

File No.: 04-1000-20-2023-485

September 18, 2023

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 August 1, 2023 under the *Freedom of Information and Protection of Privacy Act* for:

**Vancouver Fire & Rescue Services Inspection History Reports (electronic), including any relevant photos, at 414 E 10th Avenue. Date range: January 1, 2008 to July 31, 2023.**

All responsive records are attached. Some information in the records has been severed (blacked out) under s.13(1), s.15(1)(l), s.22(1), and s.22(3)(d) 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 (#04-1000-20-2023-485); 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. Alternatively, you can call the FOI Case Manager at 604-871-6584.

Encl. (Response package)

:pm



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

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

Date of Report: **August 1, 2023**

Business Name: **McQuarie Place**

Last Inspection Date: **January 6, 2023**

Property class: **C Residential Tenant**

Inspection Class <b>After Incident</b>	Inspected Date <b>January 6, 2023</b>	Status <b>Satisfactory</b>	Assigned To <b>FP General</b>	Inspector <b>Thuss, Fraser</b>
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### Note: Inspection

Inspected building for after alarm

Buildings systems are still not serviced.

Alarm still in trouble mode.

Inspection Class <b>Residential Tenant - C</b>	Inspected Date <b>November 17, 2022</b>	Status <b>Unsatisfactory</b>	Assigned To <b>FP General</b>	Inspector <b>Wolf, Naomi</b>
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Violation Notice: Issued

Received by: as before

Position: [None selected]

### 1 - Emergency Lighting Status Not Inspected

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

xxx

### 2 - Exit Stairshafts Status Not Inspected

Clear excess leaves and garbage from both exit stairwells from the parkade.

Remove unapproved gate from the top of the exit stairwells from the parkade.

### 3 - Fire & Exit Doors Status Not Inspected

Remove hold open device on fire door.

\*\*\*

Repair self closing device on door.

\*\*\*

Remove all locking devices from exit doors

Repair door handles

### 4 - Fire Alarm Systems Status Unsatisfactory

The fire alarm system is in need of servicing by a qualified service contractor.

\*\*\*

### 5 - Fire Extinguishers (Portable) Status Unsatisfactory

The fire extinguishers are in need of servicing by a qualified service contractor.

\*\*\*

### 6 Sprinklers. - Sprinkler Systems Status Unsatisfactory

The sprinkler system is in need of servicing by a qualified service contractor.



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: 414 E 10TH AVE  
Building Name: McQuarie Place Apts

FH District: 03  
FPO District: 55

\*\*\*

#### Note: Prosecution prep inspection

- In preparation for prosecution, had to go back to inspect, as well as to take pictures.
- We had to go back in the afternoon (1317-1338), as resident, Ted Lundy, was not on site to give us access to the parkade. Another resident let us in the first time.
- 
- All EX were either requiring HST, or discharged
- EM in the electrical room was still untouched with tag NSD 21/Jul/18. It is also not mounted properly.
- AL - "ASAP". Panel was still unlocked and was taped shut with duct tape.
- SW fire exit (to outside) in the stairwell now has door knob that latches shut but the door does not lie flush with the frame, and there are still numerous holes.
- 1st floor NW stairwell fire door does not latch shut.
- 1st floor W side hallway has hole in the ceiling.
- 2nd floor has power outlet that's been ripped out and there were exposed wires.
- 2nd floor NW stairwell fire door does not latch shut.
- 3rd floor mid fire doors - one opening towards West does not open. The latching mechanism is jammed. Exit light above those doors is not illuminated.
- 3rd floor NW stairwell fire door wedged open.
- NW fire exit (to outside) in the stairwell does not latch shut unless manually done so. There is also a very large gap at the bottom, there is approx. 1" gap.
- Suite s.22(1) door does not have a door knob (area around it is damaged) and the hole has paper shoved in there.
- 
- Bottom of SW stairwell is a door that leads to the parkade - 3 pieces of plywood piled up. On the other side is excessive storage that prevents the door from being used. There is no access to/from parkade into the building. This door is not a marked exit.
- Both fire exits from the parkade have issues.
- SW exit door does not latch shut, and the wire lasso is still there, and the self closing device is still broken. Other side of the door, the exterior stairwell is covered in leaves and at the top of the stairs is still the red board. There is no hand rail.
- There is a plastic pipe approx. 1" in diameter runs across in front of the fire door, causing a tripping hazard. The pipe goes around one vehicle, then behind another, and eventually going up to the ceiling. It is not known what the purpose of this set up is.
- SE exit door has self closing device, but only opens partially as the other side is blocked by numerous bins and a mattress. The exterior stairwell is covered in leaves and overgrowth of plants obstructing passage. At the top of the stairs is the red board.
- Both exit doors do not have a door knob/lever, just a turn-latch locking device. Both doors are covered in dents/holes.
- There is excessive storage/garbage throughout the parkade.
- Electrical room had some storage, including a wood pallet resing up against electrical meters.
- The room next to the sprinkler room has more storage now, it is piled high with garbage, appliances, and mattress.
- There are no spare sprinkler heads.
- There is no fire extinguisher in the parkade.
-





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Residential Tenant - C</b>	<b>August 17, 2022</b>	<b>Unsatisfactory</b>	<b>FP General</b>	<b>Wolf, Naomi</b>

**Violation Notice:** Issued

**Received by:** as before

**Position:** [None selected]

<b>1 - Emergency Lighting</b>	<b>Status</b> Unsatisfactory
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The emergency power unit has past its service date and is now in need of servicing by a qualified service contractor.

xxx x

<b>2 - Exit Stairshafts</b>	<b>Status</b> Unsatisfactory
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Clear excess leaves and garbage from both exit stairwells from the parkade.  
Remove unapproved gate from the top of the exit stairwells from the parkade.

<b>3 - Fire &amp; Exit Doors</b>	<b>Status</b> Unsatisfactory
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Remove hold open device on fire door.

\*\*\*

Repair self closing device on door.

\*\*\*

Remove all locking devices from exit doors

Repair door handles

<b>Note: Prosecution preparation</b>
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- met with Ted Lundy to take photos of deficiencies
- 
- Both exit doors from the parkade are still rigged with a wire lasso device.
- SE exit door is in poorer shape, and the locking device is sticky and difficult to open the door.
- In front of the exit door on the SE side, there is a plastic plumbing pipe running the width of the door, creating a tripping hazard. The pipe is a makeshift drain from a leak in the parkade ceiling that the owner has rigged.
- Both exit stairwells from the parkade are littered with leaves and twigs on the stairs and at the top of the stairs, they are both blocked by large, red barrier. While they are flimsy and can easily be pushed away, it still presents an obstacle as it is large and bulky and you would have to step over them.
- SW stairwell behind the exit door in the refuge area, there is substantial garbage that is blocking the door from opening no more than approximately 12".
- The emergency lighting unit in the electrical room is past due for service; NSD 21/Jul/18.
- Overall, the parkade area is very dark with very poor lighting.
- 
- Both fire exits from the stairwell between 1st and 2nd floors are beyond repair. The doors sit ajar and will not latch shut. While locked, it takes very little effort for the door to open. There are numerous holes in both doors.
- The window on the 3rd floor on the SW side is broken; the glass is broken and the window will not shut (from previous prosecution).
- The fire alarm panel is duct taped shut. There is no key for it and can easily be tampered with.
- 
- Notes, including photos, have been completed and will be ready for submission shortly.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Residential Tenant - C</b>	<b>June 17, 2022</b>	<b>Unsatisfactory</b>	<b>FP General</b>	<b>Wolf, Naomi</b>

**Violation Notice:** Issued      **Received by:** straight to prosecution      **Position:** [None selected]

<b>1 - Emergency Lighting</b>	<b>Status</b> Unsatisfactory
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The emergency power unit has past its service date and is now in need of servicing by a qualified service contractor.

xxx x

<b>2 - Exit Stairshafts</b>	<b>Status</b> Unsatisfactory
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Clear excess leaves and garbage from both exit stairwells from the parkade.  
Remove unapproved gate from the top of the exit stairwells from the parkade.

<b>3 - Fire &amp; Exit Doors</b>	<b>Status</b> Unsatisfactory
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Remove hold open device on fire door.  
\*\*\*  
Repair self closing device on door.  
\*\*\*  
Remove all locking devices from exit doors  
  
Repair door handles

**Note: Recheck**

- one of the residents, Ed Lundy, called to say one of the exit stairwells from the parkade to the street is blocked by garbage on the other side.
- 
- Confirmed that the West exit from parkade is blocked by items on the other side. When seen from the other side, the door is blocked by boxes, garbage cans, and other garbage. It also has a significant amount of leaves on the stairs and the ivy is starting to overgrow along the side of the stairs.
- East side exit from parkade opens, but there is garbage strewn along the stairwell. It is also covered in leaves.
- According to Ed, the landlord was there earlier in the day and he removed the red panels that were blocking the top of both exits from the parkade. It was noticed that those panels were placed on the other side of the alley by the building on E. 11th.
- The door to the sprinkler room was bolted shut. Ed used a power drill to unscrew the bolt. Inside that door, there is a significant amount of storage. Another door through that area is where the sprinkler room is.
- Electrical room was also bolted shut in the same manner. Ed also mentioned that when it rains, the water leaks onto the electrical panels.
- AL panel is no longer open with a key hanging from it, but is taped shut. The panel is not locked.
- 3rd floor East stairwell's fire door has a large split in the wood from the latch downwards. The door does close, but the integrity has been compromised from the split.
- 2nd floor mid-floor fire doors are not latching.
- Photos will be uploaded for prosecution.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Residential Tenant - C</b>	<b>March 24, 2022</b>	<b>Unsatisfactory</b>	<b>FP General</b>	<b>Wolf, Naomi</b>



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

**Violation Notice:** Issued

**Received by:** Ed Lundy as before

**Position:** Occupant

### 1 - Emergency Lighting

**Status** Unsatisfactory

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

### 2 - Exit Stairshafts

**Status** Unsatisfactory

Clear excess leaves and garbage from both exit stairwells from the parkade.  
Remove unapproved gate from the top of the exit stairwells from the parkade.

### 3 - Fire & Exit Doors

**Status** Unsatisfactory

Remove hold open device on fire door.  
\*\*\*  
Repair self closing device on door.  
\*\*\*  
Remove all locking devices from exit doors  
  
Repair door handles

#### Note: NOV/Prosecution recheck - Unsatisfactory

- met with one of the residents, Ed Lundy.
- 
- This inspection would be the post 3 months since court date where owner was found guilty on 4 counts:
  - Failing to maintain windows in good repair
  - Failing to provide means of egress
  - Failing to maintain means of egress
  - Remove all unauthorized locking devices from the stairwell exit door, SW parkade exit door, and the SE parkade exit door. Ensure the doors are equipped with latching, locking, and opening mechanisms.
- 
- The window on the east side stairwell has been replaced, but the window on the west side stairwell does not close.
- Both exit doors from the parkade no longer has the sliding lock that Ed placed (after the court date), but the handles are broken and the doors are latched shut by a wire lasso. Both doors are beyond repair from all the holes that have been drilled into them.
- Both exits lead up to the alley by a stairwell, both are covered in leaves and at the top there are red, wooden boards in place of a gate. Ed said the owner removed the gates and replaced them with these boards. The east side does not have a fence or handrail to prevent anyone from falling down the stairwell. The west side has a fence, but you are essentially trapped at the top of the stairwell.
- West side stairwell exit door was recently bolted shut but the bolts have since been removed. There are numerous holes in both west and east side exits that makes them not function properly as a fire door.
- There is a room between the parkade and the sprinklers, which is filled from floor to ceiling with random items from people moving out. The sprinkler room itself is free of items, but the room next to it is bordering on hoarding.
- Fire alarm panel is not locked but is shut by a duct tape.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

- Aside from one window that was replaced, I do not believe there has been any compliance with the other issues.
- 

Inspection Class <b>Residential Tenant - C</b>	Inspected Date <b>January 14, 2022</b>	Status <b>Unsatisfactory</b>	Assigned To <b>FP General</b>	Inspector <b>Wolf, Naomi</b>
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Violation Notice: Issued

Received by: Ed Lundy

Position: [None selected]

<b>1 - Emergency Lighting</b>	<b>Status</b> Unsatisfactory
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The emergency power unit has past its service date and is now in need of servicing by a qualified service contractor.

<b>2 - Fire &amp; Exit Doors</b>	<b>Status</b> Unsatisfactory
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Remove hold open device on fire door.

Repair self closing device on door.

Remove all locking devices from exit doors

Repair door handles

<b>3 - Housekeeping</b>	<b>Status</b> Satisfactory
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Remove storage from service rooms and ensure they are kept free of storage at all times

<b>Note: NOV recheck - Unsatisfactory</b>
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- Went and met with Ed Lundy to have a walk-through.
  - 
  - He has removed the sliding locks from the exit doors in the parkade, but the wire cables are still present. The South side exit's self closing device is disconnected/broken.
  - Electrical room's storage has been removed.
  - EM - still not done with NSD 21/Ju/18
  - AL panel is unlocked and duct-taped shut (easy to open it).
  - There is a hole in the ceiling drywall on the 1st floor, approximate size 10"x12" (there was a leak).
  - 1st floor SW exit's door doesn't even close, the door is completely broken, both the hardware as well as the structure itself.
  - Fire doors mid-floor on both 2nd and 3rd floors do not latch shut (one door on each floor).
  - Knobs on the same fire doors are wobbly - works but isn't secure in the door.
  - Fire door mid-floor on the 1st floor is off the frame and will not shut.
  - 
  - Overall, majority of the fire/exit doors are beyond repair and need to be replaced.
- Spoke with the City Prosecutor, David Clements and a new prosecution will be started for the fire doors.

