safety plan prepared in conformance with Section 2.8.

**Doors need to be replaced in the following units with NEW properly rated assemblies. Units** s.22(1)





## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: 160 E HASTINGS ST

FH District: 02

Building Name: REGENT HOTEL SRO (H) CLOSED

FPO District: 50

#### 3 Fire Alarms. - 2220 Provide records of testing and maintenance of fire alarm

Status Unsatisfactory

Article 6.3.1.3.  
Records

Sentence:

- 1) Records shall be kept of all tests required by Article 6.3.1.2., and such records shall be retained on site and be readily accessible at all times to the Fire Chief, or any member of the Fire Department authorized by the Fire Chief, in conformance with Article 1.1.1.6

Article 1.1.1.6.  
Records

Sentence:

- v 1) Where this By-law requires that records of inspections, maintenance procedures or tests be retained for examination by the Fire Chief, or any member of the Fire Department authorized by the Fire Chief, such records shall be retained during the required time interval between the inspections, maintenance procedures or tests, or for 2 years, whichever is greater.

**Keep records of fire alarm testing on site and available at all times for Fire Department inspection**

#### 4 Smoke Alarms. - 2411 Smoke Alarm Maintenance

Status Unsatisfactory

Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

Sentence:

- 2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

**Smoke Alarms in the following suites need to be tested, repaired, or replaced in the following suites. During inspection the were either missing, damaged or did not appear to be working. s.22(1) (check wiring to smoke alarm in unit s.22(1))**

#### 5 Combustible Materials. - 5020 Excessive amount of stored combustibles in and around building

Status Unsatisfactory

Article 2.4.1.1.  
Accumulation of Combustible Materials [see also 3.2.3.3.]

Sentence:

- v 1) Except as provided in sentence 2.4.1.5., *combustible materials* in and around *buildings* shall not be permitted to accumulate in such quantities or locations that will constitute a fire hazard. [See Appendix A]

Appendix:



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

### A-2.4.1.1. (1) Combustible Waste Materials.

The accumulation of a certain amount of combustible waste material in and around buildings may be necessary for the day-to-day operation of many industrial or commercial premises. If basic measures of good housekeeping are observed, the presence of these combustibles may not constitute a fire hazard. Combustible waste material should be stored away from exits, and should only be there for the duration between garbage pick-ups. For the occupants' own safety, the materials should be stored in a manner that discourages vandals.

**Reduce the amount of storage of combustibles in the following units.** s.22(1)  
s.22(1)

#### Note: INSPECTION

Returned to finish inspection. Manager has had service company come in and test fire safety equipment. Have requested manager to get a copy of service report to indicate what repairs are required

Inspection Class	Inspected Date	Status	Assigned To	Inspector
FPO General	November 3, 2009	Unsatisfactory	FP General	Cooke, Brett

#### 1 Fire Department Access. - 0110 Provide acceptable access to building

Status Unsatisfactory

Article 2.5.1.1.v  
Access to Building

**Unit doors in building need to have unit numbers that are clearly legible. Units** s.22(1)

#### 2 Fire Doors. - 1531 Maintenance

Status Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

3) Doors in fire separations shall be operated at intervals not greater than 1 month to ensure that they are properly maintained in accordance with Sentence (1), as specified in the fire safety plan prepared in conformance with Section 2.8.

**Doors need to be replaced in the following units with NEW properly rated assemblies. Units** s.22(1)  
s.22(1)

#### 3 Fire Alarms. - 2220 Provide records of testing and maintenance of fire alarm

Status Unsatisfactory

Article 6.3.1.3.  
Records

Sentence:

1) Records shall be kept of all tests required by Article 6.3.1.2., and such records shall be retained on site and be readily accessible at all times to the Fire Chief, or any member of the Fire Department authorized by the Fire Chief, in conformance with Article 1.1.1.6





## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

#### Article 1.1.1.6. Records

##### Sentence:

- v 1) Where this By-law requires that records of inspections, maintenance procedures or tests be retained for examination by the Fire Chief, or any member of the Fire Department authorized by the Fire Chief, such records shall be retained during the required time interval between the inspections, maintenance procedures or tests, or for 2 years, whichever is greater.

**Keep records of fire alarm testing on site and available at all times for Fire Department inspection**

#### 4 Smoke Alarms. - 2411 Smoke Alarm Maintenance

Status Unsatisfactory

##### Article 2.1.3.3. Smoke Alarms [See Appendix A]

##### Sentence:

- 2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

**Smoke Alarms in the following suites need to be tested, repaired, or replaced in the following suites. During inspection the were either missing, damaged or did not appear to be working. s.22(1) (check wiring to smoke alarm in unit s.22(1))**

#### 5 Combustible Materials. - 5020 Excessive amount of stored combustibles in and around building

Status Unsatisfactory

##### Article 2.4.1.1. Accumulation of Combustible Materials [see also 3.2.3.3.]

##### Sentence:

- v 1) Except as provided in sentence 2.4.1.5., *combustible materials* in and around *buildings* shall not be permitted to accumulate in such quantities or locations that will constitute a fire hazard. [See Appendix A]

##### Appendix:

##### A-2.4.1.1. (1) Combustible Waste Materials.

The accumulation of a certain amount of combustible waste material in and around buildings may be necessary for the day-to-day operation of many industrial or commercial premises. If basic measures of good housekeeping are observed, the presence of these combustibles may not constitute a fire hazard. Combustible waste material should be stored away from exits, and should only be there for the duration between garbage pick-ups. For the occupants' own safety, the materials should be stored in a manner that discourages vandals.

**Reduce the amount of storage of combustibles in the following units, s.22(1)**



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
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FH District: **02**  
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s.22(1)

**Note: SRO Inspection**

Inspection done with PUI Rino Modicamore and Janice Ostmen from the Ministry. Violations found are noted in violation report. Inspection could not be completed. Need to return to finish.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
FPO General	March 13, 2009	Unsatisfactory	FP General	Cooke, Brett

**1 Means of Egress. - 1450 Remove unauthorized locking device from exit door** **Status** Satisfactory

Article 2.7.2.1.  
Exit Doors

Sentence:

v 6) The requirements of Sentence (5) shall not apply to:

Clause:

- a) doors of rooms where persons are under legal restraint,
- b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,
- c) doors to and from high security areas where the Fire Chief has approved the door locking devices, and
- d) doors equipped with electromagnetic locks conforming to the Building By-law requirements, provided there is an acceptable means of unlocking these doors in an emergency.

Suite doors can not be locked from the outside. All locking hardware (eg, eyebolts, padlocks) must be removed from doors and frames.

s.22(1)

**Reinspection**

Following units still have locking hardware that needs to be removed. s.22(1)

s.22(1)

**2 Fire Alarms. - 2220 Provide records of testing and maintenance of fire alarm** **Status** Unsatisfactory

Article 6.3.1.3.  
Records

Sentence:

- 1) Records shall be kept of all tests required by Article 6.3.1.2., and such records shall be retained on site and be readily accessible at all times to the Fire Chief, or any member of the Fire Department authorized by the Fire Chief, in conformance with Article 1.1.1.6

Article 1.1.1.6.  
Records

Sentence:

- v 1) Where this By-law requires that records of inspections, maintenance procedures or





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
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FH District: **02**  
FPO District: **50**

tests be retained for examination by the Fire Chief, or any member of the Fire Department authorized by the Fire Chief, such records shall be retained during the required time interval between the inspections, maintenance procedures or tests, or for 2 years, whichever is greater.

**Keep records of fire alarm testing on site and available at all times for Fire Department inspection**

<b>3 Smoke Alarms. - 2411 Smoke Alarm Maintenance</b>	<b>Status</b> Unsatisfactory
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Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

Sentence:  
2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

**Smoke Alarms in the following suites need to be tested, repaired, or replaced in the following suites. During inspection the were either missing, damaged or did not appear to be working.**

s.22(1)

**storage room on 7th floor**

s.22(1)

**Reinspection- s.22(1) smokes missing. Unit s.22(1) needs to have smoke alarm wiring checked, appears to have a loose connection.**

<b>4 Fire Alarms. - 2662 Fire Alarm Maintenance</b>	<b>Status</b> Satisfactory
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Article 6.3.1.1.  
Maintenance

Sentence:  
1) Fire alarm and voice communications systems shall be maintained in operable condition at all times.

**Replace broken glass on first floor pull station**

<b>5 Sprinklers. - 3010 Remove obstructions from sprinkler heads</b>	<b>Status</b> Satisfactory
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Article 6.5.1.5.  
Obstructions

Sentence:  
1) No obstructions shall be placed so as to interfere with the effectiveness of water discharge from sprinklers. [See Appendix A]

Appendix:  
A-6.5.1.5. Obstructions.  
Partitions, racks, or products stored on shelves or in piles should be kept far enough away from sprinklers



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
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FH District: **02**  
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so that they will not interfere with the discharge pattern. NFPA-13, "Installation of Sprinkler System" sets the standard for minimum clearances from obstructions.

Sprinkler pipes are not to be used for storage, all materials hanging from them must be removed. Suites s.22(1)

reinspection s.22(1)

#### 6 Sprinklers. - 3060 Repair sprinkler hangers

Status Satisfactory

Article 6.5.4.5.  
Piping and Hangers

Sentence:

1) Sprinkler piping and hangers shall be kept in good repair.

