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To: ["Direct to Mayor and Council - DL"](#)
Date: 5/3/2022 2:31:48 PM
Subject: Lucky Lodge - life safety risks

Good afternoon Mayor and Council,

I am writing in follow up to concerns conveyed last week regarding the state of the life safety systems and building condition in above-referenced SRO. As an update, I can confirm that Fire, Building and Property Use inspectors attended this building on April 28 along with a representative from ACCS. VFRS verified that the fire alarm and sprinkler systems had current inspection tags and appeared to be functioning properly. They also noted that the hand lines and fire extinguishers were in satisfactory condition, but identified an exit light and an emergency lighting fixture that require service.

The inspection identified that thirty six of the fifty seven rooms were missing doors. Because unit doors are an important element of a building's fire resilience, this is an item of concern. Replacement doors are expected on site next week. A building permit is required to replace unit doors to ensure they have the proper fire resistance rating, but the owner has been clear to begin installing the doors prior to receiving their permit. VFRS issued a Notice of Violation require the owners to install plywood over the door openings until the new doors are installed. That work was scheduled to begin on Friday. No other work underway in the building requires permits from DBL.

Staff also discovered that some of the unit numbers may have changed. Further work is under way to address this situation as it may represent a separate bylaw violation.

A follow-up inspection is planned for tomorrow (Wednesday).

I also acknowledge the concerns that have been raised regarding the conduct of the owners of this property toward their tenants at this building and other SROs. I will follow up separately regarding that matter.

Please let me know if you have further questions at this point.

Best,
Paul

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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x̱m̱əθḵw̱əm (Musqueam), Sḡwx̱w̱ú7mesh (Squamish), and səliwətaʔ (Tsleil-Waututh) Nations.