Inspection Class <b>Residential Tenant - C</b>	Inspected Date <b>November 17, 2021</b>	Status <b>Unsatisfactory</b>	Assigned To <b>FP General</b>	Inspector <b>Wolf, Naomi</b>
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Violation Notice: Issued

Received by: Ed Lundy

Position: Occupant





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

### 1 - Emergency Lighting Status Unsatisfactory

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

xxx

### 2 - Fire & Exit Doors Status Unsatisfactory

Remove hold open device on fire door.

\*\*\*

Repair self closing device on door.

\*\*\*

Remove all locking devices from exit doors

Repair door handles

### 3 - Housekeeping Status Unsatisfactory

Remove storage from service rooms and ensure they are kept free of storage at all times

#### Note: NOV issued

- Inspection due to prosecution outcome
- 
- Exit doors in parkade were bolted shut, and they were to "ensure the exit doors are equipped with latching, locking, and opening mechanisms that comply with Section 9.9.6.7(1)(a) of the BC Building Code 2018, such that the mechanisms permit the exit doors to be openable from the inside or in the direction of travel to an exit without requiring keys, special devices, or specialized knowledge of the door opening mechanism".
- 
- Southwest and Southeast parkade exit doors were no longer screwed shut, however, a large sliding dead bolt has now been put on. The wire cables are still present, enabling the door to be tethered shut from the inside.
- Southwest exit has a doorknob, not the lever-style in addition to the deadbolt and the wire cable.
- Electrical room has significant storage.
- EM - NSD 21/Jul/08
- WA, AL, EX - NSD 22/Aug/06
- 2nd floor fire door mid-way has a broken door knob; will not open
- Exit from 2nd floor on east stairwell to outside has a broken doorknob. It opens, but it is just a piece of metal with duct tape; one doesn't even need to turn it, the door opens once you push on it.
- 3rd floor west stairwell fire door was wedged open.
- 3rd floor fire door mid-way does not latch shut.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>FPO General ( No Entry )</b>	<b>September 9, 2021</b>	<b>Unsatisfactory</b>	<b>FP General</b>	<b>Wolf, Naomi</b>
<b>Violation Notice:</b> Issued	<b>Received by:</b> N/A		<b>Position:</b> [None selected]	

### 1 - Exit Signs Status Unsatisfactory

Exit sign is not functioning and shall be serviced by a qualified service contractor.

xxx

### 2 - Exit Stairshafts Status Unsatisfactory

Maintain a minimum stair width of 900 mm (36") for 3 story buildings.



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: 414 E 10TH AVE  
Building Name: McQuarie Place Apts

FH District: 03  
FPO District: 55

xxx

#### 3 - Fire & Exit Doors Status Unsatisfactory

Fire door does not latch closed and shall be repaired.  
xxx  
Fire door is to be repaired to an acceptable working condition.  
xxx

#### 4 - Housekeeping Status Unsatisfactory

Combustible materials shall be removed from the exterior areas of the building and be disposed off-site.  
xxx  
Replace extension cords with fixed wiring.  
xxx  
Combustible materials shall be removed from the parkade areas of the building and be disposed off-site.  
xxx

#### 5 - Other (Specify) Status Unsatisfactory

Deficiencies from the previous inspection dated [insert date] are to be completed and recalled for inspection  
xxx

#### 6 - Storage & Use of Combustible Material Status Unsatisfactory

Underground parking with combustibles.

#### Note: Refer to Problem Building

- Came up on my inspection list, went without any history on this building

Inspection Class Complaint	Inspected Date March 25, 2021	Status Satisfactory	Assigned To FP General	Inspector De_arcangelis, Lorenzo
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#### Note: PULL STATION

Monday 23 March 2021  
Hazel caretaker/tenant called to report the fire alarm was activated s.22(1)  
s.22(1)

I instructed Hazel to document any persons tampering with any and all fire and life safety devices should be reported to inspector and will involve VPD

Hazel reported doors are still locked and fastened shut.

Inspection Class Complaint	Inspected Date March 17, 2021	Status Satisfactory	Assigned To FP General	Inspector De_arcangelis, Lorenzo
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#### Note: OWNER/ISSUES

Good morning Robert,

I issued 5 X MTI's in person to Fu De Ren - AKA Henry Yen and



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

Ed Lundy tenant s.22(1)

Fu De Ren - AKA Henry Yen claimed he never received warning or fire notices in the past.  
Ed and Hazel Lundy have accepted NOV's and MTI's on behalf of Fu De Ren - AKA Henry Yen, when not at 414 E 10<sup>th</sup> ave.

I created a package for both Fu De Ren - AKA Henry Yen  
Ed & Hazel Lundy (tenants s.22(1)) that include the letter below and attachments in this email.

Please retain for records.

Lorenzo

414 East 10<sup>th</sup> Ave  
Mc Quarie Place.  
Vancouver BC  
V5t 1Z8

Dear sir,  
As per yesterdays inspection, you had expressed concerns of not receiving warnings, correspondence or Notice of Fire Violations.

Included in this package are past NOV's (Notice of Fire Violations) from Feb 7,2020 to March 16, 2021.

Also included are copies of Fire watch and Fire Chiefs order, that have been ignored or removed from your building when the fire inspector had exercised his duty to enforce the VFBL and BC Fire Code.

On March 17, 2021, I issued 5 x MTI's for previous fire violations that have been in noncompliance since February 2020.





## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

My interactions with Ed and Hazel Lundy (caretaker/tenants of unit **s-22(1)** - 414 East 10th Ave) have been noted and recorded, both have accepted NOV's, MTI's and Vancouver Fire Services correspondence, when your were unavailable for inspections.

You may be entitled to further information from this investigation via FOI (Freedom of information) please call 311 for further assistance.

Kind regards, .

**Lorenzo L De Arcangelis | Fire Prevention Inspector**

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>FPO General</b>	<b>March 16, 2021</b>	<b>Unsatisfactory</b>	<b>FP General</b>	<b>De_arcangelis, Lorenzo</b>

**Violation Notice: Issued**

**Received by: ED LUNDY**

**Position: Occupant**

<b>1 - Exit Signs</b>	<b>Status Unsatisfactory</b>
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Exit sign is not functioning and shall be serviced by a qualified service contractor.

xxx x

<b>2 - Exit Stairshafts</b>	<b>Status Unsatisfactory</b>
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Maintain a minimum stair width of 900 mm (36") for 3 story buildings.

xxx x

<b>3 - Fire &amp; Exit Doors</b>	<b>Status Unsatisfactory</b>
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Fire door does not latch closed and shall be repaired.

xxx x

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

xxx x

<b>4 - Housekeeping</b>	<b>Status Unsatisfactory</b>
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Combustible materials shall be removed from the exterior areas of the building and be disposed off-site.

xxx x

Replace extension cords with fixed wiring.

xxx x

Combustible materials shall be removed from the parkade areas of the building and be disposed off-site.

xxx x

<b>5 - Other (Specify)</b>	<b>Status Unsatisfactory</b>
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Deficiencies from the previous inspection dated [insert date] are to be completed and recalled for inspection

xxx x

<b>6 - Storage &amp; Use of Combustible Material</b>	<b>Status Unsatisfactory</b>
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Underground parking with combustibles.

<b>Note: Non compliance</b>
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- Deficiencies from the previous inspection dated 02/09/2021 are to be completed and recalled for inspection





## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

- 
- Door(s) remain fastened /locked with unauthorized locking devices impeding egress/access to marked exits.
- 
- A large accumulation of combustibles found in stall #1 - behind a white Chevy Tahoe.
- 
- Electrical cord hanging for several months from a suite above garage to garage entrance.
- 
- East marked exit to lane access/egress found blocked with combustibles, building or demolition material, no handrail and stairs covered and not accessible for those requiring escape from garage.
- left NOV in care of Ed Lundy Unit **s.22(1)** (care taker/tenant)

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Complaint	March 2, 2021	Satisfactory	FP General	De_arcangelis, Lorenzo

#### Note: 311

Case number: 101014772693

Describe inquiry in detail:

The front, rear and fire doors to the emergency stairwells are not locked properly, **s.22(1)** stated that they are broken and the landlord refuses to fix the issue. It's a fire and security concern.

Explained to **s.22(1)** this is a Property use/Building dept issue.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Complaint	March 2, 2021	Satisfactory	FP General	De_arcangelis, Lorenzo

#### Note: 311

Case number: 101014743169

Provide exact location details (i.e. NE corner of lot, basement door):

Caller said main floor east and west side fire doors not locked, **s.22(1)**

**s.22(1)**

Explained to **s.22(1)** this is a VPD issue not VFRS

Inspection Class	Inspected Date	Status	Assigned To	Inspector
FPO General	February 9, 2021	Unsatisfactory	FP General	De_arcangelis, Lorenzo

Violation Notice: Issued

Received by: Original NOV with Mnager

Position: Manager

1 - Exit Signs

Status Unsatisfactory



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

Exit sign is not functioning and shall be serviced by a qualified service contractor.

<b>2 - Fire &amp; Exit Doors</b>	<b>Status</b> Unsatisfactory
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Fire door does not latch closed and shall be repaired.

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

<b>3 - Storage &amp; Use of Combustible Material</b>	<b>Status</b> Unsatisfactory
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Underground parking with combustibles.

<b>Note: Doors</b>
--------------------

Several fire doors remain, ceased, bolted shut not accessible for egress/ingress, pictures in H drive.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Complaint	February 3, 2021	Satisfactory	FP General	De_arcangelis, Lorenzo

<b>Note: 311</b>
------------------

Incident Location

Address: 414 E 10TH AV, Vancouver, V5T 1Z3

15:31

February 3, 2021

Phone conversation- On going Prosecution

Ed Lundy - Care taker

Unauthorized Locks removed - reported by Ed Lundy

He called to report he has been issued 4 MTI's in the mail.

I explained the MTI's had been assigned to him , however the owner is responsible to pay them - Ed reported he ad done so

Locks

Spoke with Ed to relay message to Henry (owner) if unauthorized locks are discovered on any of the doors, additional MTI's will be issued.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Residential Tenant - C	January 8, 2021	Satisfactory	FP Prosecution	De_arcangelis, Lorenzo



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

**Note: HAZEL LUNDY**

Hazel

Called January 7, 2021

She reported the following:

Ed did not give Henry the Fire Chiefs order or MTI's  
Hazel did.  
MTI had been handed to Henry (owner) along with the Fire Chiefs order.

The Fire Chiefs order had been removed , HOWEVER the removal was not witnessed, Hazel called at to report the order removed.

Encouraged Hazel to call 311 to report a flooding in first floor landing, that occurred Jan 6 2021

Inspection Class	Inspected Date	Status	Assigned To	Inspector
FPO General	January 6, 2021	Unsatisfactory	FP General	De_arcangelis, Lorenzo

**Violation Notice:** Issued

**Received by:** HAZEL/ED LUNDY

**Position:** Occupant

### 1 - Exit Signs

**Status** Unsatisfactory

Exit sign is not functioning and shall be serviced by a qualified service contractor.

XXX XX

### 2 - Fire & Exit Doors

**Status** Unsatisfactory

Fire door does not latch closed and shall be repaired.

XXX XX

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

XXX XX

### 3 - Storage & Use of Combustible Material

**Status** Unsatisfactory

Underground parking with combustibles.

**Note: Ed Lundy Caretaker**

January 6, 2021

4 X mti

EGRESS ACCESS



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: 414 E 10TH AVE  
Building Name: McQuarie Place Apts

FH District: 03  
FPO District: 55

FIRE CHIEFS ORDER

IN POSSE NOT IN FDM

ISSUED TO ED LUNDY AND HAZEL LUNDY OCCUPANTS s.22(1) - 414 E 10TH AVE

**Note: MTI TA59155**

21/01/16

MTI TA59155

FAIL TO MAINTAIN EGREES  
2ND FLOOR LANDING  
MARKED EXIT DOOR

2.7.1.6.(1) DIV B  
\$750

**Note: MTI TA59156**

21/01/16

MTI TA59156

FAIL TO MAINTAIN EGREES  
PARKADE S/E CORNER  
MARKED EXIT DOOR

2.7.1.6.(1) DIV B  
\$750

**Note: MTI TA59157**

21/01/16

MTI TA59157

FAIL TO MAINTAIN EGREES  
PARKADE S/W CORNER  
MARKED EXIT DOOR





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

2.7.1.6.(1) DIV B  
\$750

**Note: MTI TA59158**

21/01/16

MTI TA59158

FAIL TO MAINTAIN EGREES  
3RD FLOOR LANDING  
MARKED EXIT DOOR

2.7.1.6.(1) DIV B  
\$750

Inspection Class	Inspected Date	Status	Assigned To	Inspector
FPO General	December 15, 2020	Unsatisfactory	FP General	De_arcangelis, Lorenzo

Violation Notice: Issued

Received by: NoV

Position: [None selected]

### 1 - Exit Signs

**Status** Unsatisfactory

Exit sign is not functioning and shall be serviced by a qualified service contractor.

\*\*\*

### 2 - Fire & Exit Doors

**Status** Unsatisfactory

Fire door does not latch closed and shall be repaired.

\*\*\*

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

\*\*\*

### 3 - Storage & Use of Combustible Material

**Status** Unsatisfactory

Underground parking with combustibles.