Suite s.22(1) sprinkler hanger needs to be re-attached to ceiling

re inspection- not done

#### 7 Combustible Materials. - 5020 Excessive amount of stored combustibles in and around building

Status Unsatisfactory

Article 2.4.1.1.  
Accumulation of Combustible Materials [see also 3.2.3.3.]

Sentence:

v 1) Except as provided in sentence 2.4.1.5., *combustible materials* in and around *buildings* shall not be permitted to accumulate in such quantities or locations that will constitute a fire hazard. [See Appendix A]

Appendix:

A-2.4.1.1. (1) Combustible Waste Materials.

The accumulation of a certain amount of combustible waste material in and around buildings may be necessary for the day-to-day operation of many industrial or commercial premises. If basic measures of good housekeeping are observed, the presence of these combustibles may not constitute a fire hazard. Combustible waste material should be stored away from exits, and should only be there for the duration between garbage pick-ups. For the occupants' own safety, the materials should be stored in a manner that discourages vandals.

Excessive amounts of combustibles constituting a fire hazard need to be removed from suites to lower fire load as well as to provide fire fighter access. Suites s.22(1) 4th floor storage room,

reinspection s.22(1) and 4th floor bad

Reinspection- 4th floor storage good s.22(1) still needs to remove storage

Inspection Class  
FPO General

Inspected Date  
November 3, 2008

Status  
Unsatisfactory

Assigned To  
FP General

Inspector  
Cooke, Brett



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

<b>1 Means of Egress. - 1450 Remove unauthorized locking device from exit door</b>	<b>Status</b> Unsatisfactory
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Article 2.7.2.1.  
Exit Doors

Sentence:

v 6) The requirements of Sentence (5) shall not apply to:

Clause:

- a) doors of rooms where persons are under legal restraint,
- b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,
- c) doors to and from high security areas where the Fire Chief has approved the door locking devices, and
- d) doors equipped with electromagnetic locks conforming to the Building By-law requirements, provided there is an acceptable means of unlocking these doors in an emergency.

Suite doors can not be locked from the outside. All locking hardware (eg, eyebolts, padlocks) must be removed from doors and frames.

s.22(1)

### Reinspection

Following units still have locking hardware that needs to be removed. s.22(1)

s.22(1)

<b>2 Fire Alarms. - 2220 Provide records of testing and maintenance of fire alarm</b>	<b>Status</b> Unsatisfactory
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Article 6.3.1.3.  
Records

Sentence:

- 1) Records shall be kept of all tests required by Article 6.3.1.2., and such records shall be retained on site and be readily accessible at all times to the Fire Chief, or any member of the Fire Department authorized by the Fire Chief, in conformance with Article 1.1.1.6

Article 1.1.1.6.  
Records

Sentence:

- v 1) Where this By-law requires that records of inspections, maintenance procedures or tests be retained for examination by the Fire Chief, or any member of the Fire Department authorized by the Fire Chief, such records shall be retained during the required time interval between the inspections, maintenance procedures or tests, or for 2 years, whichever is greater.

Keep records of fire alarm testing on site and available at all times for Fire Department inspection

<b>3 Smoke Alarms. - 2411 Smoke Alarm Maintenance</b>	<b>Status</b> Unsatisfactory
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Article 2.1.3.3.



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### Property - Inspection History Report

Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Smoke Alarms [See Appendix A]

Sentence:

2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

Smoke Alarms in the following suites need to be tested, repaired, or replaced in the following suites. During inspection the were either missing, damaged or did not appear to be working.

s.22(1)

storage room on 7th floor

s.22(1)

#### 4 Fire Alarms. - 2662 Fire Alarm Maintenance

Status Unsatisfactory

Article 6.3.1.1.  
Maintenance

Sentence:

1) Fire alarm and voice communications systems shall be maintained in operable condition at all times.

Replace broken glass on first floor pull station

#### 5 Sprinklers. - 3010 Remove obstructions from sprinkler heads

Status Unsatisfactory

Article 6.5.1.5.  
Obstructions

Sentence:

1) No obstructions shall be placed so as to interfere with the effectiveness of water discharge from sprinklers. [See Appendix A]

Appendix:

A-6.5.1.5. Obstructions.

Partitions, racks, or products stored on shelves or in piles should be kept far enough away from sprinklers so that they will not interfere with the discharge pattern. NFPA-13, "Installation of Sprinkler System" sets the standard for minimum clearances from obstructions.

Sprinkler pipes are not to be used for storage, all materials hanging from them must be removed.  
Suites s.22(1)

reinspection s.22(1)

#### 6 Sprinklers. - 3060 Repair sprinkler hangers

Status Unsatisfactory

Article 6.5.4.5.  
Piping and Hangers



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Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Sentence:

1) Sprinkler piping and hangers shall be kept in good repair.

Suite **s.22(1)** sprinkler hanger needs to be re-attached to ceiling

re inspection- not done

<b>7 Combustible Materials. - 5020 Excessive amount of stored combustibles in and around building</b>	<b>Status</b> Unsatisfactory
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Article 2.4.1.1.

Accumulation of Combustible Materials [see also 3.2.3.3.]

Sentence:

v 1) Except as provided in sentence 2.4.1.5., *combustible materials* in and around *buildings* shall not be permitted to accumulate in such quantities or locations that will constitute a fire hazard. [See Appendix A]

Appendix:

A-2.4.1.1. (1) Combustible Waste Materials.

The accumulation of a certain amount of combustible waste material in and around buildings may be necessary for the day-to-day operation of many industrial or commercial premises. If basic measures of good housekeeping are observed, the presence of these combustibles may not constitute a fire hazard. Combustible waste material should be stored away from exits, and should only be there for the duration between garbage pick-ups. For the occupants' own safety, the materials should be stored in a manner that discourages vandals.

Excessive amounts of combustibles constituting a fire hazard need to be removed from suites to lower fire load as well as to provide fire fighter access. Suites **s.22(1)** 4th floor storage room,

reinspection **s.22(1)** and 4th floor bad

<b>8 Other - 9000 Attention required</b>	<b>Status</b> Satisfactory
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Inspection Class	Inspected Date	Status	Assigned To	Inspector
FPO General	October 9, 2008	Unsatisfactory	FP General	Cooke, Brett

<b>1 Means of Egress. - 1450 Remove unauthorized locking device from exit door</b>	<b>Status</b> Unsatisfactory
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Article 2.7.2.1.

Exit Doors

Sentence:

v 6) The requirements of Sentence (5) shall not apply to:

Clause:

- a) doors of rooms where persons are under legal restraint,
- b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,
- c) doors to and from high security areas where the Fire Chief has approved the door



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Property Address: **160 E HASTINGS ST**  
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FH District: **02**  
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locking devices, and  
d) doors equipped with electromagnetic locks conforming to the Building By-law requirements, provided there is an acceptable means of unlocking these doors in an emergency.

Suite doors can not be locked from the outside. All locking hardware (eg, eyebolts, padlocks) must be removed from doors and frames.

s.22(1)

### Reinspection

Following units still have locking hardware that needs to be removed.

s.22(1)

s.22(1)

<b>2 Fire Alarms. - 2220 Provide records of testing and maintenance of fire alarm</b>	<b>Status</b> Unsatisfactory
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Article 6.3.1.3.  
Records

Sentence:

- 1) Records shall be kept of all tests required by Article 6.3.1.2., and such records shall be retained on site and be readily accessible at all times to the Fire Chief, or any member of the Fire Department authorized by the Fire Chief, in conformance with Article 1.1.1.6

Article 1.1.1.6.  
Records

Sentence:

- v 1) Where this By-law requires that records of inspections, maintenance procedures or tests be retained for examination by the Fire Chief, or any member of the Fire Department authorized by the Fire Chief, such records shall be retained during the required time interval between the inspections, maintenance procedures or tests, or for 2 years, whichever is greater.

Keep records of fire alarm testing on site and available at all times for Fire Department inspection

<b>3 Smoke Alarms. - 2411 Smoke Alarm Maintenance</b>	<b>Status</b> Unsatisfactory
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Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

Sentence:

- 2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

Smoke Alarms in the following suites need to be tested, repaired, or replaced in the following suites. During inspection the were either missing, damaged or did not appear to be working.

s.22(1)

&

storage room on 7th floor





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Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

s.22(1)

### 4 Fire Alarms. - 2662 Fire Alarm Maintenance

Status Unsatisfactory

Article 6.3.1.1.  
Maintenance

Sentence:

- 1) Fire alarm and voice communications systems shall be maintained in operable condition at all times.

Replace broken glass on first floor pull station

### 5 Sprinklers. - 3010 Remove obstructions from sprinkler heads

Status Unsatisfactory

Article 6.5.1.5.  
Obstructions

Sentence:

- 1) No obstructions shall be placed so as to interfere with the effectiveness of water discharge from sprinklers. [See Appendix A]

Appendix:

A-6.5.1.5. Obstructions.

Partitions, racks, or products stored on shelves or in piles should be kept far enough away from sprinklers so that they will not interfere with the discharge pattern. NFPA-13, "Installation of Sprinkler System" sets the standard for minimum clearances from obstructions.

Sprinkler pipes are not to be used for storage, all materials hanging from them must be removed.  
Suites s.22(1)

reinspection s.22(1)

### 6 Sprinklers. - 3060 Repair sprinkler hangers

Status Unsatisfactory

Article 6.5.4.5.  
Piping and Hangers

Sentence:

- 1) Sprinkler piping and hangers shall be kept in good repair.

