

File No.: 04-1000-20-2022-331

July 25, 2022

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 of June 16, 2022 under the *Freedom of Information and Protection of Privacy Act, (the Act)*, for:

Fire safety records for violations of fire safety at 1534 Harwood Street, from May 1, 2017 to June 1, 2022.

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.22(1) of the Act. You can read or download this section here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

Fire Incident Reports are routinely available for a fee from the Vancouver Fire & Rescue Services Department. Please submit your request online through the City's website at the following link: <http://vancouver.ca/home-property-development/request-a-fire-incident-report.aspx>

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 or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2022-331); 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,

[Signed by Cobi Falconer]

Cobi Falconer, MAS, MLIS, CIPP/C
Director, Access to Information & Privacy
cobi.falconer@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

If you have any questions, please email us at 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. (Response package)

:pm



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **1534 HARWOOD ST**
Building Name: **St. Pierre**

FH District: **06**
FPO District: **56**

Constr. Type: _____
Business Name: _____
Property class: **[None selected]**

Date of Report: **June 20, 2022**
Last Inspection Date: **September 23, 2021**

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Residential Tenant - C	September 23, 2021	Satisfactory	FP General	Hart, Owen

1 - Exit Corridors & Facilities **Status** Satisfactory

Maintain a minimum corridor width of 1100 mm (44").

2 - Fire Safety Plan **Status** Satisfactory

A copy of the fire safety plan is to remain on-site in a secure location.

3 Sprinklers. - Sprinkler Systems **Status** Satisfactory

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

Note: Re-inspection

Attended for re-inspection

Met with manager Philip

(EM) 22/JUN/04

HOSE 22/JUN/04

(EX) 22/06/04

Previous inspection stated no entry to sprinkler room - building does not have sprinkler system

No door on laundry room - verbal given

Re-inspection R1OK

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Residential Tenant - C	August 26, 2021	Unsatisfactory	FP General	Hart, Owen

Violation Notice: Issued

Received by: Philip Ling

Position: Manager

1 - Emergency Lighting **Status** Satisfactory

The emergency power unit has past its service date and is now in need of servicing by a qualified service contractor.

2 - Exit Corridors & Facilities **Status** Unsatisfactory

Maintain a minimum corridor width of 1100 mm (44").

3 - Fire Safety Plan **Status** Unsatisfactory

A copy of the fire safety plan is to remain on-site in a secure location.

4 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.



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **1534 HARWOOD ST**
Building Name: **St. Pierre**

FH District: **06**
FPO District: **56**

Note: FD47

Re-inspection

Left numerous voice mails for manager.

Let in by resident

(EM) 22/Jun/04
Hose 22/Jun/04
(EX) 22/Jun/04

Unable to gain access to electrical and sprinkler room.

FD47

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Residential Tenant - C	May 25, 2021	Unsatisfactory	FP General	Hart, Owen

Violation Notice: Issued

Received by: Philip Ling

Position: Manager

1 - Emergency Lighting **Status** Unsatisfactory

2 - Exit Corridors & Facilities **Status** Unsatisfactory

Maintain a minimum corridor width of 1100 mm (44").

3 - Fire Safety Plan **Status** Unsatisfactory

4 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

Annual inspection.

Met with manager Philip.

(EM) 22/APR/29
(AL) 22/04/29
HOSE ASAP
(EX) 22/04/29
Parkade no extinguisher
(WA) 16/SEP/23
Clutter in electrical room
Clutter in hallway on 6th floor

NOV issued

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Final Occupancy	October 10, 2019	Satisfactory	FP General	Macaulay, Colin



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **1534 HARWOOD ST**
Building Name: **St. Pierre**

FH District: **06**
FPO District: **56**

Note: Note

BP-2018-06175
Elevator upgrade
Passed

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Final Occupancy	September 18, 2019	Satisfactory	FP General	Macaulay, Colin

Note: Note

BP-2018-06175
Elevator upgrade
Not ready for inspection, proper paperwork not on site for building inspector
FSP has not been updated for new Fire Alarm
Phillip Ling 604-649-3893 building contact
Dennis **s.22(1)** site contact

Inspection Class	Inspected Date	Status	Assigned To	Inspector
FPO General	September 18, 2019	Unsatisfactory	FP General	Macaulay, Colin

Violation Notice: Issued **Received by:** Phillip Ling **Position:** Manager

1 - Fire Safety Plan **Status** Unsatisfactory

New alarm panel - FSP is not updated

Note: Final / Note

Attended Final for elevator upgrade
New alarm panel, FSP has not been updated
Phillip Ling 604-649-3893, Dennis **s.22(1)** site contacts.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Order Search	April 27, 2017	Satisfactory	FP Capt Office	Harvey, Sean