**Note: Egress**

- Underground parking and west stair well landing, 3 x fire doors fastened locked with hardware, wire and bolts.
- Fail to maintain egress - 2.7.1.6.(1) Division B
- Level parkade - marked exit aces from level 1 to parkade
- Underground parking with combustibles
- Exits signs require servicing.
- .
- Hazel and Eddy Lundy (care taker) no on site.
- .
- Problem Buildings Team attended.

**Note: Fire Hall 3**



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

VAE03 attended an incident for alarm belss ringing on Dec.13/20 @ 13:00 hrs  
During investigation crew found exit doors locked and exits lights out  
Building is in poor condition - broken windows in stairwell  
Issued order

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>FPO General</b>	<b>December 13, 2020</b>	<b>Unsatisfactory</b>	<b>FP General</b>	<b>Leibel, Brian</b>

**Violation Notice:** Issued

**Received by:** Edward Lundy

**Position:** Occupant

<b>1 - Fire &amp; Exit Doors</b>	<b>Status Unsatisfactory</b>
----------------------------------	------------------------------

Fire door does not latch closed and shall be repaired.

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

**Note: fire exits**

VAE03 attended an incident for alarm belss ringing on Dec.13/20 @ 13:00 hrs  
During investigation crew found exit doors locked and exits lights out  
Building is in poor condition - broken windows in stairwell  
Issued order

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>FPO General</b>	<b>September 2, 2020</b>	<b>Unsatisfactory</b>	<b>FP General</b>	<b>De_arcangelis, Lorenzo</b>

**Violation Notice:** Issued

**Received by:** HAZEL

**Position:** Occupant

<b>1 - Emergency Lighting</b>	<b>Status Satisfactory</b>
-------------------------------	----------------------------

The emergency lighting needs servicing by a qualified service contractor. Multiple lights out.

<b>2 - Fire &amp; Exit Doors</b>	<b>Status Unsatisfactory</b>
----------------------------------	------------------------------

Fire door does not latch closed and shall be repaired.

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

<b>3 - Fire Alarm Systems</b>	<b>Status Satisfactory</b>
-------------------------------	----------------------------

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

<b>4 - Fire Extinguishers (Portable)</b>	<b>Status Satisfactory</b>
--	----------------------------

Provide break glass hammers for the fire extinguisher cabinets.

Fire extinguishers shall be visible at all times. Remove items blocking the view of the extinguisher.

The fire extinguisher is missing its service tag. A current tag shall be affixed to the extinguisher by the service contractor.

Place the fire extinguishers in the cabinets provided.

<b>5 - Housekeeping</b>	<b>Status Satisfactory</b>
-------------------------	----------------------------

Remove items from hallway



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

\*\*\*

### 6 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.

XX XX

### Note: Exit Doors

Additional MTI's pending - underground parking 2 x fire doors fastened locked with hardware, wire and bolts.

Fail to maintain egress - 2.7.1.6.(1) Division B \$750.  
Level parkade - marked exit aces from level 1 to parkade

Advised Hazel Lundy the care taker to have them removed immediatley.

Inspection Class  
**FPO General**

Inspected Date  
**September 2, 2020**

Status  
**Unsatisfactory**

Assigned To  
**FP General**

Inspector  
**De\_arcangelis, Lorenzo**

Violation Notice: Issued

Received by: Lundy

Position: Occupant

### 1 - Fire & Exit Doors

Status Unsatisfactory

Fire door does not latch closed and shall be repaired.

XX XX

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

XX XX

### Note: Exits

Additional MTI's pending - underground parking 2 x fire doors fastened locked with hardware, wire and bolts.

Fail to maintain egress - 2.7.1.6.(1) Division B \$750.  
Level parkade - marked exit aces from level 1 to parkade

Advised Hazel Lundy the care taker to have them removed immediately.

Inspection Class  
**Complaint**

Inspected Date  
**August 4, 2020**

Status  
**Satisfactory**

Assigned To  
**FP Capt Office**

Inspector  
**De\_arcangelis, Lorenzo**

Note: Case number:101014242389

## Fire Prevention General Inquiry

Case number: 101014242389

Case created: 2020-08-04, 02:41:00 PM

Channel:

People Who Care About You

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Fire Prevention Division 575 West 8th Ave. Suite 600, Vancouver BC Tel: 311 (In Vancouver) 604-873-7000 outside Vancouver

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# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: 414 E 10TH AVE  
Building Name: McQuarie Place Apts

FH District: 03  
FPO District: 55

Phone

### Incident Location

Address: 414 E 10TH AV, Vancouver, V5T 1Z8  
Address2:  
Location name:  
Original Address:

### Request Details

1.	Type of Inquiry:
	Other
5.	Describe inquiry in detail:
	Edward received two tickets : TA59151/TA58152. "Failed to comply with Fire Chief, order" Edward says that he is only a tenant in the building and not the owner or manager and he doesn't know why he received the notices. He is not even sure what the notices are for. s.22(1)
6.	Don't ask, just record - did caller indicate they want a call back?:
	Yes

### Additional Details

Please call Edward s.22(1) in regards to these notices.

### Contact Details

Name: LUNDY, EDWARD  
Address: 414 E 10TH AV, Vancouver, V5T 1Z8  
Address2: s.2  
Phone: s.22(1) Email:  
Alt. Phone: Preferred contact method: Either

### Note: Inspector Notes

Name: LUNDY, EDWARD  
Address: 414 E 10TH AV, Vancouver, V5T 1Z8  
Address2: s.22(1)  
Phone: s.22(1)

Edward Lundy is a tenant /occupant of 414 E 10th ave, his mother is a caretaker/janitor, they are both representatives of the building when owner is not available or on site.

I have informed Edward Lundy on several occasions the owner is responsible for the MTI's, not staff/occupants/tenants /or affiliates of 414 E 10th Ave.

### Past Inspection -

MTI's issued in person to Edward Lundy and owner Fu De Ren AKA Henry

Henry may be confused with Notice of violation placed on Suite door of s.22(1) picture taken on





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

**Novemebr 2020 , owner received notice.**

**Henry did not provide ID when asked, Edward Lundy tenant/caretaker has care of MTI's.**

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>FPO General</b>	<b>July 15, 2020</b>	<b>Unsatisfactory</b>	<b>FP General</b>	<b>De_arcangelis, Lorenzo</b>

**Violation Notice:** Issued

**Received by:** HENRY

**Position:** Property Owner

### 1 - Electrical Room/Electrical Panel

**Status** Satisfactory

Clean up the water in the electrical room

\*\*\*

### 2 - Emergency Lighting

**Status** Unsatisfactory

The emergency lighting needs servicing by a qualified service contractor. Multiple lights out.

\*\*\*

### 3 - Fire & Exit Doors

**Status** Unsatisfactory

Fire door does not latch closed and shall be repaired.

XX XX

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

XX XX

### 4 - 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.

XX XX

### 5 - Fire Extinguishers (Portable)

**Status** Unsatisfactory

Provide break glass hammers for the fire extinguisher cabinets.

XX XX

Fire extinguishers shall be visible at all times. Remove items blocking the view of the extinguisher.

XX XX

The fire extinguisher is missing its service tag. A current tag shall be affixed to the extinguisher by the service contractor.

XX XX

Place the fire extinguishers in the cabinets provided.

XX XX

### 6 - Housekeeping

**Status** Unsatisfactory

Remove items from hallway

\*\*\*

### 7 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.

XX XX

### Note: MTI

July 15, 2020

FYI-414 E 10th ave

Mti X 2 ISSUED FOR \* Fail to comply to Fire Chiefs Order.

Fail to provide documentation of completed fire watch.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: 414 E 10TH AVE  
Building Name: McQuarie Place Apts

FH District: 03  
FPO District: 55

In H drive:

s.15(1)(l)

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Complaint	July 13, 2020	Satisfactory	FP General	De_arcangelis, Lorenzo

Note: Case number: 101014175288

### Fire Prevention General Inquiry

Case number: 101014175288  
Phone

Case created: 2020-07-13, 10:51:00 AM

Channel:

#### Incident Location

Address: 414 E 10TH AV, Vancouver, V5T 1Z8  
Address2:  
Location name:  
Original Address:

#### Request Details

1.	Type of Inquiry:
	Other
2.	If Other selected, provide details:
	Citizen is calling regarding a notice of violation that they recieved for the above address. A) They said that the ticket states that they have been informed of the issue before, but they have just seen this ticket right now. Citizen said that previously the ticket was just posted on the door, but that does not guarantee that they get the ticket as the tenant can remove the ticket. B) The ticket was issued in the tenant (and not the landlords) name. They are wondering if the landlord is responsible for a ticket issued in a tenants name C) Citizen would like to dispute the tickets that were issued but there is not enough time to mail it in. Ciitizen is wondering if they can have an extention to submit their dispute.

5.	Describe inquiry in detail:
	look above.
6.	(Don't ask, just record - did caller indicate they want a call back?):
	Yes

#### Additional Details

#### Contact Details

Name: Ren, Henry  
Address: 414 E 10TH AV, Vancouver, V5T 1Z8  
Address2:  
Phone: s.22(1)  
Alt. Phone:  
Email:  
Preferred contact method: Phone



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: 414 E 10TH AVE  
Building Name: McQuarie Place Apts

FH District: 03  
FPO District: 55

#### Case Notes

#### Photo

- no picture -

#### Note: Fire Inspector Notes

#### Fire Prevention General Inquiry

Case number: 101014175288 Case created: 2020-07-13, 10:51:00 AM Channel:

Phone

MTI's issued in person to Edward Lundy and owner Fu De Ren AKA Henry

Henry may be confused with Notice of violation placed on Suite door of s.22(1), picture taken on November 2020, owner received notice.

Henry did not provide ID when asked, Edward Lundy tenant/caretaker has care of MTI's.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Residential Tenant - C	July 9, 2020	Satisfactory	FP General	De_arcangelis, Lorenzo

#### Note: MTI

414 E 10<sup>th</sup> is under investigation/prosecution.

Currently I have applied 22 MTI's to owner Fu De Ren, AKA Henry.  
Served on June 30, 2020 and July 09, 2020.

MTI's can be found:

s.15(1)(l)

FYI, I served owner Fu De Ren AKA Henry an additional MTI for pulling and silencing the fire alarm at 414 E 10<sup>th</sup> ave in front of myself and witnesses.

Pictures & notes will be placed by end of day.

UPLOADED 22 MTI'S IN POSSE

#### Note: NOTE MTI

July 9, 2020

14:20

Chiefs Order/MTI



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

Met with Henry (Fu De Ren) Hazel and Edward (caretakers) of 414 E. 10th Ave.

I asked Henry (Fu De Ren) for identification he claimed he did not have any, I explained to Henry the notice of violation(s) the municipal tickets, fire watch and Chiefs order that he was receiving on July 9, 2020.

I attempted to explain the 18 different MTI's to the group, why they were being issued and in relation to building & the fire by law, Henry (Fu De Ren) became irate and decreed the fire alarm was not broken and it was functional, I corrected him and mentioned that the tech notes and tag required additional service and the sprinkler system had been expired since 2018.

Henry (Fu De Ren) denied that the fire alarm required servicing, then pulled a fire alarm station in front of myself Hazel and Edward, signaling the fire alarm throughout the building.

Henry (Fu De Ren) silenced the alarm himself on the panel as I recorded his actions through pictures and video.

I mentioned to him his actions in pulling the fire alarm are illegal, he continued to be irate and stated and repeating the fire alarm was not broken.

After Henry (Fu De Ren) silenced the alarm, I called dispatch and informed them of the false alarm pulled by the owner.

I made several attempts to explain the multiple MTI's and the issues with the building. I offered to do a floor by floor inspection with Henry (Fu De Ren) and Edward, unfortunately Henry (Fu De Ren) argued with every point that I had, stating that it was incorrect and it one point got in front of a fire door not performing and not latching. Henry (Fu De Ren) continued to argue his point, I then terminated the meeting & the inspection, leaving Edward Lundy in care of the MTI's.

19 x MTI - the 19<sup>th</sup> MTI to Henry (Fu De Ren) for pulling the fire alarm \$500 ( he refused to provide ID)

19 MTI's = \$11,750

#### Note: FIRE WATCH

Placed in POSSE.

Fire Watch / Chiefs Order for sprinkler system and fire alarm system.

Inspection Class  
**Complaint**

Inspected Date  
**July 9, 2020**

Status  
**Satisfactory**

Assigned To  
**FP General**

Inspector  
**De\_arcangelis, Lorenzo**

#### Note: Case number:101014163390

### Fire Reinspection Inspector Concern Case

Case number: 101014163390  
Phone

Case created: 2020-07-08, 03:49:00 PM

Channel:

#### Incident Location

Address: 414 E 10TH AV, Vancouver, V5T 1Z8

Address2:





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: 414 E 10TH AVE  
Building Name: McQuarie Place Apts

FH District: 03  
FPO District: 55

Location name:  
Original Address:

### Request Details

1.	Inspection date:
	07/08/2020
2.	Concern details:

Citizen is the manager of the building. A fire inspector came to the building today and spoke to one of the tenants. The fire inspector did not provide any paper or letter indicating what needs to be addressed but said the building manager needs to fix three things. The inspector told the tenant that these 3 issues need to be addressed by tomorrow or the building will be fined \$1000 per day. Citizen is upset that the inspector did not speak with him s.22(1): s.22(1) and that she never provided any information/instructions. The building manager would like to hear back from the department s.22(1) and would prefer email correspondence if possible or if someone is calling him back they will need s.22(1) The inspector is from fire hall 4.