Suite s.22(1) sprinkler hanger needs to be re-attached to ceiling

re inspection- not done

### 7 Combustible Materials. - 5020 Excessive amount of stored combustibles in and around building

Status Unsatisfactory

Article 2.4.1.1.  
Accumulation of Combustible Materials [see also 3.2.3.3.]

Sentence:



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Property Address: **160 E HASTINGS ST**  
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- v 1) Except as provided in sentence 2.4.1.5., *combustible materials* in and around *buildings* shall not be permitted to accumulate in such quantities or locations that will constitute a fire hazard. [See Appendix A]

#### Appendix:

##### A-2.4.1.1. (1) Combustible Waste Materials.

The accumulation of a certain amount of combustible waste material in and around buildings may be necessary for the day-to-day operation of many industrial or commercial premises. If basic measures of good housekeeping are observed, the presence of these combustibles may not constitute a fire hazard. Combustible waste material should be stored away from exits, and should only be there for the duration between garbage pick-ups. For the occupants' own safety, the materials should be stored in a manner that discourages vandals.

Excessive amounts of combustibles constituting a fire hazard need to be removed from suites to lower fire load as well as to provide fire fighter access. Suites s.22(1) 4th floor storage room, reinspection s.22(1) and 4th floor bad

<b>8 Indoor Storage. - 6070 Provide clearance for sprinkler heads</b>	<b>Status</b> Satisfactory
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Article 3.2.2.3.  
Clearances

#### Sentence:

- 5) In sprinklered buildings, the clearance between top of storage and ceiling sprinkler deflectors shall not be less than 450 mm.

Suite s.22(1) Storage needs to be reduced to 18 inches from sprinkler head

<b>9 Other - 9000 Attention required</b>	<b>Status</b> Unsatisfactory
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Inspection Class <b>FPO General</b>	Inspected Date <b>August 13, 2008</b>	Status <b>Unsatisfactory</b>	Assigned To <b>FP General</b>	Inspector <b>Cooke, Brett</b>
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<b>1 Means of Egress. - 1450 Remove unauthorized locking device from exit door</b>	<b>Status</b> Unsatisfactory
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Article 2.7.2.1.  
Exit Doors

#### Sentence:

- v 6) The requirements of Sentence (5) shall not apply to:

#### Clause:

- a) doors of rooms where persons are under legal restraint,
- b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,
- c) doors to and from high security areas where the Fire Chief has approved the door locking devices, and



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Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

d) doors equipped with electromagnetic locks conforming to the Building By-law requirements, provided there is an acceptable means of unlocking these doors in an emergency.

**Suite doors can not be locked from the outside. All locking hardware (eg, eyebolts, padlocks) must be removed from doors and frames.**  
s.22(1)

#### **2 Fire Alarms. - 2220 Provide records of testing and maintenance of fire alarm**

**Status** Unsatisfactory

Article 6.3.1.3.  
Records

Sentence:

1) Records shall be kept of all tests required by Article 6.3.1.2., and such records shall be retained on site and be readily accessible at all times to the Fire Chief, or any member of the Fire Department authorized by the Fire Chief, in conformance with Article 1.1.1.6

Article 1.1.1.6.  
Records

Sentence:

v 1) Where this By-law requires that records of inspections, maintenance procedures or tests be retained for examination by the Fire Chief, or any member of the Fire Department authorized by the Fire Chief, such records shall be retained during the required time interval between the inspections, maintenance procedures or tests, or for 2 years, whichever is greater.

**Keep records of fire alarm testing on site and available at all times for Fire Department inspection**

#### **3 Smoke Alarms. - 2411 Smoke Alarm Maintenance**

**Status** Unsatisfactory

Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

Sentence:

2) Smoke alarms shall be installed, inspected, tested and maintained in conformance with manufacturers' instructions. [See Appendix A for 6.1.1.4.]

**Smoke Alarms in the following suites need to be tested, repaired, or replaced in the following suites. During inspection the were either missing, damaged or did not appear to be working.**  
s.22(1)

**storage room on 7th floor**

#### **4 Fire Alarms. - 2662 Fire Alarm Maintenance**

**Status** Unsatisfactory

Article 6.3.1.1.  
Maintenance



## Vancouver Fire and Rescue Services

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Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Sentence:

- 1) Fire alarm and voice communications systems shall be maintained in operable condition at all times.

**Replace broken glass on first floor pull station**

<b>5 Sprinklers. - 3010 Remove obstructions from sprinkler heads</b>	<b>Status</b> Unsatisfactory
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Article 6.5.1.5.  
Obstructions

Sentence:

- 1) No obstructions shall be placed so as to interfere with the effectiveness of water discharge from sprinklers. [See Appendix A]

Appendix:

A-6.5.1.5. Obstructions.

Partitions, racks, or products stored on shelves or in piles should be kept far enough away from sprinklers so that they will not interfere with the discharge pattern. NFPA-13, "Installation of Sprinkler System" sets the standard for minimum clearances from obstructions.

**Sprinkler pipes are not to be used for storage, all materials hanging from them must be removed.**  
**Suites s.22(1)**

<b>6 Sprinklers. - 3060 Repair sprinkler hangers</b>	<b>Status</b> Unsatisfactory
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Article 6.5.4.5.  
Piping and Hangers

Sentence:

- 1) Sprinkler piping and hangers shall be kept in good repair.

**Suite s.22(1) sprinkler hanger needs to be re-attached to ceiling**

<b>7 Combustible Materials. - 5020 Excessive amount of stored combustibles in and around building</b>	<b>Status</b> Unsatisfactory
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Article 2.4.1.1.  
Accumulation of Combustible Materials [see also 3.2.3.3.]

Sentence:

- v 1) Except as provided in sentence 2.4.1.5., *combustible materials* in and around *buildings* shall not be permitted to accumulate in such quantities or locations that will constitute a fire hazard. [See Appendix A]

Appendix:

A-2.4.1.1. (1) Combustible Waste Materials.

The accumulation of a certain amount of combustible waste material in and around buildings may be necessary for the day-to-day operation of many industrial or commercial premises. If basic measures of good housekeeping are observed, the presence of these combustibles may not constitute a fire hazard. Combustible waste material should be stored away from exits, and should only be there for the duration between garbage pick-ups. For the occupants' own safety, the materials should be stored in a manner that discourages vandals.



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Property Address: **160 E HASTINGS ST**  
Building Name: **REGENT HOTEL SRO (H) CLOSED**

FH District: **02**  
FPO District: **50**

Excessive amounts of combustibles constituting a fire hazard need to be removed from suites to lower fire load as well as to provide fire fighter access. Suites s.22(1) 4th floor storage room,

<b>8 Indoor Storage. - 6070 Provide clearance for sprinkler heads</b>	<b>Status</b> Unsatisfactory
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Article 3.2.2.3.  
Clearances

Sentence:

5) In sprinklered buildings, the clearance between top of storage and ceiling sprinkler deflectors shall not be less than 450 mm.

Suite s.22(1) Storage needs to be reduced to 18 inches from sprinkler head

<b>9 Other - 9000 Attention required</b>	<b>Status</b> Unsatisfactory
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Suite doors throughout the entire building must be fire rated assemblies and have self closing devices on them

<b>Note: SRO Inspection</b>
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Inspection of 160 East Hastings August 13 2008, the Regent Hotel. The building is in decent shape at the time of inspection. All fire systems have been tested and are up to date. There are however several smaller issues that have to be addressed by the management that are listed in the violations.

Inspection Class <b>After Fire Inspection</b>	Inspected Date <b>June 9, 2008</b>	Status <b>Satisfactory</b>	Assigned To <b>FP General</b>	Inspector <b>Cooke, Brett</b>
--	---------------------------------------	-------------------------------	----------------------------------	----------------------------------

**Event Report**

Event Date (M/D/Y): 02/22/2015 02:47:35

Type: **RESIDENTIAL, COMMERCIAL OR INDUSTRIAL  
STRUCTURE FIRE**Location: **160 E HASTINGS ST VAN : @VAREGENT HOTEL**TAC CH: **4**XStreets: **COLUMBIA ST / MAIN ST**Comments: **fire on 3rd fl**BCAS  
Critical  
Info:Remarks: **02:47:41 t: 4**

## Assigned Units: 6

VAE02	DP	02:47:46
VAL01	DP	02:47:47
VAM08	DP	02:47:47
VAQ02	DP	02:47:47
VAB1	DP	02:47:47
VAE01	DP	02:47:47

Event: E150530029 Priority: 1

Agency: VAF DGroup: VAF1

Case: 150007303

LOI (Special Situations):





(General)

Date: FEB 21 / 2015 Time: 1030

Address of Violation: 160 E Hastings

Business/Name: \_\_\_\_\_

Business Owner: \_\_\_\_\_

Phone #: 604 681-7435 Fax #: \_\_\_\_\_

Person Notice Given To: DARSHAN

Title: \_\_\_\_\_ Phone #: \_\_\_\_\_

Receipt of Notice: [Signature] (signature)