Note: Letter 1

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Meeting	January 27, 2016	Satisfactory	FP General	Belczyk, Andrea



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **1534 HARWOOD ST**
Building Name: **St. Pierre**

FH District: **06**
FPO District: **56**

Note: Meeting

Spoke to manager Gonzalo. s.22(1) New Managers name is Michael. Will follow up with him.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
FPO General	October 22, 2015	Satisfactory	FP General	Belczyk, Andrea

1 Fire Safety Plan. - 0430 Provide Fire Safety Plan **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.

2 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.

3 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.

Note: Re-inspection RI OK

This building has had many difficulties in getting the work done. Whenever the manager Gonzalo



Vancouver Fire and Rescue Services

Property - Inspection History Report

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would get one thing done, the other would expire.
Currently gave verbal for 2 fire extinguishers that just expired. 15/10/15

Inspection Class	Inspected Date	Status	Assigned To	Inspector
FPO General	August 18, 2015	Satisfactory	FP General	Rusticus, Martin

1 Fire Safety Plan. - 0430 Provide Fire Safety Plan	Status Satisfactory
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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.

2 Fire Doors. - 1511 Fire Door Signs	Status Satisfactory
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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 Fire Alarms. - 2662 Fire Alarm Maintenance	Status 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.

4 Exit Lighting / Emergency Lighting. - 2850 Inspect test and tag all emergency lights	Status Satisfactory
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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.

5 Sprinklers. - 3070 Inspect test and tag sprinkler system	Status Satisfactory
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Article 6.5.4.12.
Sprinkler Inspection and Replacement

Sentence:



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **1534 HARWOOD ST**
Building Name: **St. Pierre**

FH District: **06**
FPO District: **56**

- 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.

6 Sprinklers. - 3080 Provide appropriate spare sprinkler heads **Status Satisfactory**

Article 6.5.4.15.
Spare Sprinklers

Sentence:

- 1) Where sprinkler systems are installed, a supply of spare sprinklers and equipment shall be maintained in conformance with Sentences (2) to (5).
- 2) Spare sprinkler shall be kept in a cabinet located where the temperature will at no time rise above 38°C

Note: double inspection chain

closing off this chain, use November reinspection for Fire safety plan violation; do not bill

Inspection Class	Inspected Date	Status	Assigned To	Inspector
FPO General	August 12, 2015	Unsatisfactory	FP General	Belczyk, Andrea

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 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: **1534 HARWOOD ST**
Building Name: **St. Pierre**

FH District: **06**
FPO District: **56**

3 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.

4 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.

5 Sprinklers. - 3080 Provide appropriate spare sprinkler heads **Status Satisfactory**

Article 6.5.4.15.
Spare Sprinklers

Sentence:

- 1) Where sprinkler systems are installed, a supply of spare sprinklers and equipment shall be maintained in conformance with Sentences (2) to (5).
- 2) Spare sprinkler shall be kept in a cabinet located where the temperature will at no time rise above 38°C

6 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."

Note: Re-inspection RI OK

Still waiting on a FSP so need a longer QA time.
Also waiting for fire door signs and there is a discrepancy with the sprinkler system. Technician, Steve Sihota will clarify in next day.

Inspection Class FPO General	Inspected Date July 3, 2015	Status Unsatisfactory	Assigned To FP General	Inspector Belczyk, Andrea
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Violation Notice: Issued **Received by:** Gonzalo **Position:** Manager

1 Fire Safety Plan. - 0430 Provide Fire Safety Plan **Status Unsatisfactory**

Article 2.8.2.1.
Measures in a Fire Safety Plan



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **1534 HARWOOD ST**
Building Name: **St. Pierre**

FH District: **06**
FPO District: **56**

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 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 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.

4 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.

5 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.

6 Sprinklers. - 3080 Provide appropriate spare sprinkler heads **Status** Unsatisfactory

Article 6.5.4.15.



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **1534 HARWOOD ST**
Building Name: **St. Pierre**

FH District: **06**
FPO District: **56**

Spare Sprinklers

Sentence:

- 1) Where sprinkler systems are installed, a supply of spare sprinklers and equipment shall be maintained in conformance with Sentences (2) to (5).
- 2) Spare sprinkler shall be kept in a cabinet located where the temperature will at no time rise above 38°C

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."

Note: Re-inspection unsatisfactory

Manager Gonzalo trying to comply but upon re-inspection the building was not complete.

