

File No.: 04-1000-20-2022-507

November 8, 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 September 25, 2022 under the ***Freedom of Information and Protection of Privacy Act, (the Act)***, for:

**Records regarding complaints, investigations, and inspections, excluding email correspondence, for the Winters Hotel at 203 Abbott Street. Date Range: January 1, 2020 to April 7, 2022.**

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.15(1)(l) 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 (#04-1000-20-2022-507); 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](mailto:cobi.falconer@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. (Response Package)

:dl

## Graffiti on Private Property Complaint

Case number: 101014975576

Case created: 2021-04-25, 08:35:00 AM

Channel: VanConnect

### Incident Location

Address: 210 ABBOTT ST, Vancouver, V6B 2K8

Address2:

Location name:

Original Address: 92 Water St

### Request Details

1. **Provide details:**  
Please help clean up Gastown and prevent such iconic buildings from being destroyed
2. **Is the graffiti on a mural?**  
No
4. **Is the graffiti offensive?\***  
No
6. **Please verify address of the property:\***  
Water st and Abbott

### Additional Details

PS#: 9940773

### Contact Details

Name: No Name No Name (ps)

Address: ,

Address2:

Phone:

Alt. Phone:

Email: s.22(1)

Preferred contact method: Either

### Case Notes

### Photo



## Graffiti on Private Property Complaint

Case number: 101015400405

Case created: 2021-09-28, 06:13:00 PM

Channel: VanConnect

### Incident Location

Address: 102 WATER ST, Vancouver, V6B 1B2

Address2:

Location name:

Original Address: 221 Abbott St

### Request Details

1. **Provide details:**  
graffiti on building visible from Abbott street
2. **Is the graffiti on a mural?**  
No
4. **Is the graffiti offensive?\***  
No
6. **Please verify address of the property:\***  
221 Abbott street

### Additional Details

PS#: 10887919

### Contact Details

Name: No Name No Name (ps)

Address: ,

Address2:

Phone:

Alt. Phone:

Email: Anonymous@Anonymous.ca

Preferred contact method: Either

### Case Notes

### Photo



## Graffiti on Private Property Complaint

Case number: 101015416442

Case created: 2021-10-05, 02:43:00 PM

Channel: VanConnect

### Incident Location

Address: 102 WATER ST, Vancouver, V6B 1B2

Address2:

Location name:

Original Address: 221 Abbott St

### Request Details

1. **Provide details:**  
graffiti on building. the longer it's left up the more it encourages the activity
2. **Is the graffiti on a mural?**  
No
4. **Is the graffiti offensive?\***  
Yes
6. **Please verify address of the property:\***  
221 Abbott street

### Additional Details

PS#: 10924565

### Contact Details

Name: No Name No Name (ps)

Address: ,

Address2:

Phone:

Alt. Phone:

Email: Anonymous@Anonymous.ca

Preferred contact method: Either

### Case Notes

### Photo





## Graffiti on Private Property Complaint

Case number: 101015417373

Case created: 2021-10-05, 09:32:00 PM

Channel: VanConnect

### Incident Location

Address: 102 WATER ST, Vancouver, V6B 1B2

Address2:

Location name:

Original Address: 221 Abbott St

### Request Details

1. **Provide details:**  
graffiti
2. **Is the graffiti on a mural?**  
No
4. **Is the graffiti offensive?\***  
No
6. **Please verify address of the property:\***  
221 Abbott

### Additional Details

PS#: 10925750

### Contact Details

Name: No Name No Name (ps)

Address: ,

Address2:

Phone:

Email: Anonymous@Anonymous.ca

Alt. Phone:

Preferred contact method: Either

### Case Notes

### Photo



## Graffiti on Private Property Complaint

Case number: 101015447392

Case created: 2021-10-19, 01:22:00 PM

Channel: VanConnect

### Incident Location

Address: 102 WATER ST, Vancouver, V6B 1B2

Address2:

Location name:

Original Address: 221 Abbott St

### Request Details

1. **Provide details:**  
graffiti on building visible from Abbott but just in the alley. this is ongoing problem.
2. **Is the graffiti on a mural?**  
No
4. **Is the graffiti offensive?\***  
No
6. **Please verify address of the property:\***  
221 Abbott street

### Additional Details

PS#: 10996283

### Contact Details

Name: No Name No Name (ps)

Address: ,

Address2:

Phone:

Alt. Phone:

Email: Anonymous@Anonymous.ca

Preferred contact method: Either

### Case Notes

### Photo





## Graffiti on Private Property Complaint

Case number: 101015475694

Case created: 2021-10-30, 02:45:00 PM

Channel: VanConnect

### Incident Location

Address: 102 WATER ST, Vancouver, V6B 1B2

Address2:

Location name:

Original Address: 221 Abbott St

### Request Details

1. **Provide details:**  
graffiti
2. **Is the graffiti on a mural?**  
No
4. **Is the graffiti offensive?\***  
No
6. **Please verify address of the property:\***  
221 Abbott street

### Additional Details

PS#: 11052608

### Contact Details

Name: No Name No Name (ps)

Address: ,

Address2:

Phone:

Alt. Phone:

Email: Anonymous@Anonymous.ca

Preferred contact method: Either

### Case Notes

### Photo



As Of: Oct 20, 2022 14:48:23

|  |   |
|--|---|
| Case File: CF-2021-005846: Closed  |   |
| 311 Case File Ref  | 101014975576, 101015400405, 101015416442, 101015417373, 101015447392, 101015475694                          |
| Brief Description  | Graffiti x6   |
| Business License Number  |   |
| Completed Date   |   |
| Description  | Case File CF-2021-005846: Closed (Graffiti By-law - Graffiti x6)<br>102 WATER STREET, Vancouver, BC V6B 1B2 |
| dup_DefaultInvestigator  | Kyle Pringle, Property Use Inspector  |
| dup_Fine   | 0.00  |
| Enforcement Stream   |   |
| Findings   |   |
| Invoice Due Date   |   |
| Issue Date   |   |
| Job Location   |   |
| Location   |   |
| Location Description   |   |
| Location Type  | Addressed   |
| Parcel Owner is Defendant  | N   |
| Parent Job (Internal ID)   |   |
| PRISM BU Permit Number   |   |
| PRISM DB Permit Number   |   |
| PRISM DE Permit Number   |   |
| Proposed Investigator (Proposed Assignee)  |   |
| Reason for Case File   | Complaint   |
| Relationship   |   |
| STR CD   |   |
| Violation Updated Date   |   |
| <b>Processes</b>   |   |
| Assign Investigation (Completed on Apr 27, 2021 14:58:44 by Ruby Parcon with outcome "Assigned") |   |
| Perform Investigation (Completed on May 3, 2021 08:02:58 by Kyle Pringle, Property               |   |

Use Inspector with outcome "Follow-up Investigation Scheduled")

Additional Instructions

Comments

Description

Findings

Re-investigation Date

Route Order

Graffiti Enforcement Hold

Graffiti Enforcement Hold

Aug 3, 2021 00:00:00

#### Assignments

Kyle Pringle, Property Use Inspector

Perform Investigation (Completed on Sep 28, 2021 09:17:19 by Kyle Pringle, Property Use Inspector with outcome "Follow-up Investigation Scheduled")

Additional Instructions

Comments

Description

Findings

Re-investigation Date

Route Order

Graffiti Enforcement Hold

Dec 28, 2021 00:00:00

#### Assignments

Kyle Pringle, Property Use Inspector

Perform Investigation (Completed on Dec 14, 2021 12:22:25 by Kyle Pringle, Property Use Inspector with outcome "No Violation Found")

Additional Instructions

Comments

Description

Findings

Re-investigation Date

Route Order

Graffiti Enforcement Hold

2021/12/14: No graffiti observed on this building, and the lane had been recently repainted. No further action required.

#### Assignments

Kyle Pringle, Property Use Inspector

#### Relationships

Document: 146630405

Document: 156273820

Document: 156653516

Document: 156837844

Document: 157726634

Document: 158431799

Enforcement Stream: Property Use

Investigator: Kyle Pringle, Property Use Inspector

Parcel: 015-712-826 - Parcel: 102 WATER STREET, Vancouver, BC V6B 1B2 (9)

## Noise Complaint

Case number: 101015326635

Case created: 2021-08-30, 05:11:00 PM

Channel: Phone

### Incident Location

Address: 203 ABBOTT ST, Vancouver, V6B 2K7

Address2:

Location name:

Original Address:

### Request Details

1. **Type of noise:**  
Loud music
2. **Describe the noise and who is making it (e.g. person or company name, garbage or recycling truck number, container bin number):**  
PS no. 10696846 reported via vanconnect on August 25th but the eform did not populate. The citizen had stated the following: "Loud music playing for last 20 minutes or so "
3. **When is it happening?**  
Started around 11:10pm on august 25
4. **How often is it happening?**  
n/a
6. **Did you speak to the person or company making the noise?**  
No
8. **Did you tell the police about your concern?**  
Not Applicable
11. **(Don't ask, just record - did caller indicate they want a call back?)**  
Unknown

### Additional Details

### Contact Details

Name: No Name (ps), No Name

Address: ,

Address2:

Phone:

Email: s.22(1)

Alt. Phone: s.22(1)

Preferred contact method: Either

### Case Notes

### Photo

- no picture -

As Of: Oct 20, 2022 14:48:49

|   |   |
|---|---|
| Case File: CF-2021-012210: Closed   |   |
| 311 Case File Ref   | 101015326635  |
| Brief Description   | Loud music  |
| Business License Number   |   |
| Completed Date  |   |
| Description   | Case File CF-2021-012210: Closed (Noise By-law - Loud music) 203 ABBOTT STREET, Vancouver, BC |
| dup_DefaultInvestigator   | Kyle Pringle, Property Use Inspector  |
| dup_Fine  | 0.00  |
| Enforcement Stream  |   |
| Findings  |   |
| Invoice Due Date  |   |
| Issue Date  |   |
| Job Location  |   |
| Location  |   |
| Location Description  |   |
| Location Type   | Addressed   |
| Parcel Owner is Defendant   | N   |
| Parent Job (Internal ID)  |   |
| PRISM BU Permit Number  |   |
| PRISM DB Permit Number  |   |
| PRISM DE Permit Number  |   |
| Proposed Investigator (Proposed Assignee)   |   |
| Reason for Case File  | Complaint   |
| Relationship  |   |
| STR CD  |   |
| Violation Updated Date  |   |
| <b>Processes</b>  |   |
| Assign Investigation (Completed on Sep 2, 2021 16:00:41 by Ruby Parcon with outcome "Assigned")                                     |   |
| Perform Investigation (Completed on Sep 3, 2021 10:37:09 by Kyle Pringle, Property Use Inspector with outcome "No Violation Found") |   |



Comments

Description

Findings

2021/09/02: One-off noise complaint with no pertinent suite information (this is a large SRA). No further action required at this time.

Re-investigation Date

Route Order

**Assignments**

Kyle Pringle, Property Use Inspector

**Relationships**

Document: 154701252

Enforcement Stream: Property Use

Investigator: Kyle Pringle, Property Use Inspector

Parcel: 015-712-826 - Parcel: 102 WATER STREET, Vancouver, BC V6B 1B2 (9)



## Property Use Complaint

Case number: 101015447507

Case created: 2021-10-19, 01:40:00 PM

Channel: VanConnect

### Incident Location

Address: 102 WATER ST, Vancouver, V6B 1B2

Address2:

Location name:

Original Address: 221 Abbott St

### Request Details

1. Type of concern (if multiple concerns, select primary and provide details in question 2):  
ExteriorBuildingMaintenance

1. Type of concern (if multiple concerns, select primary and provide details in question 2):  
Exterior Building Maintenance

9. Phone number:\*  
s.22(1)

10. Please verify address of the property:\*  
221 abbot street

### Additional Details

PS Description: furniture stores on fire escape

PS#: 10996450

### Contact Details

Name: No Name No Name (ps)

Address: ,

Address2:

Phone:

Alt. Phone:

Email: Anonymous@Anonymous.ca

Preferred contact method: Either

### Case Notes

### Photo



As Of: Oct 20, 2022 14:54:26

Case File: CF-2021-014587: Closed

|   |   |
|---|---|
| 311 Case File Ref                         | 101015447507  |
| Brief Description                         | Furniture on fire escape  |
| Business License Number                   |   |
| Completed Date                            |   |
| Description                               | Case File CF-2021-014587: Closed (Standards of Maintenance By-law - Furniture on fire escape)<br>203 ABBOTT STREET, Vancouver, BC |
| dup_DefaultInvestigator                   | Kyle Pringle, Property Use Inspector  |
| dup_Fine                                  | 0.00  |
| Enforcement Stream                        |   |
| Findings                                  |   |
| Invoice Due Date                          |   |
| Issue Date                                |   |
| Job Location                              |   |
| Location                                  |   |
| Location Description                      |   |
| Location Type                             | Addressed   |
| Parcel Owner is Defendant                 | N   |
| Parent Job (Internal ID)                  |   |
| PRISM BU Permit Number                    |   |
| PRISM DB Permit Number                    |   |
| PRISM DE Permit Number                    |   |
| Proposed Investigator (Proposed Assignee) |   |
| Reason for Case File                      | Complaint   |
| Relationship                              |   |
| STR CD                                    |   |
| Violation Updated Date                    |   |

Processes

Assign Investigation (Completed on Oct 22, 2021 09:44:41 by Krystal Che with outcome "Assigned")

Perform Investigation (Completed on Oct 25, 2021 08:40:32 by Kyle Pringle, Property Use Inspector with outcome "Follow-up Investigation Scheduled")

Use Inspector with outcome "Follow-up Investigation Scheduled")

Additional Instructions

Comments

Description

Findings

Re-investigation Date

Route Order

#### Assignments

Kyle Pringle, Property Use Inspector

Perform Investigation (Completed on Nov 1, 2021 08:28:50 by Kyle Pringle, Property Use Inspector with outcome "Follow-up Investigation Scheduled")

Additional Instructions

Comments

Description

Findings

2021/10/25: Inspection scheduled for 11:00 AM on Wednesday October 27.