### Additional Details

### Contact Details

Name: Ren, Henry  
Address: 414 E 10TH AV, Vancouver, V5T 1Z8  
Address2:  
Phone: s.22(1) Email: s.22(1)  
Alt. Phone: Preferred contact method: Either

### Case Notes

### Photo

- no picture -

### Note: FIRE INSPECTOR NOTES

414 E 10TH AV, Vancouver, V5T 1Z8  
• Under investigation  
• 22 MTT's issued  
• s.22(3)(d)  
LOI issued for fire hall 3

Inspection Class	Inspected Date	Status	Assigned To	Inspector
FPO General	July 8, 2020	Unsatisfactory	FP General	De_arcangelis, Lorenzo

Violation Notice: Issued Received by: Ed Position: Occupant

### 1 - Electrical Room/Electrical Panel Status Unsatisfactory

Clean up the water in the electrical room  
\*\*\*

### 2 - Emergency Lighting Status Unsatisfactory

The emergency lighting needs servicing by a qualified service contractor. Multiple lights out.





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: 414 E 10TH AVE  
Building Name: McQuarie Place Apts

FH District: 03  
FPO District: 55

\*\*\*

### 3 - Fire & Exit Doors

Status Unsatisfactory

Fire door does not latch closed and shall be repaired.  
xxx  
Fire door is to be repaired to an acceptable working condition.  
xxx

### 4 - 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.  
xxx

### 5 - Fire Extinguishers (Portable)

Status Unsatisfactory

Provide break glass hammers for the fire extinguisher cabinets.  
xxx  
Fire extinguishers shall be visible at all times. Remove items blocking the view of the extinguisher.  
xxx  
The fire extinguisher is missing its service tag. A current tag shall be affixed to the extinguisher by the service contractor.  
xxx  
Place the fire extinguishers in the cabinets provided.  
xxx

### 6 - Housekeeping

Status Unsatisfactory

Remove items from hallway  
\*\*\*

### 7 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.  
xxx

### Note: MTI

Pictures in H drive  
MTI'S ISSUED:  
TA51688  
1.Fail to maintain fire alarm/voice communication system - 6.3.1.1.(1) Division B \$750.  
Due to additional work required from Tech Les Moerike FP0052  
  
TA51689  
2.Fail to maintain egress - 2.7.1.6.(1) Division B \$750  
Level 1e - fire door, marked exit, fastened with unauthorized  
locking mechanism.  
  
TA51690  
3.Fail to inspect/test/maintain water-based fire protection system \$750.  
6.4.1.1.(1) Division B  
Expired May,2018 from Tech Les Moerike FP0052  
  
Left MTI's in care of tenant Ed Lundy Unit 5.22(1)  
AKA Care takers son



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: 414 E 10TH AVE  
Building Name: McQuarie Place Apts

FH District: 03  
FPO District: 55

Inspection Class FPO General	Inspected Date June 30, 2020	Status Unsatisfactory	Assigned To FP General	Inspector De_arcangelis, Lorenzo
Violation Notice: Issued	Received by: Ed		Position: Employee	

1 - Electrical Room/Electrical Panel	Status Unsatisfactory
--------------------------------------	-----------------------

Clean up the water in the electrical room

\*\*\*

2 - Emergency Lighting	Status Unsatisfactory
------------------------	-----------------------

The emergency lighting needs servicing by a qualified service contractor. Multiple lights out.

\*\*\*

3 - Fire & Exit Doors	Status Unsatisfactory
-----------------------	-----------------------

Fire door does not latch closed and shall be repaired.

\*\*\*

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

\*\*\*

4 - 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.

\*\*\*

5 - Fire Extinguishers (Portable)	Status Unsatisfactory
-----------------------------------	-----------------------

Provide break glass hammers for the fire extinguisher cabinets.

\*\*\*

Fire extinguishers shall be visible at all times. Remove items blocking the view of the extinguisher.

\*\*\*

The fire extinguisher is missing its service tag. A current tag shall be affixed to the extinguisher by the service contractor.

\*\*\*

Place the fire extinguishers in the cabinets provided.

\*\*\*

6 - Housekeeping	Status Unsatisfactory
------------------	-----------------------

Remove items from hallway

\*\*\*

7 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: MTI
-----------

Owner

Henry s.22(1)

Manager - Edward Lundy

s.22(1)

Pictures in H drive

MTI'S ISSUED:

1. Fail to maintain fire alarm/voice communication system - 6.3.1.1.(1) Division B \$750.

Due to additional work required from Tech Les Moerike FP0052



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

- |  |        |
|--|--------|
| 2.Activity creating life safety concerns - 2.1.2.2.(1) Division<br>Due to Fire Extinguisher not maintained and placed behind<br>plastic tape(not accessible) Level 1               | \$500. |
| 3.Fail to maintain egress - 2.7.1.6.(1) Division B<br>Level 1 - West door, marked exit, fastened with unauthorized locking mechanism.  | \$750. |
| 4.Activity creating life safety concerns - 2.1.2.2.(1) Division<br>Due to Fire Extinguisher not maintained Level 2   | \$500. |
| 5.Activity creating life safety concerns - 2.1.2.2.(1) Division<br>Due to Fire Extinguisher placed behind plastic tape(not accessible) Level 2 east                                | \$500. |
| 6.Fail to maintain egress - 2.7.1.6.(1) Division B<br>Level 3e - fire door, does not latch closed  | \$750. |
| 7.Activity creating life safety concerns - 2.1.2.2.(1) Division<br>Due to Fire Extinguisher not maintained and placed behind<br>plastic tape(not accessible) Level 3 west          | \$500. |
| 8.Fail to maintain egress - 2.7.1.6.(1) Division B<br>Level 3 - fire door, propped open with wedge   | \$750. |
| 9.Activity creating life safety concerns - 2.1.2.2.(1) Division<br>Due to pull station obstructed Level 1 e  | \$500. |
| 10.Activity creating life safety concerns - 2.1.2.2.(1) Division<br>Due to Fire Extinguisher not maintained and placed behind<br>plastic tape(not accessible, no tag) Level 1 east | \$500. |
| 11.Fail to maintain egress - 2.7.1.6.(1) Division B<br>Level 1e - fire door, marked exit, fastened with unauthorized<br>locking mechanism.   | \$750. |
| 12.Activity creating life safety concerns - 2.1.2.2.(1) Division<br>Due to fire stop issues in laundry room  | \$500. |
| 13.Fail to maintain egress - 2.7.1.6.(1) Division B<br>Level parkade - fire door, marked exit, fastened with unauthorized<br>locking mechanism.                                    | \$750. |
| 14.Fail to illuminate exit lighting signs - 2.7.3.1(2) Division B<br>Level parkade - fire door, marked exit, fastened with unauthorized<br>locking mechanism.                      | \$500. |





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

15. Fail to maintain egress - 2.7.1.6.(1) Division B  
Level parkade - marked exit aces from level 1 to parkade \$750.
16. Activity creating life safety concerns - 2.1.2.2.(1) Division  
Level parkade - gas can with lighter, stall 26 \$500.
17. Fail to inspect/test/maintain water-based fire protection system  
6.4.1.1.(1) Division B \$750  
Expired May, 2018 from Tech Les Moerike FP0052
18. Fail to maintain egress - 2.7.1.6.(1) Division B \$750  
Parkade east, - fire door, marked exit, fastened with unauthorized  
locking mechanism.

**Lorenzo L De Arcangelis | Fire Prevention Inspector**

**Vancouver Fire Rescue Services**  
600 - 575 W 8<sup>th</sup> Avenue  
Vancouver, British Columbia  
V5Z 0C4 Canada  
[lorenzo.dearcangelis@vancouver.ca](mailto:lorenzo.dearcangelis@vancouver.ca)  
Ph: **s.15(1)(l)**

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>FPO General</b>	<b>June 5, 2020</b>	<b>Unsatisfactory</b>	<b>FP General</b>	<b>De_arcangelis, Lorenzo</b>
Violation Notice: Issued      Received by: HAZEL      Position: Employee				
<b>1 - Electrical Room/Electrical Panel</b>				<b>Status Unsatisfactory</b>
Clean up the water in the electrical room ***				
<b>2 - Emergency Lighting</b>				<b>Status Unsatisfactory</b>
The emergency lighting needs servicing by a qualified service contractor. Multiple lights out. ***				
<b>3 - Fire &amp; Exit Doors</b>				<b>Status Unsatisfactory</b>
Fire door does not latch closed and shall be repaired. *** Fire door is to be repaired to an acceptable working condition. ***				
<b>4 - Fire Alarm Systems</b>				<b>Status Unsatisfactory</b>
The fire alarm system has past its service date and is now in need of servicing by a qualified service contractor.				

*People Who Care About You*

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# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

XX X

### 5 - Fire Extinguishers (Portable)

Status Unsatisfactory

Provide break glass hammers for the fire extinguisher cabinets.

XX X

Fire extinguishers shall be visible at all times. Remove items blocking the view of the extinguisher.

XX X

The fire extinguisher is missing its service tag. A current tag shall be affixed to the extinguisher by the service contractor.

XX X

Place the fire extinguishers in the cabinets provided.

XX X

### 6 - Housekeeping

Status Unsatisfactory

Remove items from hallway

\*\*\*

Note: FPO Code 55

Change back to 55

Note: proceed to prosecution

## 414 E 10<sup>th</sup> Ave

Email sent to Lorenzo & Prob Bldg Cap - this place has a really baaad history.

Non-compliance & non-payment of reinspection invoices (\$1800); disputed 2017 MTI (\$750), found guilty but still did not pay ticket.

NOV left with caretaker, Hazel.  
Henry Yen owner, MTI PENDING for FAP.

Inspection Class <b>Company General</b>	Inspected Date <b>February 18, 2020</b>	Status <b>Satisfactory</b>	Assigned To <b>4</b>	Inspector <b>Tweedie, Mark</b>
--	--	-------------------------------	-------------------------	-----------------------------------

Note: FDM clean up

Broken chain. FDM clean up. Currently being dealt with by FPO

Inspection Class <b>FPO General</b>	Inspected Date <b>February 7, 2020</b>	Status <b>Unsatisfactory</b>	Assigned To <b>FP General</b>	Inspector <b>De_arcangelis, Lorenzo</b>
--	---	---------------------------------	----------------------------------	--

Violation Notice: Issued

Received by: ON DOOR

Position: Manager

### 1 - Electrical Room/Electrical Panel

Status Unsatisfactory

Clean up the water in the electrical room

\*\*\*

### 2 - Emergency Lighting

Status Unsatisfactory

The emergency lighting needs servicing by a qualified service contractor. Multiple lights out.

\*\*\*



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

<b>3 - Fire &amp; Exit Doors</b>	<b>Status Unsatisfactory</b>
----------------------------------	------------------------------

Fire door does not latch closed and shall be repaired.  
XX X  
Fire door is to be repaired to an acceptable working condition.  
XX X

<b>4 - Fire Alarm Systems</b>	<b>Status Unsatisfactory</b>
-------------------------------	------------------------------

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

<b>5 - Fire Extinguishers (Portable)</b>	<b>Status Unsatisfactory</b>
--	------------------------------

Provide break glass hammers for the fire extinguisher cabinets.  
XX X  
Fire extinguishers shall be visible at all times. Remove items blocking the view of the extinguisher.  
XX X  
The fire extinguisher is missing its service tag. A current tag shall be affixed to the extinguisher by the service contractor.  
XX X  
Place the fire extinguishers in the cabinets provided.  
XX X

<b>6 - Housekeeping</b>	<b>Status Unsatisfactory</b>
-------------------------	------------------------------

Remove items from hallway  
\*\*\*

<b>Note: FROM FH COMPLAINT</b>
--------------------------------

### FROM FIREHALL COMPLAINT

#### 414 E 10<sup>th</sup> Ave

- Service contractor is ; A1-fire suppression Ltd.
- 604-526-8423
- Next Service Date: August 20 2020
- ASTTBC TECH Les Morrike -FP0052
- **"a additional work required" marked on tag.**
- First floor next to unit s.22(1) Plexiglas missing on fire extinguisher cabinet
- Next Service Date: August 20 2020 for Fire extinguisher
- For extinguisher cabinet near unit s.22(1) same issue Plexiglas
- missing fire extinguisher in disrepair
- Self-closing device and fire door near unit s.22(1) door with improper seal
- For extinguisher cabinet near unit s.22(1) same issue
- Third floor for extinguisher cabinet near s.22(1) same issue



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: 414 E 10TH AVE  
Building Name: McQuarie Place Apts

FH District: 03  
FPO District: 55

- Fire door near elevator third-floor closest to unit s.22(1) does not latch
- Fire door near unit s.22(1) does not latch closed
- self-closing device and door not aligned
- Laundry room has a fire stop issues behind both washer and dryer units
- Laundry room door does not latch

Manager's phone number is s.22(1)  
NOV left on manger unit door s.22(1) with instructions.  
Previous inspection notes:

This place seems to have fallen through the cracks -lots of complaints and violations written and nothing followed up

02 07/24/2019 Parkade Storage

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Complaint	January 29, 2020	Satisfactory	FP General	Shearer, Kevin

### 1 - Fire & Exit Doors Status Satisfactory

Fire door does not latch closed and shall be repaired.  
\*\*\*  
Install missing handle/lockset on fire door.  
\*\*\*  
Fire door is to be repaired to an acceptable working condition.  
\*\*\*

### 2 - Fire Alarm Systems Status Satisfactory

The LCD screen on the fire alarm system annunciator panel annunciator is showing a problem. This shall be rectified by a qualified service contractor.  
\*\*\*  
The fire alarm monitoring system equipment requires service from a ULC listed service contractor.  
\*\*\*  
A trouble condition LED is constantly illuminated and indicates a problem with the fire alarm system monitoring (signalling unit) dialer. This shall be rectified by a qualified service contractor.  
\*\*\*

### 3 - Fire Extinguishers (Portable) Status Satisfactory

A qualified service contractor is required to perform a hydrostatic test on the fire extinguisher.  
\*\*\*





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

**Note: FDM clean up**

Inspection Class <b>Company General</b>	Inspected Date <b>January 29, 2020</b>	Status <b>Satisfactory</b>	Assigned To <b>4</b>	Inspector <b>Shearer, Kevin</b>
--	---	-------------------------------	-------------------------	------------------------------------

<b>1 Fire Doors. - 1531 Maintenance</b>	<b>Status Satisfactory</b>
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Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

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

<b>2 Sprinklers. - 3080 Provide appropriate spare sprinkler heads</b>	<b>Status Satisfactory</b>
---	----------------------------

Article 6.5.4.15.  
Spare Sprinklers

Sentence:

1) Where sprinkler systems are installed, a supply of spare sprinklers and equipment shall be maintained in conformance with Sentences (2) to (5).