- Fire alarm had additional work required.
 - Emergency lighting had been missed.
 - Sprinkler system needed servicing and tagging.
 - No red box in sprinkler room with necessary replacement heads.
- No fire door signs.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
FPO General	June 16, 2015	Unsatisfactory	FP General	Belczyk, Andrea

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 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*,



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **1534 HARWOOD ST**
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FH District: **06**
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fire alarm system or sprinkler system.

3 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.

4 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.

5 Sprinklers. - 3080 Provide appropriate spare sprinkler heads **Status** Unsatisfactory

Article 6.5.4.15.
Spare Sprinklers

Sentence:

- 1) Where sprinkler systems are installed, a supply of spare sprinklers and equipment shall be maintained in conformance with Sentences (2) to (5).
- 2) Spare sprinkler shall be kept in a cabinet located where the temperature will at no time rise above 38°C

6 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."

Note: Meeting

Spoke with manager Gonzalo and place will be complete in 1 week.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
FPO General	April 23, 2015	Unsatisfactory	FP General	Belczyk, Andrea

Violation Notice: Issued

Received by: Gonzalo

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:



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **1534 HARWOOD ST**

FH District: **06**

Building Name: **St. Pierre**

FPO District: **56**

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 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

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- 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 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.

4 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.

5 Sprinklers. - 3080 Provide appropriate spare sprinkler heads

Status Unsatisfactory

Article 6.5.4.15.

Spare Sprinklers

Sentence:

- 1) Where sprinkler systems are installed, a supply of spare sprinklers and equipment shall be maintained in conformance with Sentences (2) to (5).
- 2) Spare sprinkler shall be kept in a cabinet located where the temperature will at no time rise above 38°C



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **1534 HARWOOD ST**
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FH District: **06**
FPO District: **56**

6 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."

Note: Note

I gave this building a NOV and then the building changed managers. It took quite some time to hunt down the new manager and upon re-inspecting the place, there were more violations. New manager will deal with issues right away.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
FPO General	December 3, 2014	Unsatisfactory	FP General	Belczyk, Andrea

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 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 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.

4 Hose Cabinets. - 3410 Inspect and tag hose cabinets **Status** Unsatisfactory



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **1534 HARWOOD ST**
Building Name: **St. Pierre**

FH District: **06**
FPO District: **56**

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."

Note: Notes

Manager claims he has ordered batteries for the emergency lighting.

Inspection Class FPO General	Inspected Date March 12, 2014	Status Unsatisfactory	Assigned To FP General	Inspector Wilson, Robert
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Violation Notice: Issued **Received by:** **Position:** [None selected]

1 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."

Inspection Class FPO General	Inspected Date October 31, 2012	Status Satisfactory	Assigned To FP General	Inspector Grimwood, Blake
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Inspection Class FPO General	Inspected Date April 27, 2010	Status Satisfactory	Assigned To FP General	Inspector Clinaz, Mauro
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Note: Regular inspecton

Building in good repair. All fire systems current. No access to service room, access to building gained from tenant. No managers contact info available.

Inspection Class Order Search	Inspected Date January 22, 2008	Status Satisfactory	Assigned To FP General	Inspector Clinaz, Mauro
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Note: .

Building in general good repair



FIRE & RESCUE SERVICES
NOTICE OF VIOLATION
General

Firehall Office Use only

Routine Inspection Incident

Entered into FDM: _____ Date: _____

Date: July 25 21 Time: 1:31

Address of Violation: 1534 Harrison Business/Name: St. Pierre

Business Owner: _____ Phone #: _____ Fax #: _____

Person Notice Given To: Phillip Long Title: _____ Phone#: 604 699 3070

Receipt of Notice: _____ (signature)

ITEM	CODE	Vancouver Fire By-Law Violations - FOR IMMEDIATE COMPLIANCE
	6.1.1.5.(2) DIV B	<input checked="" type="checkbox"/> Have Portable Fire Extinguishers serviced by ASTTBC qualified technician, and service tag securely affixed to serviced equipment.
	6.1.1.5.(1) DIV B	<input type="checkbox"/> Have FIRE ALARM SYSTEM 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 EMERGENCY LIGHTING SYSTEMS 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 SPRINKLER SYSTEM 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 type="checkbox"/> Provide 24 Hour Fire Watch until such time that fire alarm system is reset and fully functional.
		<i>Person calls for check-up on 1st Oct Holiday</i>
		<i>Check fire safety plan</i>
		<i>July 01 11:59 called 911 message for re-inspection</i>
		<i>Aug 26 EM 22/06/04 (City fire 4-760 8760)</i>
		<i>Home 22/06/04</i>
		<i>Fx 22/06/04</i>
		<i>Residential s.22(1)</i>
		<i>No loss or laundry seen</i>
		<i>Sept 23 10:40 - 10:50</i>