Oct 27, 2021 00:00:00

Re-investigation Date

Route Order

#### Assignments

Kyle Pringle, Property Use Inspector

Perform Investigation (Completed on Nov 5, 2021 11:45:16 by Kyle Pringle, Property Use Inspector with outcome "No Violation Found")

Additional Instructions

Comments

Description

Findings

Re-investigation Date

Route Order

#### Assignments

Kyle Pringle, Property Use Inspector

#### Relationships

Document: 157809535

Inspection at 11:00 AM

2021/10/27: I observed some small furniture being stored on the fire escape (second floor landing overlooking the lane between Water and Cordova). I emailed the building manager of this SRA (Gina Vanenberg) and asked her to have the furniture removed.

Recheck by the end of the week.

Nov 5, 2021 00:00:00

Pending furniture removal

2021/11/05: The fire escapes are now free of furniture/debris. No further action required.

Document: 158373975

Document: 158374012

Enforcement Stream: Property Use

Investigator: Kyle Pringle, Property Use Inspector

Parcel: 015-712-826 - Parcel: 102 WATER STREET, Vancouver, BC V6B 1B2 (9)



**From:** ["Pringle, Kyle" <kyle.pringle@vancouver.ca>](mailto:kyle.pringle@vancouver.ca)  
**To:** ["Gina Vanenberg \(gina\\_vanenberg@atira.ca\)" <gina\\_vanenberg@atira.ca>](mailto:gina_vanenberg@atira.ca)  
**Date:** 11/1/2021 8:26:05 AM  
**Subject:** 203 Abbott St - Furniture on Fire Escape  
**Attachments:** IMG\_3877.JPG

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Hi Gina,

I was in the neighbourhood the other day and noticed someone has placed some furniture on the fire escape overlooking the lane on the second floor landing (see attached photo). Could you have someone bring the furniture inside or throw it in the garbage?

Thanks,

Kyle Pringle  
Property Use Inspector  
Licensing & Community Standards - City of Vancouver  
West Annex at City Hall, 515 West 10<sup>th</sup> Avenue  
**phone** (604)873-7088  
**email** [kyle.pringle@vancouver.ca](mailto:kyle.pringle@vancouver.ca)





**From:** [Parcon, Ruby](#)  
**To:** ["info@atira.ca"](mailto:info@atira.ca)  
**Subject:** 203 Abbott St - Winters Residence - SRA Standards of Maintenance Letter dated October 19, 2021  
**Date:** Tuesday, October 19, 2021 11:55:00 AM  
**Attachments:** [203 Abbott St - Property Use SRA Inspection Report - October 15, 2021 Inspection.pdf](#)  
[203 Abbott St - Winters Residence - SRA SofM Letter dated October 19, 2021.pdf](#)

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Please see attached SRA Standards of Maintenance Letter dated October 19, 2021 in regards to Address – 203 Abbott St - Winters Residence.

I have also attached the Property Use SRA Inspection Report from October 15, 2021 inspection.

Should you have any questions, please contact your Property Use Inspector, Kyle Pringle at 604-873-7088 or via email at [kyle.pringle@vancouver.ca](mailto:kyle.pringle@vancouver.ca).

Thank you,

**Ruby Parcon** | Clerk III, Bylaw Compliance and Administration  
Development, Buildings and Licensing | City of Vancouver  
[ruby.parcon@vancouver.ca](mailto:ruby.parcon@vancouver.ca)  
604-873-7416



|   |  |   |
|---|--|---|
| Property Address<br><u>203 ABBOTT ST.</u>           | Name of Building<br><u>WINTERS RESIDENCE</u>     | Inspection Date (yy/mm/dd)<br><u>21/10/15</u>   |
| Business Licence (B/L) Number<br><u>2021-131251</u> | Special Notes on B/L<br><u>SRA</u>               | Security/Video<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                             |
| Pest Management Company<br><u>ATLAS</u>             | Number of Units<br><u>85</u>                     | SRA Tenant Register <input checked="" type="checkbox"/><br>24-hr Tenant Check <input checked="" type="checkbox"/> |
| Owner Information<br><u>WINTERS RESIDENCE LTD.</u>  | Building Representative<br><u>GINA VANEMBERG</u> | Inspectors Attending<br>PUI: <u>KYCE PRINGLE</u>  |
|   | <u>ATIRA PROPERTY MGMT</u>                       |   |
| Ph#   | Ph# <u>s.22(1)</u>                               | Ph# <u>604 873-7088</u>   |

Standards of Maintenance By-law No. 5462

Building Exterior: fire escape / drainpipes / windows / finish

• PEST CONTROL ONCE PER MONTH + AS NEEDED

Common Areas: bathrooms / halls / kitchens / lighting / elevator / stairs / storage rooms

• FIRE ESCAPES + EXTERIOR + COMMON AREAS IN FAIR CONDITION

Subtotal

Recommendations:

All noted deficiencies must be corrected by Nov 17/21 @ 11:00 AM

23+18 = 41

Total # Violations

Hand delivered to GINA VAN ENBERG

(Signed)

Gina Vanenberg

18

Total Life  
Safety Violations



Standards of Maintenance By-law No. 5462

Violations

|                            |   |   |
|----------------------------|---|---|
| Room No.<br><b>s.22(1)</b> | <input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br><input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet<br><input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br><input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace<br><input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean<br><input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug<br><input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace<br><input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control<br>Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/><br>Notes:  | - |
| LIFE SAFETY                | <input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)  | 1 |
| Room No.<br><b>s.22(1)</b> | <input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br><input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet<br><input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br><input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace<br><input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean<br><input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug<br><input checked="" type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace<br><input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control<br>Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/><br>Notes: <i>• REATTACH LIGHT TO CEILING</i>      | 1 |
| LIFE SAFETY                | <input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)   | - |
| Room No.<br><b>s.22(1)</b> | <input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br><input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet<br><input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br><input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace<br><input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean<br><input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug<br><input checked="" type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace<br><input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control<br>Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/><br>Notes:   | 1 |
| LIFE SAFETY                | <input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)   | - |
| Room No.<br><b>s.22(1)</b> | <input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br><input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet<br><input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br><input checked="" type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace<br><input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean<br><input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug<br><input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace<br><input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control<br>Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/><br>Notes:   | 1 |
| LIFE SAFETY                | <input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)  | 1 |
| Room No.<br><b>s.22(1)</b> | <input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br><input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet<br><input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br><input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace<br><input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean<br><input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug<br><input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace<br><input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control<br>Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/><br>Notes: <i>• REPLACE PL WOOD ON WALL WITH GYPSUM BOARD</i> | 1 |
| LIFE SAFETY                | <input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input checked="" type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)  | 1 |
| Room No.                   | <input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br><input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet<br><input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br><input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace<br><input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean<br><input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug<br><input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace<br><input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control<br>Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/><br>Notes:  |   |
| LIFE SAFETY                | <input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)   |   |

|             |                                  |
|-------------|----------------------------------|
| Vacant      |                                  |
| No Access   |                                  |
| Inspected   | 112, 108, 106, 114, 109 (SUPPLY) |
| Notes:      |                                  |
| Total       | 3                                |
| LIFE SAFETY | 3                                |



Standards of Maintenance By-law No. 5462

Violations

|                            |   |   |
|----------------------------|---|---|
| Room No.<br><b>s.22(1)</b> | <input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br><input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet<br><input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br><input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace<br><input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean<br><input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug<br><input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace<br><input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control<br>Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/><br>Notes:                                  | - |
| LIFE SAFETY                | <input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)  | 1 |
| Room No.<br><b>s.22(1)</b> | <input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br><input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet<br><input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br><input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace<br><input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean<br><input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug<br><input checked="" type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace<br><input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control<br>Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/><br>Notes:                       | 1 |
| LIFE SAFETY                | <input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)  | 1 |
| Room No.<br><b>s.22(1)</b> | <input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br><input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet<br><input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br><input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace<br><input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean<br><input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug<br><input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace<br><input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control<br>Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/><br>Notes:                                  | - |
| LIFE SAFETY                | <input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)  | 1 |
| Room No.<br><b>s.22(1)</b> | <input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br><input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet<br><input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br><input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace<br><input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean<br><input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug<br><input checked="" type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace<br><input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control<br>Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/><br>Notes:                       | 1 |
| LIFE SAFETY                | <input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)   | - |
| Room No.<br><b>s.22(1)</b> | <input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br><input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet<br><input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br><input checked="" type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace<br><input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean<br><input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug<br><input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace<br><input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control<br>Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/><br>Notes:                       | 1 |
| LIFE SAFETY                | <input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)   | - |
| Room No.<br><b>s.22(1)</b> | <input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br><input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet<br><input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br><input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace<br><input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean<br><input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug<br><input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace<br><input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control<br>Clutter Y <input checked="" type="checkbox"/> Doorway 90° N <input checked="" type="checkbox"/> Informed Mgr <input checked="" type="checkbox"/><br>Notes: | - |
| LIFE SAFETY                | <input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)   | - |

Vacant \_\_\_\_\_

No Access \_\_\_\_\_

Inspected 117, 119, 120, 121, 122, 123 (OFFICE), 124, 125, 126, 127 (STORAGE), 103

Notes: \_\_\_\_\_

Total

3



Standards of Maintenance By-law No. 5462

| Room No.   | Violations               |
|--|--------------------------|
| <p>s.22(1)</p> <p><input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br/> <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel<br/> <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br/> <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace</p> <p>Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/></p> <p>Notes: <u>REATTACH LIGHT TO CEILING</u></p> <p>LIFE SAFETY<br/> <input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (&gt;1SQ.FT)</p>  | 1                        |
| <p>s.22(1)</p> <p><input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br/> <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel<br/> <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br/> <input checked="" type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace</p> <p>Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/></p> <p>Notes: <u>REPLACE TRANSOM<br/>- REMOVE CABLE RUNNING OUT OF RIM TO</u></p> <p>LIFE SAFETY<br/> <input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (&gt;1SQ.FT)</p> | 2 <u>27</u> s.22(1)<br>1 |
| <p>s.22(1)</p> <p><input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br/> <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel<br/> <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br/> <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace</p> <p>Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/></p> <p>Notes:</p> <p>LIFE SAFETY<br/> <input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (&gt;1SQ.FT)</p>  | 1                        |
| <p>s.22(1)</p> <p><input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br/> <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel<br/> <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br/> <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace</p> <p>Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/></p> <p>Notes:</p> <p>LIFE SAFETY<br/> <input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (&gt;1SQ.FT)</p>  | 1                        |
| <p>s.22(1)</p> <p><input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br/> <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel<br/> <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br/> <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace</p> <p>Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/></p> <p>Notes:</p> <p>LIFE SAFETY<br/> <input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (&gt;1SQ.FT)</p>  | 1                        |
| <p>s.22(1)</p> <p><input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br/> <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel<br/> <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br/> <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace</p> <p>Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/></p> <p>Notes: <u>NO ACCESS</u></p> <p>LIFE SAFETY<br/> <input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (&gt;1SQ.FT)</p>  | 1                        |
| <p>s.22(1)</p> <p><input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br/> <input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel<br/> <input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br/> <input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace</p> <p>Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/></p> <p>Notes: <u>NO ACCESS</u></p> <p>LIFE SAFETY<br/> <input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (&gt;1SQ.FT)</p>  | 1                        |
| <p>vacant</p>  |                          |
| <p>No Access</p>   |                          |
| <p>Inspected <u>208, 206, 203, 210, 211, 212, 213, 209</u></p>   |                          |
| <p>Notes:</p>  |                          |
| <p>Total</p>   |                          |
| <p>5</p>   |                          |
| <p>3</p>   |                          |



Standards of Maintenance By-law No. 5462

Violations

|   |  |  |   |
|---|--|--|---|
| Room No.<br><b>s.22(1)</b>  | <input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br><input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet<br><input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br><input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace | <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean<br><input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug<br><input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace<br><input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control            | - |
| Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/><br>Notes:   |  |  |   |
| LIFE SAFETY   | <input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)   |  | 1 |
| Room No.<br><b>s.22(1)</b>  | <input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br><input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet<br><input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br><input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace | <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean<br><input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug<br><input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace<br><input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control            | - |
| Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/><br>Notes:   |  |  |   |
| LIFE SAFETY   | <input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)   |  | 1 |
| Room No.<br><b>s.22(1)</b>  | <input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br><input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet<br><input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br><input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace | <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean<br><input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug<br><input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace<br><input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control            | - |
| Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/><br>Notes:   |  |  |   |
| LIFE SAFETY   | <input checked="" type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)   |  | 1 |
| Room No.<br><b>s.22(1)</b>  | <input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br><input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet<br><input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br><input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace | <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean<br><input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug<br><input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace<br><input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control            | - |
| Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/><br>Notes:   |  |  |   |
| LIFE SAFETY   | <input checked="" type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)  |  | 1 |
| Room No.<br><b>s.22(1)</b>  | <input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br><input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet<br><input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br><input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace | <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean<br><input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug<br><input checked="" type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace<br><input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control | 1 |
| Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/><br>Notes: <b>LOOSE WIRE HANGING DOWN WALL</b>                       |  |  |   |
| LIFE SAFETY   | <input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)  |  | - |
| Room No.<br><b>s.22(1)</b>  | <input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br><input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet<br><input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br><input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace | <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean<br><input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug<br><input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace<br><input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control            | - |
| Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/><br>Notes: <b>REPLACE PLYWOOD ON WALLS / CEILING w/ GYPSUM BOARD</b> |  |  |   |
| LIFE SAFETY   | <input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input checked="" type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)   |  | 1 |

|           |   |       |
|-----------|---|-------|
| vacant    |   |       |
| No Access | <b>OK</b>                                     |       |
| Inspected | <b>223, 224, 227 (STORAGE), 228, 229, 230</b> |       |
| Notes:    |   |       |
|           |   | Total |
|           |   | 1     |
|           |   | 4     |