2) Spare sprinkler shall be kept in a cabinet located where the temperature will at no time rise above 38°C

<b>3 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:

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>4 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:





## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

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.

#### Note: Invoicing Info - Non payments

April 6, 2018,

In spite of much work by Revenue Services, trying to collocet for 9 re-inspection fees (between 2013 to 2017, totalling \$1,800.00), no luck. Invoices will now be sent to a Collection Agency.

In addition, MTI - TA24562, was diputed, went to Court Dec 6, 2017, &Fu Ren was found Guilty.

The Court gave them until April 30, 2018 to pay, it remains unpaid as of this date. (Diared to myself for May 1st to check status.)

This information referred to AC Bryant.

J Lachlan  
Billing Clerk

#### Note: FDM clean up

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Hoarding</b>	<b>January 29, 2020</b>	<b>Satisfactory</b>	<b>FP General</b>	<b>Shearer, Kevin</b>

#### 1 - Housekeeping

Status Satisfactory

With Raven Song Social Worker Mealanir Griffiths from Raven Song.  
Means of egress blocked by books.  
Books stacked too high.  
Combustibles on stove top.  
Missing hard wired smoke/  
Do not Bill.  
Unsatisfactory.

#### Note: FDM clean up

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Complaint</b>	<b>November 24, 2019</b>	<b>Satisfactory</b>	<b>FP General</b>	<b>Kuva, Lorne</b>



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: 414 E 10TH AVE  
Building Name: McQuarie Place Apts

FH District: 03  
FPO District: 55

### Note: Complaint

Complaint of propane inside of suite s.22(1).  
Met Medic 03 on scene and instructed occupants to remove propane from the suite/building.  
Explained that propane is never allowed inside of buildings due to the fire/asphyxiant hazards.  
Occupants removed propane outside somewhere.  
Informed occupants that they were responsible for the removed propane items from the building.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Integrated Inspection	October 7, 2019	Satisfactory	FP General	De_arcangelis, Lorenzo

### 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 Exit Lighting / Emergency Lighting. - 2820 Exit lights/signs must be illuminated Status Satisfactory

Article 2.7.3.1.  
Installation and Maintenance

Sentence:

2) Exit lighting and exit signs shall be illuminated during times the building is occupied.

### Note: CLOSE FILE

CLOSE FILE  
RE-INSPCETED IN 2019  
NO BILL

Inspection Class	Inspected Date	Status	Assigned To	Inspector
FPO General	April 25, 2019	Unsatisfactory	FP General	Price, Fraser

Violation Notice: Issued      Received by: Hazel Lundy/Henry Yen      Position: Property Owner

### 1 - Electrical Room/Electrical Panel Status Unsatisfactory

Clean up the water in the electrical room  
\*\*\*

### 2 - Emergency Lighting Status Unsatisfactory

The emergency lighting needs servicing by a qualified service contractor. Multiple lights out.  
\*\*\*

### 3 - Fire & Exit Doors Status Unsatisfactory





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: 414 E 10TH AVE  
Building Name: McQuarie Place Apts

FH District: 03  
FPO District: 55

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

### 4 - Housekeeping

Status Unsatisfactory

Remove items from hallway

### Note: NOV Issued

RIOK

Contact Person: Henry Yen / Hazel Lundy - Ph# 5.22(1)

ABC - Satisfactory - NSD May 2019

Lighting - Unsatisfactory - Need to service emergency lighting (exit lights out). Also parkade light bulbs need to be replaced (the parkade is pitch black. All of the light bulbs have burned out)

Panel - Satisfactory - NSD May 2019

Sprinkler - No access to this room at this time. Caretaker is trying to get a key from building owner

Electrical - Unsatisfactory - Water on the floor of electrical room coming from plumbing (needs to be corrected right away)

Access - Satisfactory

Egress - Unsatisfactory - multiple door latches need to be fixed throughout the building.

There is also one emergency exit in the parkade that has been tied shut.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Complaint	May 22, 2018	Unsatisfactory	FP General	Macaulay, Colin

Violation Notice: Issued

Received by: Left at F/A panel

Position: [None selected]

### 1 - Fire & Exit Doors

Status Unsatisfactory

Fire door does not latch closed and shall be repaired.

Install missing handle/lockset on fire door.

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

### 2 - Fire Alarm Systems

Status Unsatisfactory

The LCD screen on the fire alarm system annunciator panel annunciator is showing a problem. This shall be rectified by a qualified service contractor.

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

A trouble condition LED is constantly illuminated and indicates a problem with the fire alarm system monitoring (signalling unit) dialer. This shall be rectified by a qualified service contractor.

### 3 - Fire Extinguishers (Portable)

Status Unsatisfactory

A qualified service contractor is required to perform a hydrostatic test on the fire extinguisher

People Who Care About You

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Fire Prevention Division 575 West 8th Ave. Suite 600, Vancouver BC Tel: 311 (In Vancouver) 604-873-7000 outside Vancouver

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# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

\*\*\*

### Note: NOV / Notes

F/A panel showing alarm silenced, reset, trouble

All extinguishers need hydro

Extinguisher ground floor East side of building has red X through tag and needs to be recharged

Fire door ground floor East side of building is missing handle

Fire doors throughout building are in disrepair

#rd floor stairwell West side of building has boxes / storage of combustibles

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Hoarding</b>	<b>February 27, 2018</b>	<b>Unsatisfactory</b>	<b>FP General</b>	<b>Short, Chris</b>
<b>Violation Notice: Issued</b>	<b>Received by: Incident Action Plan to SWorkr</b>		<b>Position: Other</b>	

### 1 - Housekeeping

Status Unsatisfactory

With Raven Song Social Worker Mealanir Griffiths from Raven Song.

Means of egress blocked by books.

Books stacked too high.

Combustibles on stove top.

Missing hard wired smoke/

Do not Bill.

Unsatisfactory.

### Note: Hoard with Social Worker

Hoard with Social Worker Melanie Griffith, Social Worker form Raven Song, **s.22(1)**.

Means of egress blocked by books.

Books piled too high.

Combustibles on stove top.

Missing hard wired smoke.

Hoard.

Do not Bill.

Unsatisfactory.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Integrated Inspection</b>	<b>October 4, 2017</b>	<b>Unsatisfactory</b>	<b>FP General</b>	<b>De_arcangelis, Lorenzo</b>
<b>Violation Notice: Issued</b>	<b>Received by: REN YAN</b>		<b>Position: Manager</b>	

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

Status Unsatisfactory

Article 2.7.1.6.  
Maintenance

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





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

### 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 Exit Lighting / Emergency Lighting. - 2820 Exit lights/signs must be illuminated Status Unsatisfactory

Article 2.7.3.1.  
Installation and Maintenance

#### Sentence:

2) Exit lighting and exit signs shall be illuminated during times the building is occupied.

### Note: Detailed Access - PB Co-ordinated Inspec

Detailed Access - PB Co-ordinated Inspection

In Attendance:

1. Alvin - PUI COV
2. A/Capt Sean Harvey
3. FPO DE Arcangelis
4. Ren In - manager - s.22(1)
- 5.
- Owner (not in attendance) Francis Yan - s.22(1)
- NOV issued for Exit bulb out & combustibles behind egress in parkade.
- 
- Alvin pui, reported the complex has improved from previous inspection.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Company General	September 5, 2017	Satisfactory	4	Von_minden, Marcus

### 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.

### 2 Sprinklers. - 3080 Provide appropriate spare sprinkler heads Status Satisfactory

Article 6.5.4.15.  
Spare Sprinklers

#### Sentence:

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

### Note: Duplicate inspection

broken chain...record closed

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Company General	March 29, 2017	Satisfactory	4	Meers, David



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

### 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.

### 2 Sprinklers. - 3080 Provide appropriate spare sprinkler heads

Status Satisfactory

Article 6.5.4.15.  
Spare Sprinklers

Sentence:

1) Where sprinkler systems are installed, a supply of spare sprinklers and equipment shall be maintained in conformance with Sentences (2) to (5).

2) Spare sprinkler shall be kept in a cabinet located where the temperature will at no time rise above 38°C.

### Note: RISK

- Reinspection as a result of an email from the Fire Investigator from a complaint he received on March 11th
- All fire and life safety systems were in place and functioning.
- Building is in poor repair, but no violations found at this time.

### Note: Invoicing Info

Owner of this building has not paid one re-inspection invoice or the issued MTI by Colin.

There is also outstanding Engineering invoices.

s.13(1)

J Lachlan

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Company General	February 22, 2017	Unsatisfactory	4	Macaulay, Colin

Violation Notice: Issued

Received by: previously issued

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.

### 2 Sprinklers. - 3080 Provide appropriate spare sprinkler heads

Status Unsatisfactory

Article 6.5.4.15.  
Spare Sprinklers

Sentence:

1) Where sprinkler systems are installed, a supply of spare sprinklers and equipment shall





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

be maintained in conformance with Sentences (2) to (5).

- 2) Spare sprinkler shall be kept in a cabinet located where the temperature will at no time rise above 38°C

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

Article 2.4.1.1.  
Accumulation of Combustible Materials [see also 3.2.3.3.]

Sentence:

- ✓ 1) Except as provided in sentence 2.4.1.5., *combustible materials* in and around *buildings* shall not be permitted to accumulate in such quantities or locations that will constitute a fire hazard. [See Appendix A]

Appendix:

A-2.4.1.1. (1) Combustible Waste Materials.

The accumulation of a certain amount of combustible waste material in and around buildings may be necessary for the day-to-day operation of many industrial or commercial premises. If basic measures of good housekeeping are observed, the presence of these combustibles may not constitute a fire hazard. Combustible waste material should be stored away from exits, and should only be there for the duration between garbage pick-ups. For the occupants' own safety, the materials should be stored in a manner that discourages vandals.

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

Article 2.4.1.1.  
Accumulation of Combustible Materials [see also 3.2.3.3.]

Sentence:

- 2) *Combustible materials*, other than those for which the location, room or space is designed, shall not be permitted to accumulate:

Clause:

- 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.

<b>Note: NOTE</b>
-------------------

Fridges still in underground

insufficient lighting in parkade



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: 414 E 10TH AVE  
Building Name: McQuarie Place Apts

FH District: 03  
FPO District: 55

self closure needed on sprinkler room door

Issued copy of MTI from February 14th with correct name and DOB for Mr. Fu De Ren

UPDATE: MTI is being disputed

### Note: Invoicing Info

Owner of this building has not paid one re-inspection invoice or the issued MTI by Colin.

There is also outstanding Engineering invoices.

s.13(1)

J Lachlan

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Company General	February 14, 2017	Unsatisfactory	4	Macaulay, Colin

Violation Notice: Issued

Received by: previously issued

Position: [None selected]

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

Status Satisfactory

Article 2.8.2.1.  
Measures in a Fire Safety Plan

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

Appendix:  
A-2.8.2.1.(1) Fire Safety Plan.  
The Fire Safety Plan may provide important information to the Fire Department for use in preparation of Pre-Fire Plans for fire fighting procedures in specific buildings. This is especially true for buildings where flammable or combustible liquids or other dangerous goods are stored.

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

Status Satisfactory

Article 2.7.1.6.  
Maintenance

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

Appendix:  
A-2.7.1.6(1) Means of Egress.  
Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1.(1) of this By-law.

### 3 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: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

<b>4 Exit Lighting / Emergency Lighting. - 2820 Exit lights/signs must be illuminated</b>	<b>Status</b> Satisfactory
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Article 2.7.3.1.  
Installation and Maintenance

Sentence:  
2) Exit lighting and exit signs shall be illuminated during times the building is occupied.

<b>5 Sprinklers. - 3080 Provide appropriate spare sprinkler heads</b>	<b>Status</b> Unsatisfactory
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Article 6.5.4.15.  
Spare Sprinklers

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

<b>6 Combustible Materials. - 5020 Excessive amount of stored combustibles in and around building</b>	<b>Status</b> Unsatisfactory
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Article 2.4.1.1.  
Accumulation of Combustible Materials [see also 3.2.3.3.]