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>IMPORTANT INFORMATION Please have this translated</p> <p>जुकी तटकरी विनाश करणे विले वेले रिम हा सुनिश्च करवर्त</p> <p>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.</p>	<p>RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire</p> <p>CHỈ DẪN QUAN TRỌNG Xin nhđ nguđi dich hđ</p>	<p>重要資料 請使人為你翻譯</p> <p>INFORMACIÓN IMPORTANTE Busque alguien que le traduzca</p>
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Hall #: 1534 Shift: 11:00 **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 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.

Hart, Owen

From: s.22(1)
Sent: Friday, June 4, 2021 09:10
To: Hart, Owen
Subject: [EXT] Fwd: power outage

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Mr.Hart

Please see an email exchange below with the "Manager" (s) of 1534 Harwood Street (a long-term Leasehold building of 44 units). It is of great concern to me that I cannot rely on the Management (Messrs. Schuss and Ling) to ensure that our stairwells and hallways are lit in times of power outages. It is a matter of safety esp. as there are many seniors living in the building. Time will tell if a fire safety company will be re-checking them.

The sole Director of the company which owns the building (1534 Harwood Street (the St. Pierre Ltd.) is Ms. Denise She. She has recently appointed Mr. Schuss as 'manager' and Mr. Ling, who was the manager, is now the one to be contacted in situations such as lighting failures.

If you wish to contact me for further information, please do.

Thanking you in advance. For your time and consideration of this matter.

s.22(1)

Vancouver, BC

s.22(1)

Begin forwarded message:

From: Colin Schuss <ColinSchuss@dorsetrealty.com>
Subject: RE: power outage
Date: June 3, 2021 at 9:18:42 AM PDT
To: s.22(1)

Hi s.22(1)

Thank you for your email.

We understand the battery packs in a few emergency lighting units had failed in the most recent power outage, with additional lighting units having failed on one side of the building as the power outage continued on, although not the entire building. These battery pack failures could be contributed by the abnormal amount of power outage events already in 2021, which can drain the batteries and the remaining amount of lighting output.

The emergency lighting units are properly maintained with a fire safety company and they will be re-checking the units in the next few days. Despite that, sometimes batteries do fail. This event is not an indication of any neglect by the Landlord.

Thank you.

-----Original Message-----

From: s.22(1)
Sent: Friday, May 28, 2021 2:06 PM
To: Philip Ling s.22(1)
Subject: power outage

Hi s.22(1)

There is a power outage in our section off the West End. The main problem is that the emergency lighting in the hallways AND stairwells is OUT!! It is pitch black and very dangerous.

Please ensure this doesn't happen again when there is an general power outage.

Thank you

s.22(1)

s.22(1)

Vancouver, BC
Canada

s.22(1)

s.22(1)

Deficiency List – Annual Inspection

City Fire Prevention Services Ltd. 101-13055 84 th Avenue Surrey BC V3W 1B3 Phone: 604-760-8760 Fax:604-591-2489 www.cityfire.ca	Date: June 04/21	Page 1 of 1
	Quote No:	PO No:
	Date of Annual:	Time:
	Owner:	Phone:
Name: St Pierre	Contact: Philip	Phone:
Address: 1534 Harwood st, Vancouver	City: Burnaby	Postal Code:

No.	Description	Qty	Repair	Comments
1	Missing units testing: s.22(1)		To retest	Testing done, smoke alarm good
2	Smoke alarm fault:unit s.22(1)	9	To replace	All replaced
3	Fire hose hydrotest due (11flr to basement)	12	To replace	All replaced
4	Battery failed for emergency lighting	13	To replace	All replaced
5	5#Abc extinguisher required. L10,L6,L3,L2,L1	5	To replace	All replaced
6	L11,L10,L9 bell painted	3	To repaint	Customer will paint to red.
7	Standpipe and hose	1	To confirmed	Confirm valve open and condition and tag
8		1	To replace	
9		1	To replace	
10		1	To replace	
11		1	To replace	
12		1	To replace	
13		1	To test	
14		1	To replace	

I state that the information on this form is correct at the time and place of my inspection and that all equipment was tested in conformance with applicable codes and the Manufacturers requirements and at the time was left in operational condition upon completion of this inspection except as noted in comments.			
LH/AA	Jan 22/21		
Technician(s)	Date	Time	Owner or Authorized Agent