ITEM NO.	VIOLATION CODE	Vancouver Fire By-Law Violations FOR IMMEDIATE COMPLIANCE
1.	6.2.4.1.(1)	<input type="checkbox"/> Have <b>Portable Fire Extinguishers</b> serviced by ASTTBC qualified technician, and service tag securely affixed to serviced equipment.
2.	6.3.1.2.(1)	<input type="checkbox"/> Have <b>FIRE ALARM SYSTEM</b> serviced by ASTTBC qualified technician, and service tag securely affixed to serviced equipment.
3.	6.7.1.7.(1)	<input type="checkbox"/> Have <b>EMERGENCY LIGHTING SYSTEMS</b> serviced by ASTTBC qualified technician, and service tag securely affixed to serviced equipment.
4.	6.5.1.1.(1)	<input checked="" type="checkbox"/> Have <b>SPRINKLER SYSTEM</b> serviced by ASTTBC qualified technician, and service tag securely affixed to serviced equipment.
5.	2.7.1.1.(1)	<input type="checkbox"/> Ensure all <b>means of egress and access to exits</b> are clear and free of any obstructions at all times.
6.	6.2.3.3.(1)	<input type="checkbox"/> Provide 5lbs "ABC" Class Portable Fire Extinguisher with valid ASTTBC service tag attached.
7.	6.1.1.4.(1)	<input checked="" type="checkbox"/> Provide 24 Hour Fire Watch until such time that fire alarm system is reset and fully functional.
		<u>max 31 NO ANSWER</u>
		<u>Completed</u>
		This Notice of Violation makes you legally responsible for any consequences arising from this matter. A re-inspection service charge of \$100.00 (or as per the current Vancouver Fire By-law fee schedule) for each hour or part thereof (plus H.S.T.) will be assessed for each re-inspection, until the violations noted have been corrected. Failure to comply with the above instructions may result in legal action against the Owner/Occupant.

**IMPORTANT INFORMATION**  
Please have this translated

**RENSEIGNEMENTS IMPORTANTS**  
Prière de les faire traduire

**重要資料**  
請按人為你翻譯

**महत्वपूर्ण सूचना**  
निम्न बताये विषय देखे इस का सुरक्षा बरकरार

**CHỈ DẪN QUAN TRỌNG**  
Xin nhờ người dịch hộ

**INFORMACIÓN IMPORTANTE**  
Busque alguien que le traduzca

A fire inspection of the above premises disclosed violations which may constitute a hazard to life or property in the event of fire and must be corrected.

SAP #: 10017 Hall #: 2 Shift: A



TYPE OF INSPECTION: \_\_\_\_\_

DISTRICT: \_\_\_\_\_ ROUTE SEQUENCE NO.: \_\_\_\_\_

EXTENSION

GRANTED BY: \_\_\_\_\_

DATE OF COMPLIANCE: \_\_\_\_\_

FINAL INSPECTION: \_\_\_\_\_

DISPOSITION

\_\_\_\_\_ ALL VIOLATIONS CORRECTED

\_\_\_\_\_ NOTICE CANCELLED

\_\_\_\_\_ CONTRAVENTION FORWARDED

\_\_\_\_\_ ORDER ISSUED

\_\_\_\_\_ REPORT TO PROSECUTOR





(General)

Address of Violation:

160 E HASTINGS

Date:

Feb 27 2015

Time:

0630

Business Owner:

Business/Name:

REGENT HOTEL

Phone #:

604-681-7435

Fax #:

Person Notice Given To:

DARSHEN

Title:

Phone #:

Receipt of Notice:

X [Signature]

(signature)

ITEM NO.	VIOLATION CODE	Vancouver Fire By-Law Violations FOR IMMEDIATE COMPLIANCE
1.	6.2.4.1.(1)	<input checked="" type="checkbox"/> Have <b>Portable Fire Extinguishers</b> serviced by ASTTBC qualified technician, and service tag securely affixed to serviced equipment. <u>1ST FLOOR</u>
2.	6.3.1.2.(1)	<input type="checkbox"/> Have <b>FIRE ALARM SYSTEM</b> serviced by ASTTBC qualified technician, and service tag securely affixed to serviced equipment.
3.	6.7.1.7.(1)	<input type="checkbox"/> Have <b>EMERGENCY LIGHTING SYSTEMS</b> serviced by ASTTBC qualified technician, and service tag securely affixed to serviced equipment.
4.	6.5.1.1.(1)	<input type="checkbox"/> Have <b>SPRINKLER SYSTEM</b> serviced by ASTTBC qualified technician, and service tag securely affixed to serviced equipment.
5.	2.7.1.1.(1)	<input checked="" type="checkbox"/> Ensure all means of egress and access to exits are clear and free of any obstructions at all times.
6.	6.2.3.3.(1)	<input type="checkbox"/> Provide 5lbs "ABC" Class Portable Fire Extinguisher with valid ASTTBC service tag attached.
7.	6.1.1.4.(1)	<input type="checkbox"/> Provide 24 Hour Fire Watch until such time that fire alarm system is reset and fully functional.
		<p><u>HAVE HOUSE LINE ON FIRST FLOOR REPAIRED TO PROPER WORKING ORDER</u></p> <p><u>FIRE ALARM NOT RESET TO PROPER WORKING ORDER</u></p> <p><u>NOT COMPLIANT WITH DASHEN 5/05/15</u></p> <p>This Notice of Violation makes you legally responsible for any consequences arising from this matter. A re-inspection service charge of \$100.00 (or as per the current Vancouver Fire By-law fee schedule) for each hour or part thereof (plus H.S.T.) will be assessed for each re-inspection, until the violations noted have been corrected. Failure to comply with the above instructions may result in legal action against the Owner/Occupant.</p>

**IMPORTANT INFORMATION**  
Please have this translated

**RENSEIGNEMENTS IMPORTANTS**  
Prière de les faire traduire

**重要資料**  
請找人為你翻閱

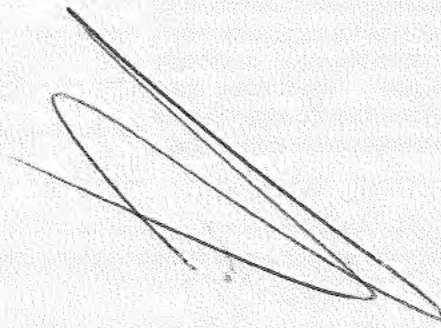
**गुप्त नोटिस**  
विश्व धरते विमो वेते विमो ए विमो धरते

**CHỈ DẪN QUAN TRỌNG**  
Xin nhờ người dịch hộ

**INFORMACIÓN IMPORTANTE**  
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A fire inspection of the above premises disclosed violations which may constitute a hazard to life or property in the event of fire and must be corrected.





TYPE OF INSPECTION: \_\_\_\_\_

DISTRICT: \_\_\_\_\_ ROUTE SEQUENCE NO.: \_\_\_\_\_

EXTENSION

GRANTED BY: \_\_\_\_\_

DATE OF COMPLIANCE: \_\_\_\_\_

FINAL INSPECTION: \_\_\_\_\_

DISPOSITION

\_\_\_\_\_ ALL VIOLATIONS CORRECTED

\_\_\_\_\_ NOTICE CANCELLED

\_\_\_\_\_ CONTRAVENTION FORWARDED

\_\_\_\_\_ ORDER ISSUED

\_\_\_\_\_ REPORT TO PROSECUTOR



FIRE & RESCUE SERVICES  
**NOTICE OF VIOLATION**  
(General)

14034



Date: May 14, 2015 Time: 0110  
Address of Violation: 160 Hastings Business/Name: REGENT  
Business Owner: \_\_\_\_\_ Phone #: 604-681-7635 Fax #: \_\_\_\_\_  
Person Notice Given To: X DARSIAN Title: MGR Phone #: \_\_\_\_\_  
Receipt of Notice: REGENT HOTEL (signature)

ITEM NO.	VIOLATION CODE	Vancouver Fire By-Law Violations FOR IMMEDIATE COMPLIANCE
1.	6.2.4.1.(1)	<input type="checkbox"/> Have <b>Portable Fire Extinguishers</b> serviced by ASTTBC qualified technician, and service tag securely affixed to serviced equipment.
2.	6.3.1.2.(1)	<input checked="" type="checkbox"/> Have <b>FIRE ALARM SYSTEM</b> serviced by ASTTBC qualified technician, and service tag securely affixed to serviced equipment.
3.	6.7.1.7.(1)	<input type="checkbox"/> Have <b>EMERGENCY LIGHTING SYSTEMS</b> serviced by ASTTBC qualified technician, and service tag securely affixed to serviced equipment.
4.	6.5.1.1.(1)	<input checked="" type="checkbox"/> Have <b>SPRINKLER SYSTEM</b> serviced by ASTTBC qualified technician, and service tag securely affixed to serviced equipment.
5.	2.7.1.1.(1)	<input type="checkbox"/> Ensure all means of egress and access to exits are clear and free of any obstructions at all times.
6.	6.2.3.3.(1)	<input type="checkbox"/> Provide 5lbs "ABC" Class Portable Fire Extinguisher with valid ASTTBC service tag attached.
7.	6.1.1.4.(1)	<input checked="" type="checkbox"/> Provide 24 Hour Fire Watch until such time that fire alarm system is reset and fully functional.
		<p>This Notice of Violation makes you legally responsible for any consequences arising from this matter. A re-inspection service charge of \$100.00 (or as per the current Vancouver Fire By-law fee schedule) for each hour or part thereof (plus H.S.T.) will be assessed for each re-inspection, until the violations noted have been corrected. Failure to comply with the above instructions may result in legal action against the Owner/Occupant.</p> <p><u>R10K May 27th</u></p>

**IMPORTANT INFORMATION**  
Please have this translated

**RENSEIGNEMENTS IMPORTANTS**  
Prière de les faire traduire

**重要資料**  
請找人為你翻譯

**अग्नि जाँचकी**  
बिना वरहे बिसे बेते हिम ए चिन्ह बरदछि

**CHỈ DẪN QUAN TRỌNG**  
Xin nhờ người dịch hộ

**INFORMACIÓN IMPORTANTE**  
Busque alguien que le traduzca

A fire inspection of the above premises disclosed violations which may constitute a hazard to life or property in the event of fire and must be corrected.