| Standards of Maintenance By-law No. 5462 |   |  | Violations |
|--|---|--|------------|
| Room No.<br>s.22(1)                      | <input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br><input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel<br><input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br><input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace<br><input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean<br><input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug<br><input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace<br><input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control                       | Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/><br>Notes: - NO ACCESS  | 1          |
| LIFE SAFETY                              | <input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)   |  | -          |
| Room No.<br>s.22(1)                      | <input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br><input checked="" type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel<br><input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br><input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace<br><input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean<br><input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug<br><input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace<br><input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control            | Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/><br>Notes: REPAIR CEILING WHERE SPRINKLER SUPPORT MEETS CEILING | 3          |
| LIFE SAFETY                              | <input type="checkbox"/> SMOKE ALARM <input checked="" type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)  |  | 1 m        |
| Room No.<br>s.22(1)                      | <input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br><input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel<br><input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br><input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace<br><input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean<br><input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug<br><input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace<br><input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control                       | Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/><br>Notes:  | -          |
| LIFE SAFETY                              | <input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)  |  | 1          |
| Room No.<br>s.22(1)                      | <input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br><input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel<br><input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br><input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace<br><input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean<br><input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug<br><input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace<br><input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control                       | Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/><br>Notes: NO ACCESS  | 1          |
| LIFE SAFETY                              | <input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)   |  | -          |
| Room No.<br>s.22(1)                      | <input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br><input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel<br><input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br><input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace<br><input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean<br><input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug<br><input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace<br><input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control                       | Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/><br>Notes:  | -          |
| LIFE SAFETY                              | <input checked="" type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)   |  | 4 1        |
| Room No.<br>s.22(1)                      | <input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br><input checked="" type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panel<br><input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br><input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace<br><input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean<br><input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug<br><input checked="" type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace<br><input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control | Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/><br>Notes: REATTACH LIGHT TO CEILING<br>PATCH HOLE IN WALL      | 2          |
| LIFE SAFETY                              | <input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)   |  | -          |
| vacant                                   |   |  |            |
| No Access                                |   |  |            |
| Inspected                                | 309, 305, 302, 324, 215, 217, 218, 219,   |  |            |
| Notes:                                   |   |  |            |
|  |   |  | Total      |
|  |   |  | 4          |
| LIFE SAFETY                              |   |  | 3          |



| Standards of Maintenance By-law No. 5462   |  |  |  | Violations |
|--|--|--|--|------------|
| Room No.<br>s.22(1)  | <input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br><input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet<br><input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br><input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace                       | <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean<br><input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug<br><input checked="" type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace<br><input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control |  | 1          |
| Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/><br>Notes:  |  |  |  |            |
| LIFE SAFETY  | <input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)  |  |  | -          |
| Room No.<br>s.22(1)  | <input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br><input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet<br><input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br><input checked="" type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace            | <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean<br><input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug<br><input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace<br><input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control            |  | 1          |
| Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/><br>Notes:  |  |  |  |            |
| LIFE SAFETY  | <input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)  |  |  | -          |
| Room No.<br>s.22(1)  | <input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br><input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet<br><input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br><input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace                       | <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean<br><input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug<br><input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace<br><input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control            |  | -          |
| Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/><br>Notes:  |  |  |  |            |
| LIFE SAFETY  | <input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input checked="" type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)   |  |  | 1          |
| Room No.<br>s.22(1)  | <input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br><input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet<br><input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br><input checked="" type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace            | <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean<br><input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug<br><input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace<br><input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control            |  | 1          |
| Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> DOOR IN STATE OF DISREPAIR<br>Notes:                       |  |  |  |            |
| LIFE SAFETY  | <input type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)  |  |  | -          |
| Room No.<br>s.22(1)  | <input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br><input checked="" type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet<br><input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br><input checked="" type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace | <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean<br><input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug<br><input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace<br><input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control            |  | 34         |
| Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> REPLACE TRANSOM, DOOR HANDSET, DOOR FRAME + DOOR<br>Notes: |  |  |  |            |
| LIFE SAFETY  | <input checked="" type="checkbox"/> SMOKE ALARM <input type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)   |  |  | 44         |
| Room No.<br>s.22(1)  | <input type="checkbox"/> Carpets/floor/baseboards - repair/replace/clean<br><input type="checkbox"/> Walls/ceiling/floors - repair/replace/clean/panet<br><input type="checkbox"/> Radiator/Electrical baseboard - repair/replace<br><input type="checkbox"/> Door-handset/hinges/frame/room# - repair/replace                       | <input type="checkbox"/> Window-pane/frame/trim/hardware - repair/replace/clean<br><input type="checkbox"/> Sink/plumbing/taps/leaks - repair/replace/unplug<br><input type="checkbox"/> Electrical outlets/fixtures/cover plates - repair or replace<br><input type="checkbox"/> Pest-rats/mice/roaches/bedbugs/fruit flies - pest control            |  | -          |
| Clutter Y <input type="checkbox"/> Doorway 90° N <input type="checkbox"/> Informed Mgr <input type="checkbox"/> BIKES ON SPRINKLER<br>Notes:                               |  |  |  |            |
| LIFE SAFETY  | <input type="checkbox"/> SMOKE ALARM <input checked="" type="checkbox"/> SPRINKLER LINE <input type="checkbox"/> DOOR CLOSER <input type="checkbox"/> HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)   |  |  | 1          |
| /acant   |  |  |  |            |
| No Access  |  |  |  |            |
| Inspected  |  |  |  |            |
| Notes: 306, 304, 303, 311, 313, 314, 310, 315, 316, 317, 320, 319, 321, 325, 326, 329 (STORAGE), 330, 331, 332,  |  |  |  |            |
|  |  |  |  | Total      |
|  |  |  |  | 7          |
|  |  |  |  | 2          |
| City of Vancouver - FOI 2022-507 - Page 28 of 85   |  |  |  |            |





October 19, 2021  
CF-2021-014340

WINTERS RESIDENCE LTD  
200 - 68 WATER ST  
VANCOUVER BC V6B 1A4

RE: 203 ABBOTT STREET – WINTERS RESIDENCE

An inspection of the above-cited property on October 15, 2021, determined that your building is in contravention of Standards of Maintenance By-law No. 5462 (the By-law).

Enclosed is a copy of the Property Use SRA Inspection Report (Checklist) that lists the deficiencies observed during the inspection. The Checklist was also handed to the Building Manager, Gina VanEmberg, on the date of the inspection.

Therefore, in accordance with the By-law and to avoid further action, you are to correct the non-life safety deficiencies outlined in the enclosed Checklist **BY NOVEMBER 17, 2021**.

If you have any further questions or concerns, please feel free to contact me via phone or email. We thank you in advance for your voluntary compliance.

Yours truly,

A handwritten signature in black ink, appearing to read "Kyle Pringle".

Kyle Pringle, Property Use Inspector  
kyle.pringle@vancouver.ca  
(604) 873-7088

Enclosure

Copy: WINTERS RESIDENCE  
C/O GINA VANEMBERG, BUILDING MANAGER  
203 ABBOTT STREET  
VANCOUVER BC V6B 1B2

ATIRA WOMEN'S RESOURCE SOCIETY  
info@atira.ca

**REGISTERED AND REGULAR MAIL**

October 21, 2021  
CF-2021-014269

WINTERS RESIDENCE LTD  
200 - 68 WATER ST  
VANCOUVER BC V6B 1A4

**Contact Person:**

Kyle Pringle  
Property Use Inspector  
604-873-7088  
kyle.pringle@vancouver.ca

**ORDER**

RE: 203 ABBOTT STREET – WINTERS RESIDENCE

A Property Use Inspector attended the above-cited property on October 15, 2021 and reported that they observed life safety violations that are in contravention of Section 15.1(1) of Standards of Maintenance By-law No. 5462 (the By-law).

The following life safety violations were reported:

**Rooms:**

1. Unit s.22(1) – The suite door would not fully close automatically;
2. Unit s.22(1) – The suite door would not fully close automatically;
3. Unit s.22(1) – The plywood on the wall needs to be replaced with gypsum board;
4. Unit s.22(1) – The suite door would not fully close automatically;
5. Unit s.22(1) – The suite door would not fully close automatically;
6. Unit s.22(1) – The suite door would not fully close automatically;
7. Unit s.22(1) – The suite door would not fully close automatically;
8. Unit s.22(1) – The suite door would not fully close automatically;
9. Unit s.22(1) – The suite door would not fully close automatically;



10. Unit <sup>s.22(1)</sup> - The plywood on the walls and ceiling needs to be replaced with gypsum board;
11. Unit - The suite door would not fully close automatically;
12. Unit - The suite door would not fully close automatically;
13. Unit - The suite door would not fully close automatically;
14. Unit - The suite door would not fully close automatically;
15. Unit - The suite door would not fully close automatically;
16. Unit - Portions of the ceiling have collapsed where the sprinkler line hanger attaches to the ceiling;
17. Unit - The suite door would not fully close automatically; AND
18. Unit - Bicycles were hanging from the sprinkler line.

Section 15.1(1) of the By-law states:

## 15. INTERIOR FIRE AND HEALTH SAFETY HAZARDS

15.1 (1) *Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.*

Therefore, in accordance with Section 23.2 of the By-law, **you are ordered to:**

- **IMMEDIATELY** correct the above-noted violations (items #1 thru #18).

Please be advised that failure to comply with this order will result in the matter being referred to the City Prosecutor with a request to approve charges against you under the applicable By-law(s). If charges are subsequently laid you will be required to attend Provincial Court and will face liability upon conviction to a fine of not less than \$500.00 for each day that the offence continues.

The imposition of fines by the Court will not absolve you from the requirement to comply with the By-law(s).

If you are selling your property you should disclose the contents of this order to the prospective purchaser and their representatives.

For questions or concerns please contact Kyle Pringle, Property Use Inspector at 604-873-7088 or via email at [kyle.pringle@vancouver.ca](mailto:kyle.pringle@vancouver.ca).

Yours truly,



Saul Schwebs, Architect AIBC  
Chief Building Official

Copy: WINTERS RESIDENCE LTD.  
P.O. BOX 11504  
3100 – 650 W GEORGIA STREET  
VANCOUVER BC V6B 4P7

WINTERS RESIDENCE  
C/O GINA VANEMBERG, BUILDING MANAGER  
203 ABBOTT STREET  
VANCOUVER BC V6B 1B2

ROB RENNING, DEPUTY CHIEF, FIRE PREVENTION  
[rob.renning@vancouver.ca](mailto:rob.renning@vancouver.ca)

ATIRA WOMEN'S RESOURCE SOCIETY  
[info@atira.ca](mailto:info@atira.ca)

---

**Folio:** 580-157-96-0000

**Civic:** 102 WATER ST

**Size:** 65.97 143.08 WIDTH/DEPTH

**Pid:** 015-712-826

**Legal:** LT 1 BLK 5 PL VAP168 DL OGT NWD

**Owner:** WINTERS RESIDENCE LTD

200-68 WATER ST

VANCOUVER BC V6B 1A4

(BH400166)

---

## Parcon, Ruby

---

**From:** ByLaw Orders  
**Sent:** Thursday, October 21, 2021 10:35 AM  
**To:** Parcon, Ruby  
**Subject:** RE: ORDER FOR REVIEW - CF-2021-014269 - 203 Abbott St - Immediate SRA SofM Life Safety Order

Okay to sign.

Thanks,

Saul Schwebs

City of Vancouver  
O: 604.873.7040  
M: s.15(1)(l)

---

**From:** Parcon, Ruby <ruby.parcon@vancouver.ca>  
**Sent:** Tuesday, October 19, 2021 11:41 AM  
**To:** ByLaw Orders s.15(1)(l)  
**Subject:** ORDER FOR REVIEW - CF-2021-014269 - 203 Abbott St - Immediate SRA SofM Life Safety Order

Hi Saul,

Please see attached Order for your review.  
Please let me know if you have any changes or if I can insert your e-signature.

Thank you,  
**Ruby Parcon** | Clerk III, Bylaw Compliance and Administration  
Development, Buildings and Licensing | City of Vancouver  
[ruby.parcon@vancouver.ca](mailto:ruby.parcon@vancouver.ca)  
604-873-7416

## Parcon, Ruby

---

**From:** Parcon, Ruby  
**Sent:** Thursday, October 21, 2021 12:45 PM  
**To:** Renning, Rob  
**Subject:** 203 Abbott St - Winters Residence - Immediate SRA SofM Life Safety Order dated October 21, 2021  
**Attachments:** 203 Abbott St - Winters Residence - Immediate SRA SofM Life Safety Order dated October 21, 2021.pdf

Hi Rob,

Please see attached Immediate SRA SofM Life Safety Order dated October 21, 2021 in regards to 203 Abbott St - Winters Residence.

Thank you,

**Ruby Parcon** | Clerk III, Bylaw Compliance and Administration  
Development, Buildings and Licensing | City of Vancouver  
[ruby.parcon@vancouver.ca](mailto:ruby.parcon@vancouver.ca)  
604-873-7416

## Parcon, Ruby

---

**From:** Parcon, Ruby  
**Sent:** Thursday, October 21, 2021 12:50 PM  
**To:** 'info@atira.ca'  
**Subject:** 203 Abbott St - Winters Residence - Immediate SRA SofM Life Safety Order dated October 21, 2021  
**Attachments:** 203 Abbott St - Winters Residence - Immediate SRA SofM Life Safety Order dated October 21, 2021.pdf

Please see attached Immediate SRA SofM Order dated October 21, 2021 in regards to 203 Abbott St - Winters Residence.

Should you have any questions, please contact your Property Use Inspector, Kyle Pringle at 604-873-7088 or via email at [kyle.pringle@vancouver.ca](mailto:kyle.pringle@vancouver.ca).