Sentence:  
v 1) Except as provided in sentence 2.4.1.5., *combustible materials* in and around *buildings* shall not be permitted to accumulate in such quantities or locations that will constitute a fire hazard. [See Appendix A]

Appendix:  
A-2.4.1.1. (1) Combustible Waste Materials.  
The accumulation of a certain amount of combustible waste material in and around buildings may be necessary for the day-to-day operation of many industrial or commercial premises. If basic measures of good housekeeping are observed, the presence of these combustibles may not constitute a fire hazard. Combustible waste material should be stored away from exits, and should only be there for the duration between garbage pick-ups. For the occupants' own safety, the materials should be stored in a manner that discourages vandals.

<b>7 Combustible Materials. - 5030 Combustible materials stored in service room</b>	<b>Status</b> Unsatisfactory
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Article 2.4.1.1.  
Accumulation of Combustible Materials [see also 3.2.3.3.]

Sentence:  
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,



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

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: NOTE

Insufficient lighting in parkade  
Excess combustibles in storage room  
Fridges to be removed from parkade  
Sprinkler tag states Spare sprinkler heads needed  
Issued MTI for excess combustibles  
Manager would not produce identification for MTI, called VPD non emergency #  
After VPD arrived man was later identified to me as Fu De Ren  
Have another scheduled appointment with Fu De Ren February 22nd At 14:00 with Chief Bryant

### Note: Invoicing Info

Owner of this building has not paid one re-inspection invoice or the issued MTI by Colin.  
There is also outstanding Engineering invoices.

s.13(1)

J Lachlan

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Meeting ( No Entry )	February 6, 2017	Satisfactory	FP General	Macaulay, Colin

### 1 Other - 9001 - FD47 (No Entry)

Status Satisfactory

Article 1.4.3.1

The Fire Chief or any member of the Fire Department authorized by the Fire Chief may at any reasonable time enter any building or premises for the purpose of  
(a) verifying compliance with this By-law, or  
(b) inspecting for conditions which may cause fire, increase the risk of fire or increase the danger to persons

### Note: Note / No entry

Called and left a message for Henri, building manager, to do a reinspection, left message no return



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

call

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Company General	November 17, 2016	Unsatisfactory	4	Macaulay, Colin

<b>1 Fire Safety Plan. - 0430 Provide Fire Safety Plan</b>	<b>Status</b> Unsatisfactory
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Article 2.8.2.1.  
Measures in a Fire Safety Plan

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

Appendix:  
A-2.8.2.1.(1) Fire Safety Plan.  
The Fire Safety Plan may provide important information to the Fire Department for use in preparation of Pre-Fire Plans for fire fighting procedures in specific buildings. This is especially true for buildings where flammable or combustible liquids or other dangerous goods are stored.

<b>2 Means of Egress. - 1420 Remove obstructions from means of egress</b>	<b>Status</b> Unsatisfactory
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Article 2.7.1.6.  
Maintenance

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

Appendix:  
A-2.7.1.6(1) Means of Egress.  
Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1.(1) of this By-law.

<b>3 Fire Doors. - 1531 Maintenance</b>	<b>Status</b> Unsatisfactory
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Article 2.2.2.4.v  
Inspection and Maintenance

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

<b>4 Fire Separations. - 2010 Proper Fire Separation not provided</b>	<b>Status</b> Satisfactory
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Article 2.2.1.1.  
Fire Separations

Sentence:  
1) Where a building contains more than one major occupancy, such occupancies shall be separated from each other in conformance with the Building By-law.

2) Where rooms or spaces within a building contain a high hazard industrial occupancy, such occupancy shall be separated from the remainder of the building by fire separations in conformance with the Building By-law.

v 3) Rooms, corridors, shafts and other spaces shall be separated by fire separations conforming to the Building By-law.

<b>5 Exit Lighting / Emergency Lighting. - 2820 Exit lights/signs must be illuminated</b>	<b>Status</b> Unsatisfactory
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Article 2.7.3.1.  
Installation and Maintenance

Sentence:





## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

2) Exit lighting and exit signs shall be illuminated during times the building is occupied.

**6 Combustible Materials. - 5020 Excessive amount of stored combustibles in and around building** **Status Unsatisfactory**

Article 2.4.1.1.

Accumulation of Combustible Materials [see also 3.2.3.3.]

Sentence:

v 1) Except as provided in sentence 2.4.1.5., *combustible materials* in and around *buildings* shall not be permitted to accumulate in such quantities or locations that will constitute a fire hazard. [See Appendix A]

Appendix:

A-2.4.1.1. (1) Combustible Waste Materials.

The accumulation of a certain amount of combustible waste material in and around buildings may be necessary for the day-to-day operation of many industrial or commercial premises. If basic measures of good housekeeping are observed, the presence of these combustibles may not constitute a fire hazard. Combustible waste material should be stored away from exits, and should only be there for the duration between garbage pick-ups. For the occupants' own safety, the materials should be stored in a manner that discourages vandals.

#### Note: Note

Exit light out ground floor by room § 22(1)

Large fish tank in W stairwell, 3rd floor

Fire door 3rd floor does not close and latch

items in hallway outside of room § 22(1) must be removed

3rd floor stairwell shopping cart must be removed

Exit sign on 2nd floor by fire doors not illuminated

Fire doors East side 2nd floor do not self close and latch

Carpet must be removed from stairwell basement East side

Exit sign not illuminated by room § 22(1)

Inspection Class  
**Complaint**

Inspected Date  
**August 30, 2016**

Status  
**Satisfactory**

Assigned To  
**FP General**

Inspector  
**Belczyk, Andrea**

#### Note: Complaint

This was a voicemail complaint from the office Lt. Greg Lozon went up to investigate. Said lots of garbage was blocking 1 of the two means of egress.

This building is very dilapidated and in terrible shape but it's fire systems are all up to code.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Company General</b>	<b>May 30, 2016</b>	<b>Unsatisfactory</b>	<b>4</b>	<b>Macaulay, Colin</b>

**Violation Notice:** Issued

**Received by:** Henri Li

**Position:** Manager

<b>1 Fire Safety Plan. - 0430 Provide Fire Safety Plan</b>	<b>Status Unsatisfactory</b>
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Article 2.8.2.1.  
Measures in a Fire Safety Plan

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

Appendix:  
A-2.8.2.1.(1) Fire Safety Plan.  
The Fire Safety Plan may provide important information to the Fire Department for use in preparation of Pre-Fire Plans for fire fighting procedures in specific buildings. This is especially true for buildings where flammable or combustible liquids or other dangerous goods are stored.

<b>2 Means of Egress. - 1420 Remove obstructions from means of egress</b>	<b>Status Unsatisfactory</b>
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Article 2.7.1.6.  
Maintenance

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

Appendix:  
A-2.7.1.6(1) Means of Egress.  
Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1.(1) of this By-law.

<b>3 Fire Doors. - 1531 Maintenance</b>	<b>Status Satisfactory</b>
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Article 2.2.2.4.v  
Inspection and Maintenance

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

<b>4 Closures. - 1640 Remove obstructions preventing operation of closure</b>	<b>Status Satisfactory</b>
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Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:  
4) Doors in *fire separations* shall not be locked, wedged or otherwise held open.

<b>5 Fire Separations. - 2010 Proper Fire Separation not provided</b>	<b>Status Unsatisfactory</b>
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Article 2.2.1.1.  
Fire Separations

Sentence:  
1) Where a building contains more than one major occupancy, such occupancies shall be separated from each other in conformance with the Building By-law.

2) Where rooms or spaces within a building contain a high hazard industrial occupancy, such occupancy shall be separated from the remainder of the building by fire separations in conformance with the Building By-law.

v 3) Rooms, corridors, shafts and other spaces shall be separated by fire separations



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

conforming to the Building By-law.

<b>6 Combustible Materials. - 5020 Excessive amount of stored combustibles in and around building</b>	<b>Status</b> Unsatisfactory
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Article 2.4.1.1.

Accumulation of Combustible Materials [see also 3.2.3.3.]

Sentence:

- v 1) Except as provided in sentence 2.4.1.5., *combustible materials* in and around *buildings* shall not be permitted to accumulate in such quantities or locations that will constitute a fire hazard. [See Appendix A]

Appendix:

A-2.4.1.1. (1) Combustible Waste Materials.

The accumulation of a certain amount of combustible waste material in and around buildings may be necessary for the day-to-day operation of many industrial or commercial premises. If basic measures of good housekeeping are observed, the presence of these combustibles may not constitute a fire hazard. Combustible waste material should be stored away from exits, and should only be there for the duration between garbage pick-ups. For the occupants' own safety, the materials should be stored in a manner that discourages vandals.

<b>7 Indoor Storage. - 6020 Maintain aisle width</b>	<b>Status</b> Satisfactory
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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 building.

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

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

<b>9 Other - 9001 - FD47 (No Entry)</b>	<b>Status</b> Satisfactory
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Article 1.4.3.1





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

The Fire Chief or any member of the Fire Department authorized by the Fire Chief may at any reasonable time enter any building or premises for the purpose of  
(a) verifying compliance with this By-law; or  
(b) inspecting for conditions which may cause fire, increase the risk of fire or increase the danger to persons

### Note: NOV / Note

Met with manager Henri Li **s.22(1)**

NOV to remove items stored in storage room and excess material stored in and around building

Sprinkler system tagged additional work required

Storage room br sprinkler room needs some of the storage reduced

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Company General ( No Entry )	May 19, 2016	Unsatisfactory	4	Macaulay, Colin

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

Status Unsatisfactory

Article 2.8.2.1.  
Measures in a Fire Safety Plan

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

Appendix:  
A-2.8.2.1.(1) Fire Safety Plan.  
The Fire Safety Plan may provide important information to the Fire Department for use in preparation of Pre-Fire Plans for fire fighting procedures in specific buildings. This is especially true for buildings where flammable or combustible liquids or other dangerous goods are stored.

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

Status Unsatisfactory

Article 2.7.1.6.  
Maintenance

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

Appendix:  
A-2.7.1.6(1) Means of Egress.  
Where a fire escape is ordered to be replaced or rebuilt, a Professional Engineer's certification is generally required to ascertain that the fire escape is structurally sound. The authority comes from Sentence 1.4.4.1.(1) of this By-law.

### 3 Fire Doors. - 1531 Maintenance

Status Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

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

### 4 Closures. - 1640 Remove obstructions preventing operation of closure

Status Unsatisfactory

Article 2.2.2.4.v



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

#### Inspection and Maintenance

Sentence:

4) Doors in *fire separations* shall not be locked, wedged or otherwise held open.

<b>5 Fire Separations. - 2010 Proper Fire Separation not provided</b>	<b>Status</b> Unsatisfactory
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Article 2.2.1.1.  
Fire Separations

Sentence:

- 1) Where a building contains more than one major occupancy, such occupancies shall be separated from each other in conformance with the Building By-law.
- 2) Where rooms or spaces within a building contain a high hazard industrial occupancy, such occupancy shall be separated from the remainder of the building by fire separations in conformance with the Building By-law.
- v 3) Rooms, corridors, shafts and other spaces shall be separated by fire separations conforming to the Building By-law.

<b>6 Combustible Materials. - 5020 Excessive amount of stored combustibles in and around building</b>	<b>Status</b> Unsatisfactory
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Article 2.4.1.1.  
Accumulation of Combustible Materials [see also 3.2.3.3.]

Sentence:

- v 1) Except as provided in sentence 2.4.1.5., *combustible materials* in and around *buildings* shall not be permitted to accumulate in such quantities or locations that will constitute a fire hazard. [See Appendix A]

Appendix:

A-2.4.1.1. (1) Combustible Waste Materials.

The accumulation of a certain amount of combustible waste material in and around buildings may be necessary for the day-to-day operation of many industrial or commercial premises. If basic measures of good housekeeping are observed, the presence of these combustibles may not constitute a fire hazard. Combustible waste material should be stored away from exits, and should only be there for the duration between garbage pick-ups. For the occupants' own safety, the materials should be stored in a manner that discourages vandals.

<b>7 Indoor Storage. - 6020 Maintain aisle width</b>	<b>Status</b> Unsatisfactory
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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.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

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.

### 8 Underground Parking. - 6610 Remove all stored materials in parking garage Status Unsatisfactory

Sentence:

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

### 9 Other - 9001 - FD47 (No Entry) Status Unsatisfactory

Article 1.4.3.1

The Fire Chief or any member of the Fire Department authorized by the Fire Chief may at any reasonable time enter any building or premises for the purpose of  
(a) verifying compliance with this By-law; or  
(b) inspecting for conditions which may cause fire, increase the risk of fire or increase the danger to persons

**Note: Note / No Entry**

No Entry

Tried to call Henri to schedule an inspection, message says phone is not activated

Inspection Class <b>Company General</b>	Inspected Date <b>March 29, 2016</b>	Status <b>Unsatisfactory</b>	Assigned To <b>4</b>	Inspector <b>Macaulay, Colin</b>
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### 1 Fire Safety Plan. - 0430 Provide Fire Safety Plan Status Unsatisfactory

Article 2.8.2.1.  
Measures in a Fire Safety Plan

Sentence:

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

Appendix:

A-2.8.2.1.(1) Fire Safety Plan.

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

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

Article 2.7.1.6.  
Maintenance

Sentence:

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

Appendix:

A-2.7.1.6(1) Means of Egress.