SAP #: 6718 Hall #: 2 Shift: 2A

WHEN FIXED



TYPE OF INSPECTION: \_\_\_\_\_

DISTRICT: \_\_\_\_\_ ROUTE SEQUENCE NO.: \_\_\_\_\_

EXTENSION

GRANTED BY: \_\_\_\_\_

DATE OF COMPLIANCE: \_\_\_\_\_

FINAL INSPECTION: \_\_\_\_\_

DISPOSITION

\_\_\_\_\_ ALL VIOLATIONS CORRECTED

\_\_\_\_\_ NOTICE CANCELLED

\_\_\_\_\_ CONTRAVENTION FORWARDED

\_\_\_\_\_ ORDER ISSUED

\_\_\_\_\_ REPORT TO PROSECUTOR



FIRE & RESCUE SERVICES  
**NOTICE OF VIOLATION**  
(General)

14009



Date: June 28/15 Time: \_\_\_\_\_  
Address of Violation: 160 E Hastings Business/Name: The Payment Hdt.  
Business Owner: \_\_\_\_\_ Phone #: s.22(1) Fax #: \_\_\_\_\_  
Person Notice Given To: Louise Cooks Title: Front Desk clerk Phone #: \_\_\_\_\_  
Receipt of Notice: [Signature] (signature)

ITEM NO.	VIOLATION CODE	Vancouver Fire By-Law Violations FOR IMMEDIATE COMPLIANCE
1.	6.2.4.1.(1)	<input type="checkbox"/> Have <b>Portable Fire Extinguishers</b> serviced by ASTTBC qualified technician, and service tag securely affixed to serviced equipment.
2.	6.3.1.2.(1)	<input type="checkbox"/> Have <b>FIRE ALARM SYSTEM</b> serviced by ASTTBC qualified technician, and service tag securely affixed to serviced equipment.
3.	6.7.1.7.(1)	<input type="checkbox"/> Have <b>EMERGENCY LIGHTING SYSTEMS</b> serviced by ASTTBC qualified technician, and service tag securely affixed to serviced equipment.
4.	6.5.1.1.(1)	<input checked="" type="checkbox"/> Have <b>SPRINKLER SYSTEM</b> serviced by ASTTBC qualified technician, and service tag securely affixed to serviced equipment.
5.	2.7.1.1.(1)	<input type="checkbox"/> Ensure all means of egress and access to exits are clear and free of any obstructions at all times.
6.	6.2.3.3.(1)	<input type="checkbox"/> Provide <b>5lbs "ABC" Class Portable Fire Extinguisher</b> with valid ASTTBC service tag attached.
7.	6.1.1.4.(1)	<input checked="" type="checkbox"/> Provide <b>24 Hour Fire Watch</b> until such time that fire alarm system is reset and fully functional.
		* Remove combustibles from 2nd floor mezzanine.
		No propane storage inside building.

This Notice of Violation makes you legally responsible for any consequences arising from this matter. A re-inspection service charge of \$100.00 (or as per the current Vancouver Fire By-law fee schedule) for each hour or part thereof (plus H.S.T.) will be assessed for each re-inspection, until the violations noted have been corrected. Failure to comply with the above instructions may result in legal action against the Owner/Occupant.

**IMPORTANT INFORMATION**  
Please have this translated

**RENSEIGNEMENTS IMPORTANTS**  
Prière de les faire traduire

**重要資料**  
請投人為你翻譯

**अग्नि नटकरी**  
बिगुन वरने बिने हेने एस ए वुनक वरकरी

**CHỈ DẪN QUAN TRỌNG**  
Xin nhờ người dịch hộ

**INFORMACIÓN IMPORTANTE**  
Busque alguien que le traduzca

A fire inspection of the above premises disclosed violations which may constitute a hazard to life or property in the event of fire and must be corrected.

SAP #: 25396 Hall #: 2 Shift: A



TYPE OF INSPECTION: \_\_\_\_\_

DISTRICT: \_\_\_\_\_ ROUTE SEQUENCE NO.: \_\_\_\_\_

EXTENSION

GRANTED BY: \_\_\_\_\_

DATE OF COMPLIANCE: \_\_\_\_\_

FINAL INSPECTION: \_\_\_\_\_

DISPOSITION

\_\_\_\_\_ ALL VIOLATIONS CORRECTED

\_\_\_\_\_ NOTICE CANCELLED

\_\_\_\_\_ CONTRAVENTION FORWARDED

\_\_\_\_\_ ORDER ISSUED

\_\_\_\_\_ REPORT TO PROSECUTOR





# FIRE & RESCUE SERVICES NOTICE OF VIOLATION

12432



(General)

Date: Aug 14<sup>th</sup> / 15 Time: 0900Address of Violation: 160 E Hastings Business/Name: Regent Hotel

Business Owner: \_\_\_\_\_ Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Person Notice Given To: Bruce Anderson Title: Desk Clerk Phone #: 604-681-7435Receipt of Notice: [Signature] (signature)

ITEM NO.	VIOLATION CODE	Vancouver Fire By-Law Violations FOR IMMEDIATE COMPLIANCE
1.	6.2.4.1.(1)	<input type="checkbox"/> Have <b>Portable Fire Extinguishers</b> serviced by ASTTBC qualified technician, and service tag securely affixed to serviced equipment.
2.	6.3.1.2.(1)	<input checked="" type="checkbox"/> Have <b>FIRE ALARM SYSTEM</b> serviced by ASTTBC qualified technician, and service tag securely affixed to serviced equipment.
3.	6.7.1.7.(1)	<input type="checkbox"/> Have <b>EMERGENCY LIGHTING SYSTEMS</b> serviced by ASTTBC qualified technician, and service tag securely affixed to serviced equipment.
4.	6.5.1.1.(1)	<input type="checkbox"/> Have <b>SPRINKLER SYSTEM</b> serviced by ASTTBC qualified technician, and service tag securely affixed to serviced equipment.
5.	2.7.1.1.(1)	<input checked="" type="checkbox"/> Ensure all means of egress and access to exits are clear and free of any obstructions at all times.
6.	6.2.3.3.(1)	<input type="checkbox"/> Provide 5lbs "ABC" Class Portable Fire Extinguisher with valid ASTTBC service tag attached.
7.	6.1.1.4.(1)	<input checked="" type="checkbox"/> Provide 24 Hour Fire Watch until such time that fire alarm system is reset and fully functional.
		24 hour fire watch requires staff to circulate through all areas of the building every 15 minutes.
		Completed <u>Oct 2</u>
		This Notice of Violation makes you legally responsible for any consequences arising from this matter. A re-inspection service charge of \$100.00 (or as per the current Vancouver Fire By-law fee schedule) for each hour or part thereof (plus H.S.T.) will be assessed for each re-inspection, until the violations noted have been corrected. Failure to comply with the above instructions may result in legal action against the Owner/Occupant.

**IMPORTANT INFORMATION**  
Please have this translated**RENSEIGNEMENTS IMPORTANTS**  
Prière de les faire traduire**重要資料**  
請找人為你翻譯**गुप्त नोटिस**  
गिरफ्तार करने वाले बिना दिये रिपोर्ट हा फ़ायरिंग नोटिस**CHỈ DẪN QUAN TRỌNG**  
Xin nhờ người dịch hộ**INFORMACIÓN IMPORTANTE**  
Busque alguien que le traduzca

A fire inspection of the above premises disclosed violations which may constitute a hazard to life or property in the event of fire and must be corrected.



TYPE OF INSPECTION: \_\_\_\_\_

DISTRICT: \_\_\_\_\_ ROUTE SEQUENCE NO.: \_\_\_\_\_

EXTENSION

GRANTED BY: \_\_\_\_\_

DATE OF COMPLIANCE: \_\_\_\_\_

FINAL INSPECTION: \_\_\_\_\_

DISPOSITION

\_\_\_\_\_ ALL VIOLATIONS CORRECTED

\_\_\_\_\_ NOTICE CANCELLED

\_\_\_\_\_ CONTRAVENTION FORWARDED

\_\_\_\_\_ ORDER ISSUED

\_\_\_\_\_ REPORT TO PROSECUTOR





Firehall Office Use only	
<input type="checkbox"/> Routine Inspection	<input type="checkbox"/> Incident
<input type="checkbox"/> Entered into FDM :	Date: _____

[illegible]

**This Notice of Violation makes you legally responsible for any consequences arising from this matter. A re-inspection service charge of \$200.00 (or as per the current Vancouver Fire By-law fee schedule) for each hour or part thereof (plus G.S.T.) will be assessed for each re-inspection, until the violations noted have been corrected. Failure to comply with the above instructions may result in legal action against the Owner/Occupier.**



# VFRS FIRE COMPANY INSPECTIONS

## ANNUAL CHECK AND TAG MUST BE DONE IN THE 12 MONTHS PRIOR TO THE INSPECTION

ASTTBC is the Applied Science Technologists & Technicians of British Columbia. All service technicians must be certified by ASTTBC.