Thank you,

**Ruby Parcon** | Clerk III, Bylaw Compliance and Administration  
Development, Buildings and Licensing | City of Vancouver  
[ruby.parcon@vancouver.ca](mailto:ruby.parcon@vancouver.ca)  
604-873-7416

## Inspection Summary

EP-2022-00397

| Process Type          | Inspection Type  | Outcome | Scheduled Start Date | Completed Date | Description         | Requestor Comments  | Inspector Comments   | Completed By                                  |
|-----------------------|------------------|---------|----------------------|----------------|---------------------|---|--|---|
| Electrical Inspection | Underground      | Passed  | Feb 23, 2022         | Feb 23, 2022   | Underground         | Ground plate inspection<br><br>Please call s.22(1)<br>s.22(1)           |  | Dorian Harries, District Electrical Inspector |
| Progress Inspection   | Field Inspection | Extend  | Aug 22, 2022         | Aug 22, 2022   | Progress Inspection | Inspection created by the system for purpose of expiration or extension | Aug 22<br><br>Spoke to Derek, Hydro should be there in two months. | Ronald Macneil, District Electrical Inspector |

Printed: Oct 20, 2022

Page 1 of 1





# FIRE & RESCUE SERVICES

## NOTICE OF VIOLATION

### General

|   |                                   |
|---|-----------------------------------|
| Firehall Office Use only                    |                                   |
| <input type="checkbox"/> Routine Inspection | <input type="checkbox"/> Incident |
| <input type="checkbox"/> Entered into FDM:  | Date: _____                       |

Date: Oct 22 2020 Time: 1400  
 Address of Violation: 202 N 11th St Business/Name: \_\_\_\_\_  
 Business Owner: MTI 28 Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_  
 Person Notice Given To: MTI 28 Title: Manager Phone#: 604-681-1111  
 Receipt of Notice: [Signature] (signature)

| ITEM | CODE              | Vancouver Fire By-Law Violations - FOR IMMEDIATE COMPLIANCE   |
|------|-------------------|---|
|      | 6.1.1.5.(4) 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.(4) 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.(4) 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.(4) DIV B | <input checked="" 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 checked="" type="checkbox"/> Ensure all <b>means of egress and access to exits</b> 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.  |
|      |                   | <u>1st Rooms</u> <b>s.22(1)</b> <u>Reduce number of</u>   |
|      |                   | <u>1st 50%</u>  |
|      |                   | <u>REINSPECTION IN ONE HOUR</u>   |
|      |                   | <u>Jan/20/2021 -</u>  |
|      |                   | 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

**RENSEIGNEMENTS IMPORTANTS**  
Prière de les faire traduire

**重要資料**  
請按人為你翻閱

**अग्नी तटकरी**  
विनाश करने बिना वेने दिन एर सुनिश्च करवनि

**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.

Hall #: \_\_\_\_\_ Shift: \_\_\_\_\_

FOR RE-INSPECTION APPOINTMENT DIAL 311





# FIRE & RESCUE SERVICES

## NOTICE OF VIOLATION

### General

|   |                                   |
|---|-----------------------------------|
| Firehall Office Use only                    |                                   |
| <input type="checkbox"/> Routine Inspection | <input type="checkbox"/> Incident |
| <input type="checkbox"/> Entered into FDM:  | Date: _____                       |

Date: July 28 2020 Time: 13:00

Address of Violation: 5143 41st St Business/Name: Service

Business Owner: \_\_\_\_\_ Phone #: 604 276 4716 Fax #: \_\_\_\_\_

Person Notice Given To: Gavin Vankemmerling Title: Manager Phone#: \_\_\_\_\_

Receipt of Notice: Gavin Vankemmerling (signature)

| ITEM | CODE              | Vancouver Fire By-Law Violations - FOR IMMEDIATE COMPLIANCE  |
|------|-------------------|--|
|      | 6.1.1.5.(4) 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.(4) 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.(4) 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.(4) 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 type="checkbox"/> Provide 24 Hour Fire Watch until such time that fire alarm system is reset and fully functional.  |
|      |                   | 13 All fire doors must be shut & latched   |
|      |                   | 14 Signs needed on back stairs "Fire door, keep shut"  |
|      |                   | 15 No storage in hallways  |
|      |                   | 16 Back stairs need to be repaired   |
|      | s.22(1)           | 17 No storage on sprinkler pipe  |
|      |                   | 18 Delay alarm   |
|      | s.22(1)           | 19 Smoke detector by 75%   |
|      |                   | 20 No storage on smoke detector  |
|      | s.22(1)           | 21 No storage on sprinkler pipe  |

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

**RENSEIGNEMENTS IMPORTANTS**  
Prière de les faire traduire

**重要資料**  
請找人為你翻譯

**गुप्त सूचना**  
विषय वाले बिना बिना दिए इस सूचना को

**CHỈ DẪN QUAN TRỌNG**  
Xin nhđ người dịch hđ

**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.

Hall #: \_\_\_\_\_ Shift: FPO

FOR RE-INSPECTION APPOINTMENT DIAL 311





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: 203 ABBOTT ST  
Building Name: WINTERS RESIDENCE SRO (L)

FH District: 02  
FPO District: 50

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

Date of Report: July 13, 2022

Business Name: Winters Residence

Last Inspection Date: December 8, 2021

Property class: C Residential Tenant

|                               |                                    |                        |   |                           |
|-------------------------------|------------------------------------|------------------------|---|---------------------------|
| Inspection Class<br>Complaint | Inspected Date<br>December 8, 2021 | Status<br>Satisfactory | Assigned To<br>FP Capt Problem Building | Inspector<br>Rice, Fraser |
|-------------------------------|------------------------------------|------------------------|---|---------------------------|

Note: Complaint - Hallway Storage - Verbal

Complaint

Capt Lee/FPI Price attended. Minimal clutter outside room. Verbal warning to management. No further action required.

|  |                                      |                        |  |                       |
|--|--------------------------------------|------------------------|--|-----------------------|
| Inspection Class<br>Residential Tenant - C | Inspected Date<br>September 14, 2021 | Status<br>Satisfactory | Assigned To<br>FP Single Room Occupant | Inspector<br>Nicholas |
|--|--------------------------------------|------------------------|--|-----------------------|

### 1 - Fire Alarm Systems

Status Satisfactory

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

Note: NOV recheck - Cleared

NOV recheck revealed that the FA had been serviced  
NSD 22 Jun 22

|  |                                 |                          |  |                       |
|--|---------------------------------|--------------------------|--|-----------------------|
| Inspection Class<br>Residential Tenant - C | Inspected Date<br>June 15, 2021 | Status<br>Unsatisfactory | Assigned To<br>FP Single Room Occupant | Inspector<br>Nicholas |
|--|---------------------------------|--------------------------|--|-----------------------|

Violation Notice: Issued

Received by: Stella

Position: Manager

### 1 - Fire Alarm Systems

Status Unsatisfactory

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

### 2 - Other (Specify)

Status Satisfactory

- Storage in path of egress (Halls)
- Reduce fuel load by 75% in unit 5.22(1)

Note: Reinspection failed

Inspection recheck of the fire alarm revealed that it remains in Fail status.

Contacted Royal City Fire Supplies to confirm issues. Fail due to non access to CRU.  
Atira confirmed that they are currently working with owner to have techs access the CRU by the end of the week.

Spoke to tenants of CRU that Fire protection techs will be accessing their units.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: 203 ABBOTT ST

FH District: 02

Building Name: WINTERS RESIDENCE SRO (L)

FPO District: 50

|                               |                                  |                        |  |                       |
|-------------------------------|----------------------------------|------------------------|--|-----------------------|
| Inspection Class<br>Complaint | Inspected Date<br>April 28, 2021 | Status<br>Satisfactory | Assigned To<br>FP Capt Problem Buildings | Inspector<br>Clifford |
|-------------------------------|----------------------------------|------------------------|--|-----------------------|

Note: MTI issued

Alarm has a failed service tag.  
Multiple NOV's issued by fire prevention.  
MTI issued for fail to maintain alarm.  
TA59124

|  |                                  |                          |   |                       |
|--|----------------------------------|--------------------------|---|-----------------------|
| Inspection Class<br>Residential Tenant - C | Inspected Date<br>April 27, 2021 | Status<br>Unsatisfactory | Assigned To<br>FP Single Room Occupancy | Inspector<br>Nicholas |
|--|----------------------------------|--------------------------|---|-----------------------|

Violation Notice: Issued

Received by: See previous inspection

Position: [None selected]

1 - Emergency Lighting Status Satisfactory

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

2 - Fire Alarm Systems Status Unsatisfactory

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

3 - Other (Specify) Status Unsatisfactory

- Storage in path of egress (Halls)
- Reduce fuel load by 75% in unit **S.22(1)**

Note: NOV Recheck - Failed

Inspection recheck on the NOV resulted in the following:

- Emergency lighting violation cleared - NSD 22 Feb 23

The following violations remain:

- FA failed - Service tag failure
- Obstructions in hall/egress
- Unit **S.22(1)** remains hoarded

|                                    |                                     |                        |  |                       |
|------------------------------------|-------------------------------------|------------------------|--|-----------------------|
| Inspection Class<br>After Incident | Inspected Date<br>February 19, 2021 | Status<br>Satisfactory | Assigned To<br>FP Capt Problem Buildings | Inspector<br>Clifford |
|------------------------------------|-------------------------------------|------------------------|--|-----------------------|

Note: After fire

After fire.  
Sprinkler activated.  
Sprinkler head replaced.  
Alarm has been reset, however the alarm requires additional work from a previous inspection.





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: 203 ABBOTT ST  
Building Name: WINTERS RESIDENCE SRO (L)

FH District: 02  
FPO District: 50

Alarm tech requires access to commercial units in order to complete the annual alarm service.

| Inspection Class             | Inspected Date    | Status       | Assigned To               | Inspector |
|------------------------------|-------------------|--------------|---------------------------|-----------|
| Hazard Assessment Inspection | February 11, 2021 | Satisfactory | FP Capt Problem Buildings | Clifford  |

### 1 - Housekeeping

Status Satisfactory

Reduce fuel load in Unit # ~~s.22(1)~~ and # ~~s.22(1)~~ by 75%

Note: Hoarding recheck

Rooms have been reduced of contents and access in and around room is OK.

| Inspection Class             | Inspected Date        | Status         | Assigned To               | Inspector |
|------------------------------|-----------------------|----------------|---------------------------|-----------|
| Hazard Assessment Inspection | January 20, 2021      | Unsatisfactory | FP Capt Problem Buildings | Clifford  |
| Violation Notice: Issued     | Received by: Stella G |                | Position: [None selected] |           |

### 1 - Housekeeping

Status Unsatisfactory

Reduce fuel load in Unit # ~~s.22(1)~~ and # ~~s.22(1)~~ by 75%

Note: Hoarding Unit # ~~s.22(1)~~

On site we met with Stella, Staff.

Room # ~~s.22(1)~~ is no longer an issue. 3/9 CIRS at time of inspection.

Room # ~~s.22(1)~~ has not changed, reduce fuel load by 75%.

| Inspection Class         | Inspected Date        | Status         | Assigned To               | Inspector |
|--------------------------|-----------------------|----------------|---------------------------|-----------|
| Residential Tenant - C   | January 20, 2021      | Unsatisfactory | FP Single Room Occupancy  | Clifford  |
| Violation Notice: Issued | Received by: Stella G |                | Position: [None selected] |           |

### 1 - Emergency Lighting

Status Unsatisfactory

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

\*\*\*

### 2 - Fire Alarm Systems

Status Unsatisfactory

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

\*\*\*

### 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: NoV issued - FA

On site we met with staff, Stella.

Violations found during inspection:

- EL - Red X.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: 203 ABBOTT ST  
Building Name: WINTERS RESIDENCE SRO (L)

FH District: 02  
FPO District: 50

- Fire Alarm - additional work req.
  - Storage in halls.
  - ABC/Sprinkler NSD - Nov,2021
- RIOK

| Inspection Class         | Inspected Date     | Status         | Assigned To               | Inspector      |
|--------------------------|--------------------|----------------|---------------------------|----------------|
| Residential Tenant - C   | October 22, 2020   | Unsatisfactory | FP Single Room Occup      | Cholak, Justin |
| Violation Notice: Issued | Received by: Ellen |                | Position: [None selected] |                |

### 1 - Exit Signs Status Satisfactory

The alternating current (normal power) bulbs in the exit sign are missing/burnt-out and shall be replaced.

\*\*\*

### 2 - Fire & Exit Doors Status Satisfactory

Install "FIRE DOOR - KEEP CLOSED" signage on the visible side of the door when in the open position.

\*\*\*

Remove hold open device on fire door.

\*\*\*

### 3 - Fire Alarm Systems Status Unsatisfactory

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

\*\*\*

### 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 issued

On site we met with the manager.

Violations found during inspection:

- Sprinkler due for servicing - Oct.2020
- FA due for service - asap
- No storage in halls.
- Reduce fuel load in unit # s.22(1) and s.22(1) by 50%

NoV issued

| Inspection Class             | Inspected Date     | Status         | Assigned To               | Inspector      |
|------------------------------|--------------------|----------------|---------------------------|----------------|
| Hazard Assessment Inspection | October 22, 2020   | Unsatisfactory | FP Capt Problem Building  | Cholak, Justin |
| Violation Notice: Issued     | Received by: Ellen |                | Position: [None selected] |                |

### 1 - Housekeeping Status Unsatisfactory

Reduce fuel load in Unit # s.22(1) and # s.22(1) by 75%





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: 203 ABBOTT ST  
Building Name: WINTERS RESIDENCE SRO (L)

FH District: 02  
FPO District: 50

Note: Hoarding unit # s.22(1) and s.22(1)

Reduce fuel load in Unit # s.22(1) and # s.22(1) by 75%.

6/9 CIRS.

NoV issued

| Inspection Class             | Inspected Date              | Status         | Assigned To               | Inspector    |
|------------------------------|-----------------------------|----------------|---------------------------|--------------|
| Hazard Assessment Inspection | July 28, 2020               | Unsatisfactory | FP Capt Problem Building  | Chak, Justin |
| Violation Notice: Issued     | Received by: Gina Vanenberg |                | Position: [None selected] |              |

### 1 - Housekeeping

Status Unsatisfactory

Reduce fuel load in Unit # s.22(1) by 75%

Note: Hoarding Unit # s.22(1) and s.22(1)

On site we met with the manager, Gina.