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

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>3 Fire Doors. - 1531 Maintenance</b>	<b>Status</b> Unsatisfactory
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Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

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

<b>4 Closures. - 1640 Remove obstructions preventing operation of closure</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

4) Doors in *fire separations* shall not be locked, wedged or otherwise held open.

<b>5 Fire Separations. - 2010 Proper Fire Separation not provided</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.2.1.1.  
Fire Separations

Sentence:

1) Where a building contains more than one major occupancy, such occupancies shall be separated from each other in conformance with the Building By-law.

2) Where rooms or spaces within a building contain a high hazard industrial occupancy, such occupancy shall be separated from the remainder of the building by fire separations in conformance with the Building By-law.

v 3) Rooms, corridors, shafts and other spaces shall be separated by fire separations conforming to the Building By-law.

<b>6 Combustible Materials. - 5020 Excessive amount of stored combustibles in and around building</b>	<b>Status</b> Unsatisfactory
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Article 2.4.1.1.  
Accumulation of Combustible Materials [see also 3.2.3.3.]

Sentence:

v 1) Except as provided in sentence 2.4.1.5., *combustible materials* in and around *buildings* shall not be permitted to accumulate in such quantities or locations that will constitute a fire hazard. [See Appendix A]

Appendix:

A-2.4.1.1. (1) Combustible Waste Materials.

The accumulation of a certain amount of combustible waste material in and around buildings may be necessary for the day-to-day operation of many industrial or commercial premises. If basic measures of good housekeeping are observed, the presence of these combustibles may not constitute a fire hazard. Combustible waste material should be stored away from exits, and should only be there for the duration between garbage pick-ups. For the occupants' own safety, the materials should be stored in a manner that discourages vandals.

<b>7 Indoor Storage. - 6020 Maintain aisle width</b>	<b>Status</b> Unsatisfactory
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Article 3.2.2.2.  
Access Aisles [See Appendix A]



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

**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.

**8 Underground Parking. - 6610 Remove all stored materials in parking garage**

**Status Unsatisfactory**

**Sentence:**

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

**Note: NOTE**

- Gained entry from tenant
- 
- Called Henri the building manager but his phone would not take any messages
- 
- Excess combustibles in and around the building - wood on the east side of the building, some balconies packed with items, laneway has excess garbage
- 
- Storage room downstairs in parkade does not have clear isles and is a mess
- 
- Truck in underground needs items cleared from it, full of combustibles
- 
- Fire doors must close and latch, 2nd floor East side of building has duct tape in latching mechanism
- 
- Fire door 3rd floor mid hallway, one of the door knobs is broken and is unable to open door
- 
- Remove items from outside room <sup>s.22(1)</sup> in hallway
- 
- Fire door wedged open 3rd floor West side
- 
- Stairwell on West side of building must have proper illumination
- 
- Items must be removed from 3rd floor stairwell



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

- 
- Exit light burnt out in basement outside of elevator door
- 
- Replace burnt out lights in the basement outside elevator door

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>Company General</b>	<b>February 15, 2016</b>	<b>Unsatisfactory</b>	<b>4</b>	<b>Macaulay, Colin</b>

**Violation Notice:** Issued      **Received by:** Henri the manager would not si      **Position:** Manager

<b>1 Fire Safety Plan. - 0430 Provide Fire Safety Plan</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.8.2.1.  
Measures in a Fire Safety Plan

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

Appendix:  
A-2.8.2.1.(1) Fire Safety Plan.  
The Fire Safety Plan may provide important information to the Fire Department for use in preparation of Pre-Fire Plans for fire fighting procedures in specific buildings. This is especially true for buildings where flammable or combustible liquids or other dangerous goods are stored.

<b>2 Underground Parking. - 6610 Remove all stored materials in parking garage</b>	<b>Status</b> Unsatisfactory
--	------------------------------

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

<b>3 Other - 9000 Attention required</b>	<b>Status</b> Satisfactory
--	----------------------------

Extinguisher 3rd floor hallway tagged additional work required

<b>Note: NOV / Note</b>
-------------------------

NOV issued for insufficient lighting in west stairwell

No Fire Safety Plan on site, no log book of fire alarm maintenance

Mattress must be removed from underground parking

Henri Li the manager was angry that another NOV was being issued.

Said the lighting in the stairwells is on a timer to be off during the daytime.

Wanted me to talk to tenant that had the mattress in the garage to tell them remove it but I did not, Henri has been given enough warning to remove the items from the parking garage.

Said that the FD does not know how to work the alarm system in the building

Also said that the reason he did not have a copy of the fire safety plan was that he submitted it to the office on Broadway and we never gave it back 2 years ago.





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: 414 E 10TH AVE  
Building Name: McQuarie Place Apts

FH District: 03  
FPO District: 55

Henri was confrontational

Inspection Class Company General	Inspected Date January 21, 2016	Status Unsatisfactory	Assigned To 4	Inspector Macaulay, Colin
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<b>1 Smoke Alarms. - 2411 Smoke Alarm Maintenance</b>	<b>Status Satisfactory</b>
---	----------------------------

Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

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

<b>2 Underground Parking. - 6610 Remove all stored materials in parking garage</b>	<b>Status Unsatisfactory</b>
--	------------------------------

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

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

Extinguisher 3rd floor hallway tagged additional work required

<b>Note: Note</b>
-------------------

All storage must be removed from underground

Sufficient lighting in all exit stairwells must be provided

extinguisher on 3rd floor stamped additional work required

Inspection was scheduled and done with Henri Li s.22(1), I explained that it was going to be billed and that all items must be removed from the parkade including skateboard ramp

Inspection Class Company General	Inspected Date November 12, 2015	Status Unsatisfactory	Assigned To 4	Inspector Ganchar, Dean
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Violation Notice: Issued Received by: hazel lundy Position: Manager

<b>1 Smoke Alarms. - 2411 Smoke Alarm Maintenance</b>	<b>Status Unsatisfactory</b>
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Article 2.1.3.3.  
Smoke Alarms [See Appendix A]

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

<b>2 Underground Parking. - 6610 Remove all stored materials in parking garage</b>	<b>Status Unsatisfactory</b>
--	------------------------------

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



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: 414 E 10TH AVE  
Building Name: McQuarie Place Apts

FH District: 03  
FPO District: 55

arrangement.

#### 3 Other - 9000 Attention required

Status Unsatisfactory

##### Note: Inspection

Order issued #15185  
Order given to assistant manager  
smoke detector in east stairwell not working  
no lighting in stairwells  
no lighting at front entrance of building  
fire extinguisher not secured  
extension cord from apartment **s.22(1)** plugged into hallway  
flooding in underground parking lot  
building is not in very good shape

Inspection Class  
Company General

Inspected Date  
September 9, 2015

Status  
Unsatisfactory

Assigned To  
4

Inspector  
Macaulay, Colin

#### 1 Fire Doors. - 1511 Fire Door Signs

Status Satisfactory

Article: 2.2.3.1.

Fire Door Signs

1) Every door used as a *closure* with a required *fire protection rating* shall have a permanent sign conforming to Subsection 2.1.4., posted on the visible side of the door in the direction of exit travel from the *floor area* with the words **"FIRE DOOR KEEP CLOSED"** except where the door is

- a) located between a corridor and an adjacent sleeping room in hospitals or nursing homes,
- b) located between a corridor and an adjacent classroom,
- c) located between a *public corridor* and a *suite* of Group C or D *occupancy*, or
- d) fitted with an *acceptable* hold-open device designed to be released by a signal from a *fire detector*, *fire alarm system* or sprinkler system.

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

Status Satisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

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

Clause:

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

#### 3 Fire Extinguishers. - 2650 Inspect Test and Tag all extinguishers

Status Satisfactory

Article 6.2.4.1.





## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: 414 E 10TH AVE  
Building Name: McQuarie Place Apts

FH District: 03  
FPO District: 55

#### Inspection, Testing and Maintenance

##### Sentence:

- 1) Except as otherwise required in this Section, inspection, testing, maintenance and recharging of portable extinguishers shall be in conformance with NFPA 10, "Portable Fire Extinguishers."

<b>4 Underground Parking. - 6610 Remove all stored materials in parking garage</b>	<b>Status Unsatisfactory</b>
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##### Sentence:

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

<b>Note: Note</b>
-------------------

Inspected building with Henri Li s.22(1)

Parking garage still needs to remove excess storage, skateboard ramp and other storage items that I had talked to Henri about on the previous inspection.

I made it clear there was going to be a reinspection fee applied

Inspection Class <b>Company General</b>	Inspected Date <b>June 1, 2015</b>	Status <b>Unsatisfactory</b>	Assigned To <b>4</b>	Inspector <b>Macaulay, Colin</b>
Violation Notice: Issued	Received by: Henri	Position: Manager		

<b>1 Fire Doors. - 1511 Fire Door Signs</b>	<b>Status Unsatisfactory</b>
---	------------------------------

Article: 2.2.3.1.

#### Fire Door Signs

- 1) Every door used as a *closure* with a required *fire protection rating* shall have a permanent sign conforming to Subsection 2.1.4., posted on the visible side of the door in the direction of exit travel from the *floor area* with the words **"FIRE DOOR KEEP CLOSED"** except where the door is
  - a) located between a corridor and an adjacent sleeping room in hospitals or nursing homes,
  - b) located between a corridor and an adjacent classroom,
  - c) located between a *public corridor* and a *suite* of Group C or D *occupancy*, or
  - d) fitted with an *acceptable* hold-open device designed to be released by a signal from a *fire detector*, *fire alarm system* or sprinkler system.

<b>2 Closures. - 1630 Fire door does not close and latch completely</b>	<b>Status Unsatisfactory</b>
---	------------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

##### Sentence:

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





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

Clause:

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

### 3 Fire Extinguishers. - 2650 Inspect Test and Tag all extinguishers

Status Unsatisfactory

Article 6.2.4.1.  
Inspection, Testing and Maintenance

Sentence:

- 1) Except as otherwise required in this Section, inspection, testing, maintenance and recharging of portable extinguishers shall be in conformance with NFPA 10, "Portable Fire Extinguishers."

### 4 Underground Parking. - 6610 Remove all stored materials in parking garage

Status Unsatisfactory

Sentence:

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

### 5 Other - 9001 - FD47 (No Entry)

Status Satisfactory

Article 1.4.3.1

The Fire Chief or any member of the Fire Department authorized by the Fire Chief may at any reasonable time enter any building or premises for the purpose of  
(a) verifying compliance with this By-law; or  
(b) inspecting for conditions which may cause fire, increase the risk of fire or increase the danger to persons

Note: NOV / Note

Many extinguishers had " additional work required "

Storage in underground garage must be removed

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Company General ( No Entry )	April 4, 2015	Unsatisfactory	4	Tammen, Bobby

### 1 Other - 9001 - FD47 (No Entry)

Status Unsatisfactory

Article 1.4.3.1

The Fire Chief or any member of the Fire Department authorized by the Fire Chief may at any reasonable time enter any building or premises for the purpose of  
(a) verifying compliance with this By-law; or  
(b) inspecting for conditions which may cause fire, increase the risk of fire or increase the danger to persons

Note: No Entry



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

Inspection Class <b>Meeting</b>	Inspected Date <b>June 20, 2014</b>	Status <b>Satisfactory</b>	Assigned To <b>FP Capt Problem Building</b>	Inspector <b>Dyoth, Douglas</b>
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**Note: Responding to complaint from #3 Hall.**

Initial report from hall #3 A Captain Martin.

To all concerned.

E10 responded to a water problem call at 414 east 10th av, due to a burst pipe in suite **s 22(1)**. We shut down 2 valves in the sprinkler room which stopped the flow. An order was left with the tenants in suite **s 22(1)**. Apparently the building owner is very hard to contact, and very reluctant to make repairs. Note that the sprinkler system will not be working at this address, and length of time unknown. I am hoping that someone in Fire Prevention can use their ability and authority to contact the building owner and ensure that this problem is dealt with promptly.

Regards,

Capt. Martin D, 3-A

I attended the address with the intent of issuing an order directly to the building owners, to restore the Fire Sprinkler System. I found the building owners at the address trying to get the domestic water supply turned on to the entire building. The Fire Sprinkler System has just been repaired days earlier by a service company. They Clapper Valve Gasket had been replaced June 17th 2014. The ASTTBC tag is good until 2015/03/14.

I helped the building owners to find the proper domestic water valve to turn on the water to the building. It was in the boiler and sprinkler room. The owner of the building turned the valve on himself to restore the water to the building.

The phone number for the Sprinkler System Service Company that fixed the Clapper Valve Gasket is 778-875-4273

Inspection Class <b>Company General</b>	Inspected Date <b>January 23, 2014</b>	Status <b>Satisfactory</b>	Assigned To <b>D</b>	Inspector <b>Belczyk, Andrea</b>
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Inspection Class <b>Meeting</b>	Inspected Date <b>August 22, 2013</b>	Status <b>Satisfactory</b>	Assigned To <b>FP General</b>	Inspector <b>Kuechler, William</b>
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**Note: update**

The main issue is excessively greasy hood vents above stoves in units

A co-ordinated inspection with the building department will be conducted on this building

I have referred this to Cpt Doug Booth as it appears to be a problem building

Inspection Class <b>Company General</b>	Inspected Date <b>May 25, 2013</b>	Status <b>Satisfactory</b>	Assigned To <b>C</b>	Inspector <b>Berda, Scott</b>
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**1 Commercial Cooking Equipment. - 4830 Hoods, vents, and ducts extremely dirty**

**Status Satisfactory**

*People Who Care About You*

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Fire Prevention Division 575 West 8th Ave. Suite 600, Vancouver BC Tel: 311 (In Vancouver) 604-873-7000 outside Vancouver

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# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

Article 2.6.1.9.  
Commercial Cooking Equipment

Sentence:  
3) Hoods, grease removal devices, fans, ducts, and other appurtenances shall be cleaned at frequent intervals to prevent surfaces from becoming heavily contaminated with grease or other residues. [See Appendix A]

Appendix:  
A-2.6.1.9.(3) Commercial Cooking Equipment.  
Depending on the amount of cooking equipment usage, the entire exhaust system, including grease extractors, should be inspected at intervals not greater than seven days to determine if grease or other residues have been deposited within. When grease or other residues are in evidence as deposits within the hood, grease removal devices, or ducts, the system should be cleaned. In general, exhaust systems should be cleaned at intervals not greater than 12 months, but in the case of deep fat cooking, char broiling or similar cooking operations, the systems should be cleaned at intervals not greater than three months.