### FIRE ALARM SYSTEMS:

1. Must be checked and tagged annually by an ASTTBC approved Technician
2. Must be tested and recorded monthly, including proper panel enunciator light on, all bells working and audible throughout the building. This can be done by the Mgr.
3. The enunciator panel must be unobstructed and in good repair, with the AC power light on and no trouble signals indicated.
4. All devices, including pull stations, and smoke or heat detectors, must be secure, unobstructed and unpainted.

### FIRE EXTINGUISHERS:

1. Are required to be in every building or occupancy we inspect, with a minimum of one (1) per floor.
2. Maximum travel distance to a fire extinguisher in ordinary occupancies is 75 feet, except inside residential suites.
3. The type of extinguisher must be appropriate to the area covered.
4. Must be ULC approved, minimum "2A" rating, securely mounted on the wall, with the top of the extinguisher maximum five (5) feet from the floor.
5. They must be visible and easily accessed, preferably near an exit.

### EXIT SIGNS, EXIT LIGHTS AND EMERGENCY LIGHTS:

1. Exit signs must be illuminated at all times the building is occupied.
2. Signs must be clearly visible with no obstructions
3. Emergency lights must have no physical damage and be aimed to cover the appropriate area.
4. Emergency light units must be inspected and tagged annually by an ASTTBC approved technician.
5. Generators must have monthly test records on site and be tagged by an ASTTBC approved technician.

### EXIT DOORS:

1. Must function as designed, have clear aisles and visibility, free of any obstructions. This also includes vegetation and snow and ice build up outside the doors. Should also have a white light outside the exit.
2. Require approved self closing devices and feely self close and latch, including stairwell doors.
3. Are able to be readily opened without key or special knowledge of the door opening device.
4. Must have a clearly visible exit light above door.
5. Require "Fire Door Keep Closed" signs, visible when the door is open, unless the approved hold open sentence applies.
6. May be held open...by electromagnetic devices approved by the City of Vancouver, when connected to the Fire Alarm system.
7. No wedges, blocks or other devices to hold the doors open are permitted.  
.....with panic hardware, they must also
8. NOT have any overriding locking/security devices in place while the business is open to the public.

### CORRIDORS, EXIT STAIRS AND PASSAGEWAYS:

1. Must be maintained in good repair and kept clear of all storage or obstructions.
2. Exterior passageways must also be kept free of snow or ice build up.
3. Stair treads and handrails must be solid, not slippery or rotted, and maintained in good condition.
4. Adequate artificial lighting for good visibility must be provided at all times, including during daylight hours.
5. No timer controlled lights.

### SPRINKLER SYSTEMS:

1. Fire Department connections, (Siamese), must be clearly visible, with directional signs if required.
2. F.D. connections must have unobstructed clear access, labels/signs indicating area covered and protective caps in place.
3. The main shutoff valve is to be in the open position with access to it locked against tampering.
4. Sprinkler valves must have clear labelling indicating their function and building coverage area.
5. A sprinkler wrench and a minimum of 6 spare heads for small systems must be on site with main shutoff valves.
6. All sprinkler heads must be kept free of any paint or coating they may be exposed to.
7. Check the log book of sprinkler system activities.
8. Sprinkler systems are required to be checked and tagged annually by an ASTTBC approved technician.

### STANDPIPE AND HOSE SYSTEMS:

1. Fire Department connections, (Siamese), must be clearly visible, with directional signs if required.
2. F.D. connections must have unobstructed clear access, signs indicated area covered and protective caps in place.
3. The main shutoff valve is to be in the open position with access to it locked against tampering.
4. Fire hose cabinet valves are to be checked and tagged annually by and ASTTBC approved technician.
5. Fire hose in cabinets to be re-racked annually.

### GENERAL:

1. Building addresses must be easily readable from the street, even at night.
2. NO propane fuelled vehicles in underground parking.
3. No general storage in underground parking, electrical rooms, or furnace rooms.
4. Assembly occupancies, e.g., restaurants or meeting rooms/halls holding over 60 people, require Occupant Load Certificates from VFRS, which must be mounted visibly, near the main entrance.....e.g. each room or hall area involved.

Review the Fire Safety Plan/Operations Manual; test the building keys from lock box.





**FIRE & RESCUE SERVICES**  
**NOTICE OF VIOLATION**

Firehall Office Use only

☐ Routine Inspection      ☒ Incident☐ Entered into FDM :

Date: \_\_\_\_\_

Date: November 19, 2016 Time: 22:00  
Address of Violation: 160 E Hastings Business/Name: Regent hotel  
Business Owner: Pat Sahota Phone #: [REDACTED] Fax #: [REDACTED]  
Person Notice Given To: [REDACTED] Title: CASINO Phone #: [REDACTED]  
Receipt of Notice: [Signature] (signature)

(signature)

ITEM	CODE	Vancouver Fire By-Law Violations - FOR IMMEDIATE COMPLIANCE
	6.1.1.4.(1) Div B	<input type="checkbox"/> Provide 24 hour Fire watch until such time that fire alarm system is reset and fully functional.
		<ul style="list-style-type: none"> <li>- Have house line replaced and put in proper working order.</li> <li>- Have all Fire extinguishers checked &amp; placed in proper working order.</li> <li>- Close OFF 1st &amp; Second Floor to all people.</li> <li>- Close OFF Pub to all people until repairs are <del>etc</del> completed.</li> <li>- Provide security for contents of Pub and 1st &amp; Second Floor.</li> <li>- Have alarm panel reset.</li> <li>- Ensure all systems for fire protection are placed in proper working order.</li> </ul>
		<div> <p>This Notice of Violation makes you legally responsible for any consequences arising from this matter. A re-inspection service charge of \$200.00 (or as per the current Vancouver Fire By-law fee schedule) for each hour or part thereof (plus G.S.T.) will be assessed for each re-inspection, until the violations noted have been corrected. Failure to comply with the above instructions may result in legal action against the Owner/Occupier.</p> </div>

**This Notice of Violation makes you legally responsible for any consequences arising from this matter. A re-inspection service charge of \$200.00 (or as per the current Vancouver Fire By-law fee schedule) for each hour or part thereof (plus G.S.T.) will be assessed for each re-inspection, until the violations noted have been corrected. Failure to comply with the above instructions may result in legal action against the Owner/Occupier.**

### IMPORTANT INFORMATION

**Please have this translated**

## ਭਾਗੀ ਲਾਭਦਾਤਾ

विस्थापन करने के लिए हमें इस पर विचार करना पड़ेगा

## RENSEIGNEMENTS IMPORTANTS

**Prière de les faire traduire**

## CHỈ DẪN QUAN TRỌNG

Xin nhờ người dịch hộ

### 重要資料

認明你爲人找酒

## INFORMACIÓN IMPORTANTE

**Busque alguien que le traduzca**

**A fire inspection of the above premises disclosed violations which may constitute a hazard to life or property in the event of fire and must be corrected.**

SAP #: 14563 Hall #: 2 Shift: C

**FOR RE-INSPECTION APPOINTMENT DIAL 311**

# VFRS FIRE COMPANY INSPECTIONS

## ANNUAL CHECK AND TAG MUST BE DONE IN THE 12 MONTHS PRIOR TO THE INSPECTION

ASTTBC is the Applied Science Technologists & Technicians of British Columbia. All service technicians must be certified by ASTTBC.

### FIRE ALARM SYSTEMS:

1. Must be checked and tagged annually by an ASTTBC approved Technician
2. Must be tested and recorded monthly, including proper panel enunciator light on, all bells working and audible throughout the building. This can be done by the Mgr.
3. The enunciator panel must be unobstructed and in good repair, with the AC power light on and no trouble signals indicated.
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### FIRE EXTINGUISHERS:

1. Are required to be in every building or occupancy we inspect, with a minimum of one (1) per floor.
2. Maximum travel distance to a fire extinguisher in ordinary occupancies is 75 feet, except inside residential suites.
3. The type of extinguisher must be appropriate to the area covered.
4. Must be ULC approved, minimum "2A" rating, securely mounted on the wall, with the top of the extinguisher maximum five (5) feet from the floor.
5. They must be visible and easily accessed, preferably near an exit.

### EXIT SIGNS, EXIT LIGHTS AND EMERGENCY LIGHTS:

1. Exit signs must be illuminated at all times the building is occupied.
2. Signs must be clearly visible with no obstructions
3. Emergency lights must have no physical damage and be aimed to cover the appropriate area.
4. Emergency light units must be inspected and tagged annually by an ASTTBC approved technician.
5. Generators must have monthly test records on site and be tagged by an ASTTBC approved technician.

### EXIT DOORS:

1. Must function as designed, have clear aisles and visibility, free of any obstructions. This also includes vegetation and snow and ice build up outside the doors. Should also have a white light outside the exit.
2. Require approved self closing devices and feely self close and latch, including stairwell doors.
3. Are able to be readily opened without key or special knowledge of the door opening device.
4. Must have a clearly visible exit light above door.
5. Require "Fire Door Keep Closed" signs, visible when the door is open, unless the approved hold open sentence applies.
6. May be held open....by electromagnetic devices approved by the City of Vancouver, when connected to the Fire Alarm system.
7. No wedges, blocks or other devices to hold the doors open are permitted.  
.....with panic hardware, they must also
8. NOT have any overriding locking/security devices in place while the business is open to the public.