Unit # s.22(1) - Not hoarded ~ 2/9 CIRS.

Unit # s.22(1) - Reduce fuel load by 75% ~ 7/9 CIRS. Remove cover from smoke detector.

Unit # s.22(1) - Not hoarded ~ 3/9 CIRS. No storage from sprinkler pipe.

| Inspection Class         | Inspected Date              | Status         | Assigned To               | Inspector    |
|--------------------------|-----------------------------|----------------|---------------------------|--------------|
| Residential Tenant - C   | July 28, 2020               | Unsatisfactory | FP Single Room Occupancy  | Chak, Justin |
| Violation Notice: Issued | Received by: Gina Vanenberg |                | Position: [None selected] |              |

### 1 - Exit Signs

Status Unsatisfactory

The alternating current (normal power) bulbs in the exit sign are missing/burnt-out and shall be replaced.  
\*\*\*

### 2 - Fire & Exit Doors

Status Unsatisfactory

Install "FIRE DOOR - KEEP CLOSED" signage on the visible side of the door when in the open position.  
\*\*\*

Remove hold open device on fire door.  
\*\*\*

### 3 - Fire Alarm Systems

Status Unsatisfactory

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

Note: NoV Issued - Multiple Violations

On site we met with the manager, Gina.

- Fire Alarm needs to be serviced, additional work required.
- Signage on fire doors is needed.
- Exit bulbs need to be replaced
- No storage in hallways/common areas



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: 203 ABBOTT ST  
Building Name: WINTERS RESIDENCE SRO (L)

FH District: 02  
FPO District: 50

Sprinkler NSD - Oct.2020  
EL/ABC NSD - Oct.2020

NoV issued.

| Inspection Class | Inspected Date | Status       | Assigned To | Inspector           |
|------------------|----------------|--------------|-------------|---------------------|
| Complaint        | June 11, 2020  | Satisfactory | FP General  | De_arcangelis, Lore |

Note: breeze way

Complaint - Breeze way common area with restaurant, cluttered, egress/access compromised.

11-Jun 203 Abbott C. Lee / L. De Arcangelis satisfactory Complaint SRO Garbage /  
combustibles in breezeway Verbal to manager to clean up.  
shared with 102 Water St - responsibility shared, complaint justified.

| Inspection Class             | Inspected Date | Status       | Assigned To              | Inspector |
|------------------------------|----------------|--------------|--------------------------|-----------|
| Hazard Assessment Inspection | May 13, 2020   | Satisfactory | FP Capt Problem Building | Clifford  |

Note: Hoarding

Issues regarding hoarding for rooms s.22(1)

Spoke with manager.

s.22(1) is OK now.

s.22(1) is better than before and manager asked us to check it, but due to covid and we didnt post 24 hours notice to tenant, we did not see the room.

Advised manager to monitor room s.22(1) and if it gets worse call 3-1-1

| Inspection Class       | Inspected Date | Status       | Assigned To              | Inspector |
|------------------------|----------------|--------------|--------------------------|-----------|
| Residential Tenant - C | May 13, 2020   | Satisfactory | FP Single Room Occupancy | Clifford  |

Note: R10K

Only checked alarm, NSD Oct 2020.

| Inspection Class | Inspected Date | Status       | Assigned To              | Inspector        |
|------------------|----------------|--------------|--------------------------|------------------|
| Problem Building | March 19, 2020 | Satisfactory | FP Capt Problem Building | Clifford, Justin |

Note: COVID-19

- Delivered COVID 19 information package to the Manager
- Fire safety during COVID 19 outbreak

|                  |                |        |             |           |
|------------------|----------------|--------|-------------|-----------|
| Inspection Class | Inspected Date | Status | Assigned To | Inspector |
|------------------|----------------|--------|-------------|-----------|





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: 203 ABBOTT ST

FH District: 02

Building Name: WINTERS RESIDENCE SRO (L)

FPO District: 50

|          |                   |              |                          |          |
|----------|-------------------|--------------|--------------------------|----------|
| Hoarding | November 28, 2019 | Satisfactory | FP Capt Problem Building | Clifford |
|----------|-------------------|--------------|--------------------------|----------|

Note: DNO

Met with manager Joanna.  
Inspection of room s.22(1) due to hoarding.  
Room is hoarded level 8.  
DNO placed on room s.22(1)  
Spare room available for tenant.

|                  |                   |              |                          |           |
|------------------|-------------------|--------------|--------------------------|-----------|
| Inspection Class | Inspected Date    | Status       | Assigned To              | Inspector |
| Hoarding         | November 27, 2019 | Satisfactory | FP Capt Problem Building | Clifford  |

Note: DNO removed

Met with manager Joanna.  
Previous DNO on rooms s.22(1) and s.22(1)  
Both rooms are clean and clear.  
No longer DNO.  
RIOK.

|                  |                  |              |                          |           |
|------------------|------------------|--------------|--------------------------|-----------|
| Inspection Class | Inspected Date   | Status       | Assigned To              | Inspector |
| Hoarding         | November 5, 2019 | Satisfactory | FP Capt Problem Building | Clifford  |

Note: Hoarding

Meet with manager Motty.  
Issues with hoarding in rooms s.22(1)  
Discussed hoarding protocol.  
Spare room is being prepared for use in case DNO is required.  
Will follow up.

|                       |                  |              |                          |           |
|-----------------------|------------------|--------------|--------------------------|-----------|
| Inspection Class      | Inspected Date   | Status       | Assigned To              | Inspector |
| Single Room Occupancy | November 4, 2019 | Satisfactory | FP Single Room Occupancy | Clifford  |

Note: RIOS

Met with manager Joana.  
Extinguishers, alarm, sprinkler, expires October 2020.

|                  |                |              |                          |               |
|------------------|----------------|--------------|--------------------------|---------------|
| Inspection Class | Inspected Date | Status       | Assigned To              | Inspector     |
| Hoarding         | July 11, 2019  | Satisfactory | FP Capt Problem Building | Meske, Darren |

Note: Complaint # s.22(1)

- Access provide by management / BC housing rep.





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:  
Building Name: WINTERS RESIDENCE SRO (L)

FH District: 02  
FPO District: 50

- Inspection revealed the room in a satisfactory condition.
  - Main portion of room was mostly cleared.
- Verbal order to staff to have tenant clear items from door swing and entrance area.

|                              |                                 |                        |   |                             |
|------------------------------|---------------------------------|------------------------|---|-----------------------------|
| Inspection Class<br>Hoarding | Inspected Date<br>July 10, 2019 | Status<br>Satisfactory | Assigned To<br>FP Capt Problem Building | Inspector<br>Myeske, Darren |
|------------------------------|---------------------------------|------------------------|---|-----------------------------|

Note: Complaint unit s.22(1)

- Request from BC Housing staff to inspect s.22(1) for hoarding.
  - Tenant is storing items in half of s.22(1) room for somebody else.
  - Tenant stated that items will be removed within one week.
  - No issues with access into room - door and entry area are clear.
- Verbal to management and tenant to clear out items and will re-check in one week.

|                             |                                    |                        |   |                                  |
|-----------------------------|------------------------------------|------------------------|---|----------------------------------|
| Inspection Class<br>Meeting | Inspected Date<br>February 8, 2019 | Status<br>Satisfactory | Assigned To<br>FP Capt Problem Building | Inspector<br>Vogel-minden, Marcu |
|-----------------------------|------------------------------------|------------------------|---|----------------------------------|

1 - Accessibility Status Satisfactory

Remove unauthorized pad locks on door to room s.22(1)

Note: Reinspection ok

Locks removed from door

|                             |                                    |                          |   |                             |
|-----------------------------|------------------------------------|--------------------------|---|-----------------------------|
| Inspection Class<br>Meeting | Inspected Date<br>February 7, 2019 | Status<br>Unsatisfactory | Assigned To<br>FP Capt Problem Building | Inspector<br>Lugs, Clifford |
|-----------------------------|------------------------------------|--------------------------|---|-----------------------------|

Violation Notice: Issued

Received by: Stella

Position: Employee

1 - Accessibility Status Unsatisfactory

Remove unauthorized pad locks on door to room s.22(1)

Note: Meeting (NOV issued)

Meeting follow up regarding hoarding rooms.  
Room s.22(1) is all clean, case closed.  
Phoenix cleaning company on site cleaning the last little bit.  
NOV issued for unauthorized door locks on unit s.22(1)  
2 pad locks latched on door at room s.22(1)  
Ordered to have them removed.

|                              |                                    |                        |                                      |                                  |
|------------------------------|------------------------------------|------------------------|--------------------------------------|----------------------------------|
| Inspection Class<br>Hoarding | Inspected Date<br>January 29, 2019 | Status<br>Satisfactory | Assigned To<br>FP Single Room Occupa | Inspector<br>Vogel-minden, Marcu |
|------------------------------|------------------------------------|------------------------|--------------------------------------|----------------------------------|

1 - Combustible Load Status Satisfactory

Hoarding in room CIRS 5/8



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:  
Building Name: WINTERS RESIDENCE SRO (L)

FH District: 02  
FPO District: 50

### 2 - Fire & Exit Doors Status Satisfactory

The fire door shall swing, on a vertical axis, in the direction of exit travel.

Remove stored materials away from the fire door.

Fire door is to be repaired to an acceptable working condition.

### 3 - Fire Alarm Systems Status Satisfactory

The fire alarm smoke detector is missing and shall be re-installed by a qualified service contractor.

Note: hoarding recheck

Management dealt with all issues in these rooms. No further cause for concern

| Inspection Class      | Inspected Date   | Status       | Assigned To              | Inspector          |
|-----------------------|------------------|--------------|--------------------------|--------------------|
| Single Room Occupancy | January 29, 2019 | Satisfactory | FP Single Room Occupancy | Marie Linden, Marc |

Note: RISK

Fire protection equipment serviced by Royal City. NSD Sept 2019

F/A - ok

F/E - ok

E/L - ok

Sprklr - Ok

| Inspection Class | Inspected Date   | Status         | Assigned To              | Inspector       |
|------------------|------------------|----------------|--------------------------|-----------------|
| Hoarding         | January 24, 2019 | Unsatisfactory | FP Single Room Occupancy | Leslie Clifford |

Violation Notice: Issued

Received by: Leslie Craig

Position: Manager

### 1 - Combustible Load Status Unsatisfactory

Hoarding in room CIRS 5/8

### 2 - Fire & Exit Doors Status Unsatisfactory

The fire door shall swing, on a vertical axis, in the direction of exit travel.

Remove stored materials away from the fire door.

Fire door is to be repaired to an acceptable working condition.

### 3 - Fire Alarm Systems Status Unsatisfactory

The fire alarm smoke detector is missing and shall be re-installed by a qualified service contractor.

Note: Hoarding Room s 22(1)

Room Hoarded CIRS 5

Missing h/w smoke alarm

Room door unable to open 90 degrees

No clear path of travel into room





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:  
Building Name: WINTERS RESIDENCE SRO (L)

FH District: 02  
FPO District: 50

Note: Hoarding Room s.22(1)

Room hoarded CIRS 7/8  
Cannot gain access to room  
Room door has multiple door panels missing from door. Breach in fire separation.

Note: Hoarding Room s.22(1)

Room hoarded CIRS 8/9.  
Occupant of room also known to light fires in room and in hallways.

DNO issued immediately for this room as room unfit and unsafe to occupy. Management in contact with s.22(1) Occupant not at home at time of DNO. Occupant will be found alternative accomodations my management immediately or through occupants assessment team.

| Inspection Class | Inspected Date    | Status       | Assigned To | Inspector     |
|------------------|-------------------|--------------|-------------|---------------|
| Lockbox          | December 21, 2018 | Satisfactory | FP General  | Price, Fraser |

Note: Knox FDC Installation

2 Knox caps installed at FDC location in front of building.

| Inspection Class      | Inspected Date | Status       | Assigned To              | Inspector     |
|-----------------------|----------------|--------------|--------------------------|---------------|
| Single Room Occupancy | July 21, 2017  | Satisfactory | FP Single Room Occupancy | Dejesu, Lorne |

### 1 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.

Note: 203 ABBOTT ST - SARAH - SATISFACTORY

203 ABBOTT ST - SARAH - SATISFACTORY - ATIRA NOW CONTRACTOR NEW DOORS BEING INSTALLED

| Inspection Class      | Inspected Date | Status         | Assigned To              | Inspector     |
|-----------------------|----------------|----------------|--------------------------|---------------|
| Single Room Occupancy | June 15, 2017  | Unsatisfactory | FP Single Room Occupancy | Dejesu, Lorne |

Violation Notice: Issued

Received by: n/A

Position: [None selected]

### 1 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.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:  
Building Name: WINTERS RESIDENCE SRO (L)

FH District: 02  
FPO District: 50

**Note: Annual Inspection**

Annual inspection  
NSD June 17/2017  
NOV written to have standpipe put into proper working order, tag currently showing add't work required. Also written for fire escape door on the third floor is impeded by the door jam. Verbal from on site contractor that they would start the work this coming monday. NOV also issued to have the paint cans removed from the basement.

| Inspection Class      | Inspected Date    | Status       | Assigned To              | Inspector          |
|-----------------------|-------------------|--------------|--------------------------|--------------------|
| Single Room Occupancy | December 20, 2016 | Satisfactory | FP Single Room Occupancy | Dejaeangelis, Lore |

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

**Status Satisfactory**

2020  
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 Smoke Alarms. - 2411 Smoke Alarm Maintenance**

**Status Satisfactory**

2411  
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 Other - 9000 Attention required**

**Status Satisfactory**

9000  
Fire escape(s) require engineers report ,Water St and Abbott st alley.

**Note: continue fire watch**

203 Abbott  
Tue 12/20/2016  
12/1300

Inspection satisfactory continuing with firewatch until city inspector finalizes fire scape for reuse

| Inspection Class      | Inspected Date   | Status         | Assigned To              | Inspector          |
|-----------------------|------------------|----------------|--------------------------|--------------------|
| Single Room Occupancy | November 8, 2016 | Unsatisfactory | FP Single Room Occupancy | Dejaeangelis, Lore |





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:  
Building Name: WINTERS RESIDENCE SRO (L)

FH District: 02  
FPO District: 50

|  |                              |
|--|------------------------------|
| <b>1 Fire Separations. - 2020 Repair breach in fire separation</b> | <b>Status Unsatisfactory</b> |
|--|------------------------------|

2020  
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>2 Smoke Alarms. - 2411 Smoke Alarm Maintenance</b> | <b>Status Unsatisfactory</b> |
|---|------------------------------|

2411  
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>3 Other - 9000 Attention required</b> | <b>Status Unsatisfactory</b> |
|--|------------------------------|

9000  
Fire escape(s) require engineers report ,Water St and Abbott st alley.

Note: Not billable

Met with manager Kevin.