### CORRIDORS, EXIT STAIRS AND PASSAGEWAYS:

1. Must be maintained in good repair and kept clear of all storage or obstructions.
2. Exterior passageways must also be kept free of snow or ice build up.
3. Stair treads and handrails must be solid, not slippery or rotted, and maintained in good condition.
4. Adequate artificial lighting for good visibility must be provided at all times, including during daylight hours.
5. No timer controlled lights.

### SPRINKLER SYSTEMS:

1. Fire Department connections, (Siamese), must be clearly visible, with directional signs if required.
2. F.D. connections must have unobstructed clear access, labels/signs indicating area covered and protective caps in place.
3. The main shutoff valve is to be in the open position with access to it locked against tampering.
4. Sprinkler valves must have clear labelling indicating their function and building coverage area.
5. A sprinkler wrench and a minimum of 6 spare heads for small systems must be on site with main shutoff valves.
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4. Assembly occupancies, e.g., restaurants or meeting rooms/halls holding over 60 people, require Occupant Load Certificates from VFRS, which *must be mounted visibly*, near the main entrance.....e.g. each room or hall area involved.

Review the Fire Safety Plan/Operations Manual; test the building keys from lock box.



file://C:\Program Files (x86)\Intergraph\ActiveFSP\fspfiles\FSPGMTML74.htm FOI 2021-442 - Page 194 9/20/16

**A WORKING FIRE****19:20:18 calling vac73****19:20:24 VAB1 -- MAKE IT A WORKING FIRE ..****19:21:08 EHS ADV - WORKING FIRE****19:21:10 calling fortis****19:21:28 vpd adv****19:22:39 fortis advised****19:22:50 calling hydro****19:23:43 hydro advised****19:24:14 calling duty chief****19:24:48 duty chief advised****19:25:06 calling transit****19:25:20 on hold w transit****19:27:05 VAB1 -- SMK EXITING BLDG ..UNSURE OF  
CONTROL.. UPGRADE TO 2ND****19:27:05 ALARM... STAGING COLUMBIA/HASTINGS****19:27:13 still on hold w transit.. hanging up as orange  
lighting****19:27:37 John cknw 604 331 2766****19:27:39 VAE02 -- VPD RESPOND FOR SCENE  
SECURITY .... EHS X2 ..****19:29:22 calling duty chief****19:30:04 duty chief advised of 2nd alarm.. hold off on  
notifying the other chief officers****19:30:04 for now****19:30:47 calling chief mckearney****19:32:07 chief mckearney advised... call him back if it  
goes to 3rd alarm****19:32:37 calling chief godlonton****19:33:54 msg left w/ chief godlonton...trying other  
number****19:35:14 calling water works****19:35:48 water works advised****19:36:08 VAC73 -- OS****19:36:15 calling pumping station****19:36:58 no answer.. trying other number for pumping  
station****19:37:15 RENE @ NEWS 1130 = PHONE# 604-877-4400**



19:38:17 h13, vaq10 x h08 i  
19:38:20 VAE02 -- FIRE ATTACK KNOCKED FIRE  
DOWN .. SMK REMOVAL AND  
19:38:20 OVERHAUL..  
19:38:27 pumping station advised  
19:38:40 VAE02 -- RIT AND ISO HAS BEEN  
ESTABLISHED  
19:44:00 GLOBAL CALLING.. JILL SLATTERY 604-420-  
2288.. WOULD LIKE IN  
19:44:00 VAE02 -- COPY EMERGENCY KEY  
ACTIVATION.. U/K WHICH RADIO/TRUCK  
19:44:00 ...  
19:53:49 VAE02 -- SCN ISO ... ROLL CALL COMPLETE..  
ALL MEMBERS ACCOUNTED  
19:53:49 FOR .. CLR EMERG  
20:10:10 VAE02 -- SCN ISO ... ESS TO ATTEND ..  
NUMBER OF DISPLACED PEOPLE ..  
20:10:52 VAE02 -- ESS TO REPORT TO STAGING ..  
20:14:48 EMERGENCY COMMAND ACTIVATED  
20:16:24 Alarm Timer Extended: 0  
20:18:41 VAE02 -- COPY EMERG ACTIVATION  
20:19:16 VAE02 -- ROLL CALL W E03 .. ALL MEMBERS  
ACCOUNTED FOR ..  
20:19:16 ACCIDENTAL ACT.. CLR EMERG ALARM  
20:32:29 VAB2 -- CLR OF SCN .. GOING TO OTHER  
WORKING FIRE ..  
20:37:14 VAE02 -- SENDING 1 FF TO ST PAULS FOR  
PRECAUTIONARY MEASURES..  
20:37:14 Q02 STAYING ON CALL BUT GOING TO HSOP ..  
20:38:20 VAB1 -- OCCUPATIONAL CHF COULSON  
REACH ME ON CELL . DTY CHF  
20:38:20 MORRISON ALSO CTC ME ON CELL ..  
20:38:46 ehs advised to back fill w/ another stand by car  
20:39:26 chf duty adv ....  
20:39:51 chf 1 adv ...  
20:40:59 duty chf adv x all no esetial meds c  
20:43:04 VAB1 -- FOOD INSPECTION TO ATTEND FOR  
REGENT BAR .. GO TO

20:43:04 STAGING FIRST TO BE ESCORTED INTO SCN ..  
 20:43:26 transit advise they are aware of this event  
 20:43:54 CALLING COV HEALTH INSPECTOR 1-877-298-4481  
 20:44:15 chf 3 adv of all this as well  
 20:44:56 VAB1 -- ILL BE RETAINING SCN ISO AS WELL ..  
 20:47:12 HEALTH INSP ADVISED -WILL BE CALLING IN FOR AN ETA  
 20:49:57 chf 5 adv  
 20:55:25 VAE03 -- PER B1 TO RTQ .. FULL DECON .. AND CHANGE OF CLOTHES ..  
 20:55:25 STAY ATTACHED TO CALL ..  
 20:59:53 VAM08 -- CLR OF SCN .. LEAVE ATTACHED UNTIL ADV  
 21:00:21 health inspector eta 30 mins.. will meet at columbia/hastings  
 21:00:50 VAB1 -- CLEARING TRUCKS SOON .. RS AND AIR13 .. IN ABOUT 10MIN ..  
 21:01:30 VAB1 -- COPY ETA FOR HEALTH INSPECTOR ..  
 21:02:37 VAC73 -- LEAVING 160 E HASTINGS .. ASSIGN ME TO CAMBIE ..

## Assigned Units: 8

VAM08	AR	19:20:09
VAR07	AR	19:26:36
VAB1	AR	19:27:47
VAAIR13	AR	19:31:27
VADTY	AK	19:32:06
VAE03	AR	20:14:48
VAE01	ER	20:47:58
VAE02	AR	21:03:20

Event: E163240229      Priority: 1  
 Agency: VAF      DGroup: VAF1  
 Case: 160052825

LOI (Special Situations):

Type: **DANGER**      Location: **160 E HASTINGS ST VAN**

Description: **DANGER**

Message: **HOTEL BEING OPERATED WITHOUT MANAGEMENT AND IS CONSIDERED A  
FREE FOR ALL IN REGARDS TO CRIMINAL ACTIVITY.** s.15(1)(e)







Firehall Office Use only	
<input type="checkbox"/> Routine Inspection	<input type="checkbox"/> Incident
<input type="checkbox"/> Entered into FDM :	Date: _____

[illegible]

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**INFORMACIÓN IMPORTANTE**  
Busque alguien que le traduzca

**FOR RE-INSPECTION APPOINTMENT DIAL 311**



# VFRS FIRE COMPANY INSPECTIONS

## ANNUAL CHECK AND TAG MUST BE DONE IN THE 12 MONTHS PRIOR TO THE INSPECTION

ASTTBC is the Applied Science Technologists & Technicians of British Columbia. All service technicians must be certified by ASTTBC.

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3. The enunciator panel must be unobstructed and in good repair, with the AC power light on and no trouble signals indicated.
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3. The type of extinguisher must be appropriate to the area covered.
4. Must be UL approved, minimum "2A" rating, securely mounted on the wall, with the top of the extinguisher maximum five (5) feet from the floor.
5. They must be visible and easily accessed, preferably near an exit.

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4. Assembly occupancies, e.g., restaurants or meeting rooms/halls holding over 60 people, require **Occupant Load Certificates** from VFRS, which **must be mounted visibly**, near the main entrance.....e.g. each room or hall area involved.

**Review the Fire Safety Plan/Operations Manual; test the building keys from lock box.**



FIRE & RESCUE SERVICES  
NOTICE OF VIOLATION

Firehall Office Use only	
<input type="checkbox"/> Routine Inspection	<input type="checkbox"/> Incident
<input type="checkbox"/> Entered into FDM:	Date: _____

Date: 27 July 2017 Time: 1040am  
Address of Violation: 160 E Hastings Business/Name: REGENT HOTEL  
Business Owner: \_\_\_\_\_ Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_  
Person Notice Given To: Ludvika Skolinsky Title: Acting Manager Phone#: S.22(1)  
Receipt of Notice: [Signature] (signature)

ITEM	CODE	Vancouver Fire By-Law Violations - FOR IMMEDIATE COMPLIANCE
1	6.1.1.4.(1) Div B	<input checked="" type="checkbox"/> Provide 24 hour Fire watch until such time that fire alarm system is reset and fully functional.
2		Have Fire alarm system serviced by certified person and company and placed back into working without delay.
3		<del>HAVE ALARM SYSTEM</del>
COMPLETE		

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<b>IMPORTANT INFORMATION</b> Please have this translated	<b>RENSEIGNEMENTS IMPORTANTS</b> Prière de les faire traduire	<b>重要資料</b> 請找人為你翻譯
<b>अग्नि नदकरी</b> विशेष करके बिसे बिने रिम ए इल्लेक बरकर	<b>CHỈ DẪN QUAN TRỌNG</b> Xin nhđ nguđi dịch hđ	<b>INFORMACIÓN IMPORTANTE</b> Busque algulen gue le traduzca
A fire inspection of the above premises disclosed violations which may constitute a hazard to life or property in the event of fire and must be corrected.		

SAP #: 22823 Hall #: 1 Shift: A FOR RE-INSPECTION APPOINTMENT DIAL 311  
Hall 1 604-665-6001

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Review the Fire Safety Plan/Operations Manual; test the building keys from lock box.



## Event Report

Event Date (M/D/Y):  
08/20/2018

22:42:59

Type: **ALARM ACTIVATED - LARGE COMPLEX OR  
HIGH RISE OVER 4 FLOORS**

Location: **160 E HASTINGS ST VAN : @VAREGENT HOTEL**

Talkgroup: **7VA**

XStreets: **COLUMBIA ST AND MAIN ST**

*Security o/s.  
4th FLOOR SPRINKLER.  
Investigate.*

Comments: **REGENT HOTEL GEN FIRE ALARM**

BCAS  
Critical  
Info:

*of reset*

Remarks: **22:43:05 KEYHOLDER ETA TO FOLLOW  
22:43:24 T: 7VA**

ENTERED IN FDM

Assigned Units: 2

VAE01	DP	22:43:29
VAL02	DP	22:43:29

Event: E182320250	Priority: 3
Agency: VAF	DGroup: VAF1
Case: 180038027	Grid:

LOI (Special Situations):

Type: **DANGER** Location: **160 E HASTINGS ST VAN**

Description: **DANGER**

Message: **HOTEL BEING OPERATED WITHOUT  
MANAGEMENT AND IS CONSIDERED A FREE FOR ALL  
IN REGARDS TO CRIMINAL ACTIVITY.** s.15(1)(e)





Firehall Office Use only	
<input type="checkbox"/> Routine Inspection	<input type="checkbox"/> Incident
<input type="checkbox"/> Entered into FDM :	Date: _____

[illegible]

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Firehall Office Use only	
<input type="checkbox"/> Routine Inspection	<input type="checkbox"/> Incident
<input type="checkbox"/> Entered into FDM :	Date: _____

ITEM	CODE	Vancouver Fire By-Law Violations - FOR IMMEDIATE COMPLIANCE
	6.1.1.5.(2) DIV B	<input type="checkbox"/> Have <b>Portable Fire Extinguishers</b> serviced by ASTTBC qualified technician, and service tag securely affixed to serviced equipment.
	6.1.1.5.(1) DIV B	<input checked="" type="checkbox"/> Have <b>FIRE ALARM SYSTEM</b> serviced by ASTTBC qualified technician, and service tag securely affixed to serviced equipment.
	6.1.1.5.(1) DIV B	<input type="checkbox"/> Have <b>EMERGENCY LIGHTING SYSTEMS</b> serviced by ASTTBC qualified technician, and service tag securely affixed to serviced equipment.
	6.1.1.5.(1) DIV B	<input type="checkbox"/> Have <b>SPRINKLER SYSTEM</b> serviced by ASTTBC qualified technician, and service tag securely affixed to serviced equipment.
	2.7.1.6.(1) DIV B	<input type="checkbox"/> Ensure all means of egress and access to exits are clear and free of any obstructions at all times.
	2.1.5.1.(2) DIV B	<input type="checkbox"/> Provide 5lbs "ABC" Class Portable Fire Extinguisher.
	6.1.1.4.(1) DIV B	<input checked="" type="checkbox"/> Provide 24 Hour Fire Watch until such time that fire alarm system is reset and fully functional.
		Call Hall # 2 When system is Reset. 604-665-6002
		This Notice of Violation makes you legally responsible for any consequences arising from this matter. A re-inspection service charge of \$200.00 (or as per the current Vancouver Fire By-law fee schedule) for each hour or part thereof (plus G.S.T.) will be assessed for each re-inspection, until the violations noted have been corrected. Failure to comply with the above instructions may result in legal action against the Owner/Occupier.

**This Notice of Violation makes you legally responsible for any consequences arising from this matter. A re-inspection service charge of \$200.00 (or as per the current Vancouver Fire By-law fee schedule) for each hour or part thereof (plus G.S.T.) will be assessed for each re-inspection, until the violations noted have been corrected. Failure to comply with the above instructions may result in legal action against the Owner/Occupier.**

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**INFORMACIÓN IMPORTANTE**  
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FOR RE-INSPECTION APPOINTMENT DIAL 311



# VFRS FIRE COMPANY INSPECTIONS

## ANNUAL CHECK AND TAG MUST BE DONE IN THE 12 MONTHS PRIOR TO THE INSPECTION

ASTTBC is the Applied Science Technologists & Technicians of British Columbia. All service technicians must be certified by ASTTBC.

### FIRE ALARM SYSTEMS:

1. Must be checked and tagged annually by an ASTTBC approved Technician
2. Must be tested and recorded monthly, including proper panel enunciator light on, all bells working and audible throughout the building. This can be done by the Mgr.
3. The enunciator panel must be unobstructed and in good repair, with the AC power light on and no trouble signals indicated.
4. All devices, including pull stations, and smoke or heat detectors, must be secure, unobstructed and unpainted.

### FIRE EXTINGUISHERS:

1. Are required to be in every building or occupancy we inspect, with a minimum of one (1) per floor.
2. Maximum travel distance to a fire extinguisher in ordinary occupancies is 75 feet, except inside residential suites.
3. The type of extinguisher must be appropriate to the area covered.
4. Must be ULC approved, minimum "2A" rating, securely mounted on the wall, with the top of the extinguisher maximum five (5) feet from the floor.
5. They must be visible and easily accessed, preferably near an exit.

### EXIT SIGNS, EXIT LIGHTS AND EMERGENCY LIGHTS:

1. Exit signs must be illuminated at all times the building is occupied.
2. Signs must be clearly visible with no obstructions
3. Emergency lights must have no physical damage and be aimed to cover the appropriate area.
4. Emergency light units must be inspected and tagged annually by an ASTTBC approved technician.
5. Generators must have monthly test records on site and be tagged by an ASTTBC approved technician.

### EXIT DOORS:

1. Must function as designed, have clear aisles and visibility, free of any obstructions. This also includes vegetation and snow and ice build up outside the doors. Should also have a white light outside the exit.
2. Require approved self closing devices and freely self close and latch, including stairwell doors.
3. Are able to be readily opened without key or special knowledge of the door opening device.
4. Must have a clearly visible exit light above door.
5. Require "Fire Door Keep Closed" signs, visible when the door is open, unless the approved hold open sentence applies.
6. May be held open....by electromagnetic devices approved by the City of Vancouver, when connected to the Fire Alarm system.
7. No wedges, blocks or other devices to hold the doors open are permitted.  
.....with panic hardware, they must also
8. NOT have any overriding locking/security devices in place while the business is open to the public.

### CORRIDORS, EXIT STAIRS AND PASSAGEWAYS:

1. Must be maintained in good repair and kept clear of all storage or obstructions.
2. Exterior passageways must also be kept free of snow or ice build up.
3. Stair treads and handrails must be solid, not slippery or rotted, and maintained in good condition.
4. Adequate artificial lighting for good visibility must be provided at all times, including during daylight hours.
5. No timer controlled lights.

### SPRINKLER SYSTEMS:

1. Fire Department connections, (Siamese), must be clearly visible, with directional signs if required.
2. F.D. connections must have unobstructed clear access, labels/signs indicating area covered and protective caps in place.
3. The main shutoff valve is to be in the open position with access to it locked against tampering.
4. Sprinkler valves must have clear labelling indicating their function and building coverage area.
5. A sprinkler wrench and a minimum of 6 spare heads for small systems must be on site with main shutoff valves.
6. All sprinkler heads must be kept free of any paint or coating they may be exposed to.
7. Check the log book of sprinkler system activities.
8. Sprinkler systems are required to be checked and tagged annually by an ASTTBC approved technician.

### STANDPIPE AND HOSE SYSTEMS:

1. Fire Department connections, (Siamese), must be clearly visible, with directional signs if required.
2. F.D. connections must have unobstructed clear access, signs indicating area covered and protective caps in place.
3. The main shutoff valve is to be in the open position with access to it locked against tampering.
4. Fire hose cabinet valves are to be checked and tagged annually by an ASTTBC approved technician.
5. Fire hose in cabinets to be re-racked annually.

### GENERAL:

1. Building addresses must be easily readable from the street, even at night.
2. NO propane fuelled vehicles in underground parking.
3. No general storage in underground parking, electrical rooms, or furnace rooms.
4. Assembly occupancies, e.g., restaurants or meeting rooms/halls holding over 60 people, require Occupant Load Certificates from VFRS, which *must be mounted visibly*, near the main entrance.....e.g. each room or hall area involved.

Review the Fire Safety Plan/Operations Manual; test the building keys from lock box.