Engineers report for the fire escape pending  
Verbal given to Kevin to have the main floor room under construction to have the fire separation installed.  
Continue Fire watch

|   |                                    |                        |                           |                          |
|---|------------------------------------|------------------------|---------------------------|--------------------------|
| Inspection Class<br>Single Room Occupancy | Inspected Date<br>November 7, 2016 | Status<br>Satisfactory | Assigned To<br>FP General | Inspector<br>Kuva, Lorne |
|---|------------------------------------|------------------------|---------------------------|--------------------------|

Note: Note (Billable)

Met with manager Kevin. Requested to have the engineers report for the fire escape to be emailed to the office. Verbal given to Kevin to have the main floor room under construction to have the fire separation installed. The room is current room is bare down to the studs. It was also mentioned to Kevin that there is a re-inspect fee for the inspection.

|   |                                    |                          |   |                           |
|---|------------------------------------|--------------------------|---|---------------------------|
| Inspection Class<br>Single Room Occupancy | Inspected Date<br>November 4, 2016 | Status<br>Unsatisfactory | Assigned To<br>FP Single Room Occupancy | Inspector<br>Kuvas, Lorne |
|---|------------------------------------|--------------------------|---|---------------------------|

|  |                              |
|--|------------------------------|
| <b>1 Fire Separations. - 2020 Repair breach in fire separation</b> | <b>Status Unsatisfactory</b> |
|--|------------------------------|

2020



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:

FH District: 02

Building Name: WINTERS RESIDENCE SRO (L)

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.

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

Status Unsatisfactory

2411

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 Other - 9000 Attention required

Status Unsatisfactory

9000

Fire escape(s) require engineers report, Water St and Abbott st alley.

Note: ReCheck

Manager Kevin not in at time of reinspection. I had a quick look at the fire escape and on visual it looks like the fire escape had recently been upgraded/repared. Unable to check up on other deficiencies in building as my reference material did not list specifics of the deficiencies.

Phone call to manager Kevin@ 13:55. He had mentioned that the engineers report had been email to the wardens office. Will follow up with this.

| Inspection Class      | Inspected Date     | Status         | Assigned To              | Inspector          |
|-----------------------|--------------------|----------------|--------------------------|--------------------|
| Single Room Occupancy | September 13, 2016 | Unsatisfactory | FP Single Room Occupancy | Deja Angelis, Lore |

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

Status Unsatisfactory

2020

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 Smoke Alarms. - 2411 Smoke Alarm Maintenance

Status Unsatisfactory

2411

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'



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:  
Building Name: WINTERS RESIDENCE SRO (L)

FH District: 02  
FPO District: 50

instructions. [See Appendix A for 6.1.1.4.]

**3 Other - 9000 Attention required** **Status Unsatisfactory**

9000

Fire escape(s) require engineers report ,Water St and Abbott st alley.

**Note: UNSATISFACTORY**

September 13, 2016

203 Abbott Street

1400-1500

Spoke with Kevin at front desk no real concrete updates explained that if there is nothing presented by the end of the week there would be MTI's issued,until correspondence was presented

Peter Plet owner

| Inspection Class      | Inspected Date  | Status         | Assigned To | Inspector           |
|-----------------------|-----------------|----------------|-------------|---------------------|
| Single Room Occupancy | August 23, 2016 | Unsatisfactory | FP General  | De_arcangelis, Lore |

**1 Fire Separations. - 2020 Repair breech in fire separation** **Status Unsatisfactory**

2020

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 Smoke Alarms. - 2411 Smoke Alarm Maintenance** **Status Unsatisfactory**

2411

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 Other - 9000 Attention required** **Status Unsatisfactory**

9000

Fire escape(s) require engineers report ,Water St and Abbott st alley.

**Note: report**

Tue 08/23/2016

1500-1600

Fire watch up-to-date steel fabricators come but Work not started, engineer report will be delivered soon

203 Abbott

FIRE WATCH CHECK

F/W DUE TO FIRE ESCAPE





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:  
Building Name: WINTERS RESIDENCE SRO (L)

FH District: 02  
FPO District: 50

|   |                                 |                          |                           |                                  |
|---|---------------------------------|--------------------------|---------------------------|----------------------------------|
| Inspection Class<br>Single Room Occupancy | Inspected Date<br>July 18, 2016 | Status<br>Unsatisfactory | Assigned To<br>FP General | Inspector<br>De_arcangelis, Lore |
|---|---------------------------------|--------------------------|---------------------------|----------------------------------|

|  |                              |
|--|------------------------------|
| <b>1 Fire Separations. - 2020 Repair breach in fire separation</b> | <b>Status Unsatisfactory</b> |
|--|------------------------------|

2020  
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>2 Smoke Alarms. - 2411 Smoke Alarm Maintenance</b> | <b>Status Unsatisfactory</b> |
|---|------------------------------|

2411  
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>3 Fire Watch. - 6110 Maintain fire watch</b> | <b>Status Satisfactory</b> |
|---|----------------------------|

6110  
Article 2.8.4.  
Fire Watch - for FIRE ESCAPE ISSUES

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>4 Other - 9000 Attention required</b> | <b>Status Unsatisfactory</b> |
|--|------------------------------|

9000  
Fire escape(s) require engineers report ,Water St and Abbott st alley.

Note: FIRE WATCH

FIRE WATCH CHECK RISK  
Mon 07/18/2016  
12:20

|   |                                 |                          |                           |                                  |
|---|---------------------------------|--------------------------|---------------------------|----------------------------------|
| Inspection Class<br>Single Room Occupancy | Inspected Date<br>June 28, 2016 | Status<br>Unsatisfactory | Assigned To<br>FP General | Inspector<br>De_arcangelis, Lore |
|---|---------------------------------|--------------------------|---------------------------|----------------------------------|

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

1420



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:

FH District: 02

Building Name: WINTERS RESIDENCE SRO (L)

FPO District: 50

ROOM **s 22(1)**  
HOARDING ISSUES  
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 Separations. - 2020 Repair breach in fire separation

Status Unsatisfactory

2020  
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 Smoke Alarms. - 2411 Smoke Alarm Maintenance

Status Unsatisfactory

2411  
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 Fire Watch. - 6110 Maintain fire watch

Status Unsatisfactory

6110  
Article 2.8.4.  
Fire Watch - for FIRE ESCAPE ISSUES

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.

### 5 Other - 9000 Attention required

Status Unsatisfactory

9000  
Fire escape(s) require engineers report Water St and Abbott st alley.

Note: FIRE ESCAPE

NO BILL





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:

FH District: 02

Building Name: WINTERS RESIDENCE SRO (L)

FPO District: 50

DUE TO FIRE ESCAPE ISSUES , THE F/E'S HAVE BEEN PLACED OUT OF SERVICES UNTIL REPAIR'S ARE COMPLETE.

MANAGMENT HAS BEEN ODER TO POST NOTICE ON EACH F/E DOOR

Fire Watch - for FIRE ESCAPE ISSUES

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.

|   |                                 |                          |                           |                                  |
|---|---------------------------------|--------------------------|---------------------------|----------------------------------|
| Inspection Class<br>Single Room Occupancy | Inspected Date<br>June 27, 2016 | Status<br>Unsatisfactory | Assigned To<br>FP General | Inspector<br>De_arcangelis, Lore |
| Violation Notice: Issued                  | Received by: KEVIN LOUGHLIN     |                          | Position: Manager         |                                  |

|   |                     |
|---|---------------------|
| 1 Emergency Planning. - 1010 Provide fire watch | Status Satisfactory |
|---|---------------------|

1010

Article 2.4.5.2.v

Permit conditions for open air or outdoor area fires

Sentence:

- v 1) As a condition of issuance of a permit under Sentence 2.4.5.1.(1), the Fire Chief may:

Clause:

- a) require a fire watch

|  |                       |
|--|-----------------------|
| 2 Means of Egress. - 1420 Remove obstructions from means of egress | Status Unsatisfactory |
|--|-----------------------|

1420

ROOMS 22(1)

HOARDING ISSUES

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 Fire Separations. - 2020 Repair breech in fire separation | Status Unsatisfactory |
|---|-----------------------|

2020

Article 2.2.1.2.

Damage to Fire Separations





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:  
Building Name: WINTERS RESIDENCE SRO (L)

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.

|  |                       |
|--|-----------------------|
| 4 Smoke Alarms. - 2411 Smoke Alarm Maintenance | Status Unsatisfactory |
|--|-----------------------|

2411  
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 Watch. - 6110 Maintain fire watch | Status Unsatisfactory |
|--|-----------------------|

6110  
Article 2.8.4.  
Fire Watch - for FIRE ESCAPE ISSUES

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.

|  |                     |
|--|---------------------|
| 6 Fire Watch. - 6120 Maintain fire watch during all system repairs | Status Satisfactory |
|--|---------------------|

6120  
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.

|                                   |                       |
|-----------------------------------|-----------------------|
| 7 Other - 9000 Attention required | Status Unsatisfactory |
|-----------------------------------|-----------------------|

9000  
Fire escape(s) require engineers report ,Water St and Abbott st alley.

Note: FIRE WATCH

- A 24/HR FIRE WATCH IS ISSUED UNTIL FIRE ESCAPE(S), BREECHES IN FIRE SEPARATION AND SMOKE DETECTOR ISSUES ARE IN COMPLIANCE  
FULL ENGINEERS REPORT REQUIRED FOR FIRE ESCAPE LANDING ISSUES.

|   |                                   |                        |   |                             |
|---|-----------------------------------|------------------------|---|-----------------------------|
| Inspection Class<br>Single Room Occupancy | Inspected Date<br>August 22, 2014 | Status<br>Satisfactory | Assigned To<br>FP Single Room Occupancy | Inspector<br>Ortiz, Patrick |
|---|-----------------------------------|------------------------|---|-----------------------------|

|  |                     |
|--|---------------------|
| 1 Smoke Alarms. - 2411 Smoke Alarm Maintenance | Status Satisfactory |
|--|---------------------|

Article 2.1.3.3.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:  
Building Name: WINTERS RESIDENCE SRO (L)

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.]

**2 Other - 9000 Attention required** **Status Satisfactory**

- Complete K3 form

Note: RIOK

| Inspection Class      | Inspected Date  | Status         | Assigned To              | Inspector      |
|-----------------------|-----------------|----------------|--------------------------|----------------|
| Single Room Occupancy | August 13, 2014 | Unsatisfactory | FP Single Room Occupancy | Ortiz, Patrick |

**1 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.]

**2 Other - 9000 Attention required** **Status Unsatisfactory**

- Complete K3 form

Note: Note

- Smoke detectors not installed will go back Aug. 22 at 11 am for excess into the rooms
- Sign need to be installed in kitchen and K3 form

| Inspection Class      | Inspected Date | Status         | Assigned To              | Inspector      |
|-----------------------|----------------|----------------|--------------------------|----------------|
| Single Room Occupancy | July 15, 2014  | Unsatisfactory | FP Single Room Occupancy | Ortiz, Patrick |

**1 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.

**2 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.]

**3 Other - 9000 Attention required** **Status Unsatisfactory**

-



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:  
Building Name: WINTERS RESIDENCE SRO (L)

FH District: 02  
FPO District: 50

Complete K3 form

**Note: Note**

With manager  
Still need smoke installed in some rooms  
K3 form not returned and sign not installed in kitchen

| Inspection Class      | Inspected Date | Status         | Assigned To              | Inspector      |
|-----------------------|----------------|----------------|--------------------------|----------------|
| Single Room Occupancy | June 4, 2014   | Unsatisfactory | FP Single Room Occupancy | Ortiz, Patrick |

**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.

**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 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 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 Other - 9000 Attention required** **Status Unsatisfactory**

•  
Complete K3 form

**Note: Note**

1. Reinspection with Building Manager Kevin
2. Working on smoke detectors and fire separation





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:  
Building Name: WINTERS RESIDENCE SRO (L)

FH District: 02  
FPO District: 50

3. Kevin ask if they can install a kitchen hood instead of doing a K3 form
4. I explained the if so it would have to be compliant with NFPA 96
- 5.

|   |                               |                          |   |                             |
|---|-------------------------------|--------------------------|---|-----------------------------|
| Inspection Class<br>Single Room Occupancy | Inspected Date<br>May 5, 2014 | Status<br>Unsatisfactory | Assigned To<br>FP Single Room Occupancy | Inspector<br>Ortiz, Patrick |
|---|-------------------------------|--------------------------|---|-----------------------------|

Violation Notice: Issued      Received by: Robert Kiddey      Position: Manager

|   |                              |
|---|------------------------------|
| <b>1 Means of Egress. - 1420 Remove obstructions from means of egress</b> | <b>Status Unsatisfactory</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 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>3 Fire Separations. - 2020 Repair breech in fire separation</b> | <b>Status Unsatisfactory</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>4 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>5 Combustible Materials. - 5020 Excessive amount of stored combustibles in and around building</b> | <b>Status Satisfactory</b> |
|---|----------------------------|

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:

FH District: 02

Building Name: WINTERS RESIDENCE SRO (L)

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.

#### 6 Other - 9000 Attention required

Status Unsatisfactory

- Have sprinkler heads cleaned
- Complete K3 form

#### Note: Note

Coordinated inspection with PUI Andy Chinfen and Manager Kevin Loughlin

- Smoke detectors Missing, broken or bagged in suite s.22(1)
- Repair fire separation in suite s.22(1) (ceiling) s.22(1) wall around window and ceiling by electrical room (s.22(1) on 1<sup>st</sup> floor) and hallways
- Repair North exit Fire doors( don't open and close smooth and easy)
- Have sprinkler heads cleaned
- Complete K3 form and install sign in 1<sup>st</sup> floor kitchen.
- Have door in suite s.22(1) open 90° MIN

| Inspection Class      | Inspected Date | Status         | Assigned To              | Inspector              |
|-----------------------|----------------|----------------|--------------------------|------------------------|
| Single Room Occupancy | April 10, 2014 | Unsatisfactory | FP Single Room Occupancy | Patrick Minck, Patrick |

#### 1 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.

#### Note: Note

- Spoke with manager Kevin





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:  
Building Name: WINTERS RESIDENCE SRO (L)

FH District: 02  
FPO District: 50

2. room <sup>S-22(1)</sup> still full of combustibles and now also in the hall way.  
Kevin ensured me the combustibles well be removed immediately

| Inspection Class      | Inspected Date  | Status         | Assigned To              | Inspector      |
|-----------------------|-----------------|----------------|--------------------------|----------------|
| Single Room Occupancy | January 6, 2014 | Unsatisfactory | FP Single Room Occupancy | Ortiz, Patrick |

1 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:

- ✓ 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.

| Inspection Class      | Inspected Date   | Status         | Assigned To              | Inspector      |
|-----------------------|------------------|----------------|--------------------------|----------------|
| Single Room Occupancy | November 7, 2013 | Unsatisfactory | FP Single Room Occupancy | Ortiz, Patrick |

1 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:

- ✓ 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.

Note: Fire load





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:  
Building Name: WINTERS RESIDENCE SRO (L)

FH District: 02  
FPO District: 50

Still have fire load in Suite § 22(1)

| Inspection Class      | Inspected Date  | Status         | Assigned To              | Inspector      |
|-----------------------|-----------------|----------------|--------------------------|----------------|
| Single Room Occupancy | October 3, 2013 | Unsatisfactory | FP Single Room Occupancy | Quinn, Patrick |

### 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 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.

### 3 Other - 9000 Attention required

Status Satisfactory

- This is my 3<sup>rd</sup> time at this address. Improvements have been made but some items need to be resolved by the building owner
- Fire separation at § 22(1) Abbott street - Hole in ceiling
- Fire separation § 22(1) Water street
- Obstruction of sprinkler § 22(1) water
- Loft in § 22(1) and § 22(1) Water not to code
- Fire load needs to be reduced in suite § 22(1)

|                  |                |        |             |           |
|------------------|----------------|--------|-------------|-----------|
| Inspection Class | Inspected Date | Status | Assigned To | Inspector |
|------------------|----------------|--------|-------------|-----------|



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:  
Building Name: WINTERS RESIDENCE SRO (L)

FH District: 02  
FPO District: 50

Single Room Occupancy      September 3, 2013      Unsatisfactory      FP Single Room Occupancy      O'Brien, Patrick

### 1 Means of Egress. - 1410 Provide proper access to exit      Status Satisfactory

Article 2.7.1.2.  
Open Floor Areas

Sentence:

2) Every required egress doorway shall be served by an aisle that

Clause:

- a) has a clear width not less than 1 100 mm,
- b) has access to at least one additional egress doorway, and
- c) at every point on the aisle, provides a choice of 2 opposite directions by which to reach an egress doorway.

### 2 Means of Egress. - 1440 Ensure exit doors open in direction of travel      Status Satisfactory

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.

### 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 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:  
Building Name: WINTERS RESIDENCE SRO (L)

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.

|  |                              |
|--|------------------------------|
| <b>5 Other - 9000 Attention required</b> | <b>Status Unsatisfactory</b> |
|--|------------------------------|

- This is my 3<sup>rd</sup> time at this address. Improvements have been made but some items need to be resolved by the building owner
- Fire separation at s.22(1) Abbott street - Hole in ceiling
- Fire separation s.22(1) Water street
- Obstruction of sprinkler s.22(1) water
- Loft in s.22(1) and s.22(1) Water not to code
- Fire load needs to be reduced in suite s.22(1)

#### Note: Exit doors

- I spoke with manager Kevin Loughlin, to get an update on the repairs.
- Most of the repair are completed and when I was there they were just about the install the self-closers on the exit doors that are now opening in the direction of travel
- Fire load in suite s.22(1) and the hall way is still a problem and they are hoping to get the tenant out by the end of the month

|                       |                |                |                          |                     |
|-----------------------|----------------|----------------|--------------------------|---------------------|
| Inspection Class      | Inspected Date | Status         | Assigned To              | Inspector           |
| Single Room Occupancy | July 23, 2013  | Unsatisfactory | FP Single Room Occupancy | Orin Minck, Patrick |

|  |                              |
|--|------------------------------|
| <b>1 Means of Egress. - 1410 Provide proper access to exit</b> | <b>Status Unsatisfactory</b> |
|--|------------------------------|

Article 2.7.1.2.  
Open Floor Areas

Sentence:  
2) Every required egress doorway shall be served by an aisle that

Clause:  
a) has a clear width not less than 1 100 mm,  
b) has access to at least one additional egress doorway, and  
c) at every point on the aisle, provides a choice of 2 opposite directions by which to reach an egress doorway.

|  |                              |
|--|------------------------------|
| <b>2 Means of Egress. - 1440 Ensure exit doors open in direction of travel</b> | <b>Status Unsatisfactory</b> |
|--|------------------------------|

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





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:

FH District: 02

Building Name: WINTERS RESIDENCE SRO (L)

FPO District: 50

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.

### 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 Other - 9000 Attention required

Status Unsatisfactory

- This is my 3<sup>rd</sup> time at this address. Improvements have been made but some items need to be resolved by the building owner
- Fire separation at s.22(1) Abbott street - Hole in ceiling
- Fire separation s.22(1) Water street
- Obstruction of sprinkler s.22(1) water
- Loft in s.22(1) and s.22(1) Water not to code
- Fire exit door need to open in direction of travel
- Fire load needs to be reduced in suite s.22(1)

Note: Fire separation

| Inspection Class      | Inspected Date | Status         | Assigned To              | Inspector      |
|-----------------------|----------------|----------------|--------------------------|----------------|
| Single Room Occupancy | June 18, 2013  | Unsatisfactory | FP Single Room Occupancy | Ortiz, Patrick |

### 1 Means of Egress. - 1410 Provide proper access to exit

Status Unsatisfactory

Article 2.7.1.2.

Open Floor Areas

Sentence:

2) Every required egress doorway shall be served by an aisle that

Clause:

- a) has a clear width not less than 1 100 mm,
- b) has access to at least one additional egress doorway, and
- c) at every point on the aisle, provides a choice of 2 opposite directions by which to reach an egress doorway.

### 2 Means of Egress. - 1411 Maintenance

Status Satisfactory

Article: 2.7.1.1.

Means Of Egress



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:

FH District: 02

Building Name: WINTERS RESIDENCE SRO (L)

FPO District: 50

1) *Means of egress* shall be maintained in good repair and free of obstructions.

### 3 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.

### 4 Means of Egress. - 1440 Ensure exit doors open in direction of travel

Status Unsatisfactory

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.

### 5 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.

### 6 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:

FH District: 02

Building Name: WINTERS RESIDENCE SRO (L)

FPO District: 50

Clause:

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

### 7 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.

### 8 Indoor Storage. - 6020 Maintain aisle width

Status Satisfactory

Article 3.2.2.2.  
Access Aisles [See Appendix A]

Sentence:

2) Access aisles not less than 1.0 m wide shall be provided fire department access panels and to fire protection equipment.

Appendix:

A-3.2.2.2. Access aisles

The purpose of this Article is to provide adequate access to the interior of the storage area for firefighting and overhaul operations. Means of egress must also be provided in accordance with Section 2.7. of this By-law. The use of dead-end aisles in storage areas should be minimized because of the potential hazard they create with respect to egress. Access aisles required in Sentence (2) include aisles to fire department access panels, or to fire protection equipment such as sprinkler control valves, fire hose stations, portable extinguishers and fire alarm pull stations.

Sentence (4) to (8) prescribe requirements for main access in the storage area. More than one main access aisle may be required depending on the storage configuration and alternate arrangements to a single main access aisle are permitted in Sentence (7). These requirements are in addition to the general requirement for 2.4 m aisles separating individual storage areas. The width of subsidiary aisles within individual storage areas is determined by material handling needs.

Fire department access to a storage area can be by means of doors or access panels on exterior walls, or through doors from another fire compartment in the building, provided that fire compartment in turn has adequate fire department access. The access points should be as remote from each other as possible. Where feasible, the preferred arrangement is for main aisles to terminate at exterior doors on opposite sides of the building.

### 9 Indoor Storage. - 6060 Lower height of stored material

Status Satisfactory

Article 3.2.2.3.  
Clearances

Sentence:

3) In unsprinklered buildings, a clearance of not less than 1 m between top of storage and underside of floor or roof deck shall be maintained. [See Appendix A]

Appendix:

A-3.2.2.3.(3) Clearance for Hose Streams.

In unsprinklered buildings, a clear space is required above the storage to permit hose streams to be directed onto the top of storage.

### Note: Working on Issues

Spoke with Kevin Loughlin the manager

Some issues are resolved but more work needs to be done

-Self closers on doors

-South Fire escape doors need to open in direction of travel.-

-Reduce fire load in unit <sup>s.22(1)</sup>

-Repair fire separation between <sup>s.22(1)</sup> and <sup>s.22(1)</sup> Water st. and <sup>s.22(1)</sup> Abbott st.





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:  
Building Name: WINTERS RESIDENCE SRO (L)

FH District: 02  
FPO District: 50

| Inspection Class      | Inspected Date | Status         | Assigned To              | Inspector       |
|-----------------------|----------------|----------------|--------------------------|-----------------|
| Single Room Occupancy | April 22, 2013 | Unsatisfactory | FP Single Room Occupancy | Evans, Jonathan |

### 1 Means of Egress. - 1410 Provide proper access to exit

Status Unsatisfactory

Article 2.7.1.2.  
Open Floor Areas

Sentence:

2) Every required egress doorway shall be served by an aisle that

Clause:

- a) has a clear width not less than 1 100 mm,
- b) has access to at least one additional egress doorway, and
- c) at every point on the aisle, provides a choice of 2 opposite directions by which to reach an egress doorway.

### 2 Means of Egress. - 1411 Maintenance

Status Unsatisfactory

Article: 2.7.1.1.

Means Of Egress

1) Means of egress shall be maintained in good repair and free of obstructions.

### 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:

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. - 1440 Ensure exit doors open in direction of travel

Status Unsatisfactory

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.

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.

Unsatisfactory



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:  
Building Name: WINTERS RESIDENCE SRO (L)

FH District: 02  
FPO District: 50

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

Status

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.

### 6 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,

### 7 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.

### 8 Indoor Storage. - 6020 Maintain aisle width

Status Unsatisfactory

Article 3.2.2.2.  
Access Aisles [See Appendix A]

Sentence:

2) Access aisles not less than 1.0 m wide shall be provided fire department access panels and to fire protection equipment.

Appendix:

A-3.2.2.2. Access aisles

The purpose of this Article is to provide adequate access to the interior of the storage area for firefighting and overhaul operations. Means of egress must also be provided in accordance with Section 2.7. of this By-law. The use of dead-end aisles in storage areas should be minimized because of the potential hazard they create with respect to egress. Access aisles requires in Sentence (2) include aisles to fire department access panels, or to fire protection equipment such as sprinkler control valves, fire hose stations, portable extinguishers and fire alarm pull stations.

Sentence (4) to (8) prescribe requirements for main access in the storage area. More than one main access aisle may be required depending on the storage configuration and alternate arrangements to a single main access aisle are permitted in Sentence (7). These requirements are in addition to the general requirement for 2.4 m aisles separating individual storage areas. The width of subsidiary aisles within individual storage areas is determined by material handling needs.

Fire department access to a storage area can be by means of doors or access panels on exterior walls, or through doors from another fire compartment in the building, provided that fire compartment in turn has adequate fire department access. The access points should be as remote from each other as possible. Where feasible, the preferred arrangement is for main aisles to terminate at exterior doors on opposite sides of the



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:  
Building Name: WINTERS RESIDENCE SRO (L)

FH District: 02  
FPO District: 50

building.

### 9 Indoor Storage. - 6060 Lower height of stored material

Status Unsatisfactory

Article 3.2.2.3.  
Clearances

Sentence:

3) In unsprinklered buildings, a clearance of not less than 1 m between top of storage and underside of floor or roof deck shall be maintained. [See Appendix A]

Appendix:

A-3.2.2.3.(3) Clearance for Hose Streams.

In unsprinklered buildings, a clear space is required above the storage to permit hose streams to be directed onto the top of storage.

#### Note: notes

all unit doors require approved self closing device  
south fire escape doors need to have door open in direction of travel, and remove unauthorized locking devices  
smoke alarms needed in suite s.22(1)  
reduce fireload in ubnit s.22(1)  
secure steps to north fire escape floors 1 and 3  
remove floor runners in common area hallways  
fire seperation between units s.22(1) and s.22(1) Water and also in s.22(1) abbott

| Inspection Class      | Inspected Date     | Status         | Assigned To              | Inspector |
|-----------------------|--------------------|----------------|--------------------------|-----------|
| Single Room Occupancy | September 18, 2012 | Unsatisfactory | FP Single Room Occupancy | Chris     |

Violation Notice: Issued

Received by: Kevin Loughlin

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 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.

#### Note: Movie Shoot/ Truck Strike

Movie Shoot. Electrical Cable being run up Fire Escape.  
Spoke to Movie Crew and ensred that cable weight is supported by means other than escape. Cable must be kept to side of escape.  
Also deformation of support at bottom is a concern.  
Appears to have been struck by truck.  
Need repairs to escape and engineers report.





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:  
Building Name: WINTERS RESIDENCE SRO (L)

FH District: 02  
FPO District: 50

| Inspection Class      | Inspected Date | Status         | Assigned To              | Inspector |
|-----------------------|----------------|----------------|--------------------------|-----------|
| Single Room Occupancy | July 16, 2012  | Unsatisfactory | FP Single Room Occupancy | Chris     |

|   |                              |
|---|------------------------------|
| <b>1 Means of Egress. - 1420 Remove obstructions from means of egress</b> | <b>Status Unsatisfactory</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 Fire Doors. - 1530 Remove all door wedges and unauthorized hold open devices</b> | <b>Status Satisfactory</b> |
|---|----------------------------|

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.

|  |                              |
|--|------------------------------|
| <b>3 Fire Separations. - 2020 Repair breach in fire separation</b> | <b>Status Unsatisfactory</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>4 Exit Lighting / Emergency Lighting. - 2850 Inspect test and tag all emergency lights</b> | <b>Status Satisfactory</b> |
|---|----------------------------|

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:  
Building Name: WINTERS RESIDENCE SRO (L)

FH District: 02  
FPO District: 50

### 5 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: Email from Fire Hall 2, May 20,2012

**From:** Firehall 02 - B Shift  
**Sent:** Sunday, May 20, 2012 12:39  
**To:** Sziklai, Les; Critchlow, Rick  
**Cc:** Clinaz, Mauro; Firehall 02 - DL  
**Subject:** 203 Abbott Street Fire Inspection

Chief,

Today E2 had a call for an alarm activated at 203 ABBOTT, ST. incident # 120017369

After investigating I could not find cause for the alarm and the system could not be reset

I wrote a notice of violation to have the system serviced / repaired in proper working order and maintain a 24 fire watch until the notice of violation is in compliance.

I do have a serious concern that this system is so antiquated it will not be able to be serviced properly.

Would it be possible to have one of your wardens inspect this multi dwelling?

Also, we are out of the new Notice of violations.

Thank-you ,

Capt. Reiffer, D

2B shift

| Inspection Class         | Inspected Date              | Status         | Assigned To               | Inspector    |
|--------------------------|-----------------------------|----------------|---------------------------|--------------|
| Single Room Occupancy    | April 2, 2012               | Unsatisfactory | FP General                | Short, Chris |
| Violation Notice: Issued | Received by: Kevin Loughlan |                | Position: [None selected] |              |



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:  
Building Name: WINTERS RESIDENCE SRO (L)

FH District: 02  
FPO District: 50

|   |                              |
|---|------------------------------|
| <b>1 Means of Egress. - 1420 Remove obstructions from means of egress</b> | <b>Status Unsatisfactory</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 Fire Doors. - 1530 Remove all door wedges and unauthorized hold open devices</b> | <b>Status Unsatisfactory</b> |
|---|------------------------------|

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.

|  |                              |
|--|------------------------------|
| <b>3 Fire Separations. - 2020 Repair breach in fire separation</b> | <b>Status Unsatisfactory</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>4 Exit Lighting / Emergency Lighting. - 2850 Inspect test and tag all emergency lights</b> | <b>Status Unsatisfactory</b> |
|---|------------------------------|

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.

|   |                              |
|---|------------------------------|
| <b>5 Sprinklers. - 3070 Inspect test and tag sprinkler system</b> | <b>Status Unsatisfactory</b> |
|---|------------------------------|

Article 6.5.4.12.  
Sprinkler Inspection and Replacement

Sentence:





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:

FH District: 02

Building Name: WINTERS RESIDENCE SRO (L)

FPO District: 50

- 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**

Re-inspection.

Fire Safety Equipment Overdue.

Storage in hallways such as bed frame, bikes, dresser drawers.

Maintenance were clearing out as I inspected.

Will be billed for overdue safety equipment.

| Inspection Class      | Inspected Date  | Status         | Assigned To | Inspector    |
|-----------------------|-----------------|----------------|-------------|--------------|
| Single Room Occupancy | October 6, 2011 | Unsatisfactory | FP General  | Short, Chris |

Violation Notice: Issued

Received by: Kevin L.

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 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:

FH District: 02

Building Name: WINTERS RESIDENCE SRO (L)

FPO District: 50

### 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 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.

**Note:** Building in good repair.

Building in good repair.

Notice Issued.

Met manager Kevin L.

604-683-5403.

Could not access sprinkler.

Will check on re-check.

Inspection Class  
Complaint

Inspected Date  
September 2, 2010

Status  
Satisfactory

Assigned To  
FP General

Inspector  
Cooke, Brett

### 1 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.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:  
Building Name: WINTERS RESIDENCE SRO (L)

FH District: 02  
FPO District: 50

**Sprinkler hanger in unit s.22(1) has been damaged and needs to be repaired immediately. Access must be provided to do necessary repairs as this could compromise the sprinkler systems ability to work effectively**

**Note: Complaint**

Sprinkler hanger has been broken and pipe is hanging. Tenant will not let manager have access to do repairs.

| Inspection Class | Inspected Date  | Status       | Assigned To | Inspector     |
|------------------|-----------------|--------------|-------------|---------------|
| FPO General      | August 20, 2010 | Satisfactory | FP General  | Stolp, Ronald |

**1 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.

**SMOKE ALARMS IN THE FOLLOWING UNITS NEED TO BE TESTED, REPAIRED OR REPLACED. UNITS s.22(1)**

**Recheck 08/19/2010**

**s.22(1) still need to be repaired**

**Note: fdm maint**

Locked as satisfactory to clean data chain

| Inspection Class | Inspected Date  | Status         | Assigned To | Inspector    |
|------------------|-----------------|----------------|-------------|--------------|
| FPO General      | August 19, 2010 | Unsatisfactory | FP General  | Cooke, Brett |

**1 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.

**SMOKE ALARMS IN THE FOLLOWING UNITS NEED TO BE TESTED, REPAIRED OR REPLACED. UNITS s.22(1)**





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:  
Building Name: WINTERS RESIDENCE SRO (L)

FH District: 02  
FPO District: 50

s.22(1)

### Recheck 08/19/2010

s.22(1)

still need to be repaired

|   |                     |
|---|---------------------|
| 2 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.

### REPAIR CEILING AND SPRINKLER HANGER IN UNIT s.22(1)

|  |                     |
|--|---------------------|
| 3 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.

### REDUCE THE AMOUNT OF COMBUSTIBLES STORED IN ROOM AND ON SPRINKLER PIPES IN THE FOLLOWING UNITS. s.22(1) AND s.22(1)

Note: recheck

|                                 |                                  |                          |                           |                           |
|---------------------------------|----------------------------------|--------------------------|---------------------------|---------------------------|
| Inspection Class<br>FPO General | Inspected Date<br>April 27, 2010 | Status<br>Unsatisfactory | Assigned To<br>FP General | Inspector<br>Cooke, Brett |
|---------------------------------|----------------------------------|--------------------------|---------------------------|---------------------------|

|   |                       |
|---|-----------------------|
| 1 Smoke Alarms. - 2450 Smoke Alarm needs repair | Status Unsatisfactory |
|---|-----------------------|

Article 2.1.3.3.  
Smoke Alarms



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:  
Building Name: WINTERS RESIDENCE SRO (L)

FH District: 02  
FPO District: 50

Sentence:

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

### SMOKE ALARMS IN THE FOLLOWING UNITS NEED TO BE TESTED, REPAIRED OR REPLACED. UNITS s.22(1)

s.22(1)

|   |                       |
|---|-----------------------|
| 2 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.

### REPAIR CEILING AND SPRINKLER HANGER IN UNIT s.22(1)

|  |                       |
|--|-----------------------|
| 3 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 COMBUSTIBLES STORED IN ROOM AND ON SPRINKLER PIPES IN THE FOLLOWING UNITS. s.22(1)

AND s.22(1)

Note: SRO inspection

Building in decent shape. Violation to be issued to to manager Kevin for smoke alarms and room storage.

|                                 |                                  |                        |                           |                              |
|---------------------------------|----------------------------------|------------------------|---------------------------|------------------------------|
| Inspection Class<br>FPO General | Inspected Date<br>April 13, 2010 | Status<br>Satisfactory | Assigned To<br>FP General | Inspector<br>Suzuki, Kenneth |
|---------------------------------|----------------------------------|------------------------|---------------------------|------------------------------|





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:  
Building Name: WINTERS RESIDENCE SRO (L)

FH District: 02  
FPO District: 50

|                                 |                                 |                        |                           |                              |
|---------------------------------|---------------------------------|------------------------|---------------------------|------------------------------|
| Inspection Class<br>FPO General | Inspected Date<br>March 2, 2010 | Status<br>Satisfactory | Assigned To<br>FP General | Inspector<br>Suzuki, Kenneth |
|---------------------------------|---------------------------------|------------------------|---------------------------|------------------------------|

Note: fire

recheck after fire PFE been replaced FAS has been tested by Royal City Fire and HWSA has been replace in fire room

|   |                                      |                        |                           |                           |
|---|--------------------------------------|------------------------|---------------------------|---------------------------|
| Inspection Class<br>Single Room Occupancy | Inspected Date<br>September 21, 2009 | Status<br>Satisfactory | Assigned To<br>FP General | Inspector<br>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.

Unit doors may not have padlocks, eyebolt's or any other non approved locking device on them. Units s.22(1)

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.

Smoke alarms need to be replaced, repaired or tested in the following units s.22(1)

3 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.]





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:  
Building Name: WINTERS RESIDENCE SRO (L)

FH District: 02  
FPO District: 50

### 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.

### Note: INSPECTION

Building had annual fire inspection Sept 2009. Management monitors smoke alarms by doing monthly room checks. Padlocks have been removed by manager. Could not access sprinkler system at time of inspection.

| Inspection Class         | Inspected Date     | Status         | Assigned To               | Inspector    |
|--------------------------|--------------------|----------------|---------------------------|--------------|
| Single Room Occupancy    | September 16, 2008 | Unsatisfactory | FP General                | Cooke, Brett |
| Violation Notice: Issued |                    | Received by:   | Position: [None selected] |              |

### 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.

Unit doors may not have padlocks, eyebolt's or any other non approved locking device on them. Units §.22(1)

### 2 Smoke Alarms. - 2450 Smoke Alarm needs repair Status Unsatisfactory

Article 2.1.3.3.  
Smoke Alarms

### Sentence:





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:  
Building Name: WINTERS RESIDENCE SRO (L)

FH District: 02  
FPO District: 50

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

Smoke alarms need to be replaced, repaired or tested in the following units s.22(1)

|   |                              |
|---|------------------------------|
| <b>3 Combustible Materials. - 5020 Excessive amount of stored combustibles in and around building</b> | <b>Status Unsatisfactory</b> |
|---|------------------------------|

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.

Combustible material needs to be reduced in units to lower the fire load and allow access to Emergency Personnel. Units s.22(1) and s.22(1)

|                                 |                                |                        |                           |                               |
|---------------------------------|--------------------------------|------------------------|---------------------------|-------------------------------|
| Inspection Class<br>FPO General | Inspected Date<br>May 20, 2008 | Status<br>Satisfactory | Assigned To<br>FP General | Inspector<br>Rusticus, Martin |
|---------------------------------|--------------------------------|------------------------|---------------------------|-------------------------------|

|   |                            |
|---|----------------------------|
| <b>1 Fire Alarms. - 2210 Inspect Test and Tag fire alarm system</b> | <b>Status Satisfactory</b> |
|---|----------------------------|

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>2 Fire Extinguishers. - 2650 Inspect Test and Tag all extinguishers</b> | <b>Status Satisfactory</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 NFAP 10, "Portable



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:  
Building Name: WINTERS RESIDENCE SRO (L)

FH District: 02  
FPO District: 50

### Fire Extinguishers."

|   |                            |
|---|----------------------------|
| <b>3 Exit Lighting / Emergency Lighting. - 2850 Inspect test and tag all emergency lights</b> | <b>Status Satisfactory</b> |
|---|----------------------------|

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.

|   |                            |
|---|----------------------------|
| <b>4 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>5 Combustible Materials. - 5030 Combustible materials stored in service room</b> | <b>Status Satisfactory</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:

- a) in any part of an elevator shaft, ventilation shaft, *means of egress*, service room or *service space*,

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.

|                                 |                                  |                          |                           |                               |
|---------------------------------|----------------------------------|--------------------------|---------------------------|-------------------------------|
| Inspection Class<br>FPO General | Inspected Date<br>April 14, 2008 | Status<br>Unsatisfactory | Assigned To<br>FP General | Inspector<br>Rusticus, Martin |
|---------------------------------|----------------------------------|--------------------------|---------------------------|-------------------------------|

Violation Notice: Issued

Received by: Kevin Loughlin

Position: [None selected]

|   |                              |
|---|------------------------------|
| <b>1 Fire Alarms. - 2210 Inspect Test and Tag fire alarm system</b> | <b>Status Unsatisfactory</b> |
|---|------------------------------|





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address:  
Building Name: **WINTERS RESIDENCE SRO (L)**

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

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>2 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 NFAP 10, "Portable Fire Extinguishers."

|   |                              |
|---|------------------------------|
| <b>3 Exit Lighting / Emergency Lighting. - 2850 Inspect test and tag all emergency lights</b> | <b>Status Unsatisfactory</b> |
|---|------------------------------|

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.

|   |                              |
|---|------------------------------|
| <b>4 Sprinklers. - 3070 Inspect test and tag sprinkler system</b> | <b>Status Unsatisfactory</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>5 Combustible Materials. - 5030 Combustible materials stored in service room</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:

- a) in any part of an elevator shaft, ventilation shaft, *means of egress*, service room or



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address:  
Building Name: WINTERS RESIDENCE SRO (L)

FH District: 02  
FPO District: 50

*service space,*

#### 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.

**Note:** SRO Project

joint inspection conducted with Property Use, and some FDM data gathered.  
order issued to have all fire systems tested and tagged; already ordered for end of the month.

| Inspection Class | Inspected Date | Status       | Assigned To | Inspector         |
|------------------|----------------|--------------|-------------|-------------------|
| FPO General      | April 5, 2007  | Satisfactory | FP General  | Von_minden, Marcu |