**Note: hood fans**

hood fans are located in individual suites in apartment building  
should not be inspecting

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Company General	April 9, 2013	Unsatisfactory	C	Kuechler, William

**1 Means of Egress. - 1411 Maintenance**

**Status** Satisfactory

Article: 2.7.1.1.

Means Of Egress

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

**2 Commercial Cooking Equipment. - 4830 Hoods, vents, and ducts extremely dirty**

**Status** Unsatisfactory

Article 2.6.1.9.  
Commercial Cooking Equipment

Sentence:  
3) Hoods, grease removal devices, fans, ducts, and other appurtenances shall be cleaned at frequent intervals to prevent surfaces from becoming heavily contaminated with grease or other residues. [See Appendix A]

Appendix:  
A-2.6.1.9.(3) Commercial Cooking Equipment.  
Depending on the amount of cooking equipment usage, the entire exhaust system, including grease extractors, should be inspected at intervals not greater than seven days to determine if grease or other residues have been deposited within. When grease or other residues are in evidence as deposits within the hood, grease removal devices, or ducts, the system should be cleaned. In general, exhaust systems should be cleaned at intervals not greater than 12 months, but in the case of deep fat cooking, char broiling or similar cooking operations, the systems should be cleaned at intervals not greater than three months.

**Note: updated notes**

East stairwell floor has been repaired, the wall is being fixed. Hood fans in the suite remain uncleaned. Will contact the owner and inform him he needs to get the hood fans cleaned.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
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# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

Company General	March 6, 2013	Unsatisfactory	C	Kuechler, William
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<b>1 Means of Egress. - 1411 Maintenance</b>	<b>Status</b> Unsatisfactory
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Article: 2.7.1.1.

Means Of Egress

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

<b>2 Commercial Cooking Equipment. - 4830 Hoods, vents, and ducts extremely dirty</b>	<b>Status</b> Unsatisfactory
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Article 2.6.1.9.  
Commercial Cooking Equipment

Sentence:

3) Hoods, grease removal devices, fans, ducts, and other appurtenances shall be cleaned at frequent intervals to prevent surfaces from becoming heavily contaminated with grease or other residues. [See Appendix A]

Appendix:

A-2.6.1.9.(3) Commercial Cooking Equipment.

Depending on the amount of cooking equipment usage, the entire exhaust system, including grease extractors, should be inspected at intervals not greater than seven days to determine if grease or other residues have been deposited within. When grease or other residues are in evidence as deposits within the hood, grease removal devices, or ducts, the system should be cleaned. In general, exhaust systems should be cleaned at intervals not greater than 12 months, but in the case of deep fat cooking, char broiling or similar cooking operations, the systems should be cleaned at intervals not greater than three months.

<b>3 Underground Parking. - 6610 Remove all stored materials in parking garage</b>	<b>Status</b> Satisfactory
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Sentence:

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

<b>Note: updated notes</b>
----------------------------

Reinspect found that work had been done in the parkade and it was satisfactory. East stairwell is currently under construction and hood fans in suites have not yet been cleaned.

Inspection Class <b>Company General</b>	Inspected Date <b>February 20, 2013</b>	Status <b>Unsatisfactory</b>	Assigned To <b>C</b>	Inspector <b>Kuechler, William</b>
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Violation Notice: Issued

Received by: Hazel Lundy

Position: Manager

<b>1 Means of Egress. - 1411 Maintenance</b>	<b>Status</b> Unsatisfactory
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Article: 2.7.1.1.

Means Of Egress

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



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

### 2 Fire Extinguishers. - 2610 Provide extinguishers

Status Satisfactory

Article 6.2.1.1.  
Selection and Installation

Sentence:

- 1) Portable extinguishers shall be selected and installed in conformance with NFPA 10, [Portable Fire Extinguishers] and with the requirements of this By-law.

### 3 Fire Extinguishers. - 2650 Inspect Test and Tag all extinguishers

Status Satisfactory

Article 6.2.4.1.  
Inspection, Testing and Maintenance

Sentence:

- 1) Except as otherwise required in this Section, inspection, testing, maintenance and recharging of portable extinguishers shall be in conformance with NFPA 10, "Portable Fire Extinguishers."

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

Status Satisfactory

Article 6.7.1.7.  
Inspection of Emergency Lights

Sentence:

- 1) Except as provided in Article 6.7.1.6., emergency lights shall be inspected and tagged at intervals not greater than 12 months to ensure that they are functional.

### 5 Commercial Cooking Equipment. - 4830 Hoods, vents, and ducts extremely dirty

Status Unsatisfactory

Article 2.6.1.9.  
Commercial Cooking Equipment

Sentence:

- 3) Hoods, grease removal devices, fans, ducts, and other appurtenances shall be cleaned at frequent intervals to prevent surfaces from becoming heavily contaminated with grease or other residues. [See Appendix A]

Appendix:

A-2.6.1.9.(3) Commercial Cooking Equipment.

Depending on the amount of cooking equipment usage, the entire exhaust system, including grease extractors, should be inspected at intervals not greater than seven days to determine if grease or other residues have been deposited within. When grease or other residues are in evidence as deposits within the hood, grease removal devices, or ducts, the system should be cleaned. In general, exhaust systems should be cleaned at intervals not greater than 12 months, but in the case of deep fat cooking, char broiling or similar cooking operations, the systems should be cleaned at intervals not greater than three months.

### 6 Underground Parking. - 6610 Remove all stored materials in parking garage

Status Unsatisfactory

Sentence:

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

#### Note: update

Reinspect. Building has had some work completed however the east stairwell main floor is very damaged and a life safety issue. Hood fans above stove are extremely dirty and a fire hazard. Notice of violation has been issued and given to caretaker Hazel Lundy



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

Inspection Class <b>FPO General</b>	Inspected Date <b>January 29, 2013</b>	Status <b>Satisfactory</b>	Assigned To <b>FP General</b>	Inspector <b>Hurd, Tyler</b>
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Inspection Class <b>Company General</b>	Inspected Date <b>January 29, 2013</b>	Status <b>Unsatisfactory</b>	Assigned To <b>C</b>	Inspector <b>Kuechler, William</b>
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Violation Notice: Issued      Received by: Ted Lundy      Position: Manager

<b>1 Means of Egress. - 1411 Maintenance</b>	<b>Status Unsatisfactory</b>
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Article: 2.7.1.1.

Means Of Egress

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

<b>2 Fire Extinguishers. - 2610 Provide extinguishers</b>	<b>Status Unsatisfactory</b>
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Article 6.2.1.1.  
Selection and Installation

Sentence:  
1) Portable extinguishers shall be selected and installed in conformance with NFPA 10, "Portable Fire Extinguishers" and with the requirements of this By-law.

<b>3 Fire Extinguishers. - 2650 Inspect Test and Tag all extinguishers</b>	<b>Status Unsatisfactory</b>
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Article 6.2.4.1.  
Inspection, Testing and Maintenance

Sentence:  
1) Except as otherwise required in this Section, inspection, testing, maintenance and recharging of portable extinguishers shall be in conformance with NFPA 10, "Portable Fire Extinguishers."

<b>4 Exit Lighting / Emergency Lighting. - 2850 Inspect test and tag all emergency lights</b>	<b>Status Unsatisfactory</b>
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Article 6.7.1.7.  
Inspection of Emergency Lights

Sentence:  
1) Except as provided in Article 6.7.1.6., emergency lights shall be inspected and tagged at intervals not greater than 12 months to ensure that they are functional.

<b>5 Underground Parking. - 6610 Remove all stored materials in parking garage</b>	<b>Status Unsatisfactory</b>
--	------------------------------

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

<b>Note: Inspection notes</b>
-------------------------------

East stairwell floor is collapsing. Parkade has large combustible materials, poor lighting and





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

unmarked exits. Building needs work  
Notice of violation issued

Inspection Class <b>Meeting</b>	Inspected Date <b>December 4, 2012</b>	Status <b>Satisfactory</b>	Assigned To <b>FP General</b>	Inspector <b>Cooke, Brett</b>
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**Note: Meeting**

Met with manager onsite to drop off fire safety plan

Inspection Class <b>Fire Safety Plan Review</b>	Inspected Date <b>November 26, 2012</b>	Status <b>Satisfactory</b>	Assigned To <b>FP General</b>	Inspector <b>Cooke, Brett</b>
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**Note: Fire safety plan**

FSP approved

Inspection Class <b>Company General ( No Entry )</b>	Inspected Date <b>October 31, 2012</b>	Status <b>Satisfactory</b>	Assigned To <b>B</b>	Inspector <b>Sandberg, Karl</b>
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**1 Other - 9001 - FD47 (No Entry)**

**Status Satisfactory**

Article 1.4.3.1

The Fire Chief or any member of the Fire Department authorized by the Fire Chief may at any reasonable time enter any building or premises for the purpose of  
(a) verifying compliance with this By-law; or  
(b) inspecting for conditions which may cause fire, increase the risk of fire or increase the danger to persons

**Note: Do not bill**

FDM Maintenance. Do not bill, changed no entry field for RPS

Inspection Class <b>Company General ( No Entry )</b>	Inspected Date <b>October 10, 2012</b>	Status <b>Unsatisfactory</b>	Assigned To <b>B</b>	Inspector <b>Macgregor, Rob</b>
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**1 Other - 9001 - FD47 (No Entry)**

**Status Unsatisfactory**

Article 1.4.3.1

The Fire Chief or any member of the Fire Department authorized by the Fire Chief may at any reasonable time enter any building or premises for the purpose of  
(a) verifying compliance with this By-law; or  
(b) inspecting for conditions which may cause fire, increase the risk of fire or increase the danger to persons

**Note: FD 47**



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: 414 E 10TH AVE  
Building Name: McQuarie Place Apts

FH District: 03  
FPO District: 55

FD 47 left.

Inspection Class Complaint	Inspected Date May 10, 2011	Status Satisfactory	Assigned To FP General	Inspector Short, Chris
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**Note: Broken Key in front door**

Broken Key in front door.

Complainant s.22(1)

s.22(1)

Broken key in front door and occupants could not get in or out.

Met with building manager Chris Green who explained the problem and it has been corrected.

Manager s.22(1)

Inspection Class Order Search	Inspected Date March 18, 2011	Status Satisfactory	Assigned To FP General	Inspector Wilson, Robert
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**1 Other - 9000 Attention required**

Status Satisfactory

Inspection Class Order Search	Inspected Date March 17, 2011	Status Unsatisfactory	Assigned To FP General	Inspector Wilson, Robert
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**1 Other - 9000 Attention required**

Status Unsatisfactory

No entry

**Note: No Access**

Inspection Class FPO General	Inspected Date January 6, 2011	Status Satisfactory	Assigned To FP General	Inspector Stolp, Ronald
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**1 Fire Safety Plan. - 0430 Provide Fire Safety Plan**

Status Satisfactory

Article 2.8.2.1.  
Measures in a Fire Safety Plan

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

Appendix:  
A-2.8.2.1.(1) Fire Safety Plan.

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

**2 Fire Safety Plan. - 0460 Post 911 signs at pull stations**

Status Satisfactory

Article 2.8.2.7.  
Posting of Fire Emergency Procedures

Sentence:



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

3) Where a fire alarm system has been installed with no provisions to transmit a signal to the Fire Department, a sign shall be posted at each manually actuated signalling box requesting that the fire department be notified, and including the telephone number 911.

12 Pull Stations 4 per floor Plus Basement

#### **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.

West Stairwell to between 1st floor and Parkade  
East Stairwell between 2nd and 3rd floor  
Basement North of Elevator

#### **4 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.

North of Elevator in Basement  
South of Elevator in Basement

#### **5 Closures. - 1610 Repair damaged closures**

**Status** Satisfactory

Article 2.2.2.2.v  
Maintenance of Closures

Sentence:

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





## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: 414 E 10TH AVE  
Building Name: McQuarie Place Apts

FH District: 03  
FPO District: 55

#### 6 Closures. - 1621 Maintenance

Status Satisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

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

Clause:

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

Laundry Room Fire Door Closure  
Basement West of Elevator Missing Fire Door

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

Status Satisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

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

Clause:

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

Fire Door by Unit s.22(1)  
Fire Door By Unit  
Fire Door By Unit  
Fire Door By Unit  
Fire Door East Stairwell 3rd Floor  
Fire Door By Unit s.22(1)

#### 8 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.

Laundry Room behind washing machines

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

Status Satisfactory

Article 2.2.1.2.



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

Article 6.3.1.2.  
Inspection and Testing

Sentence:

- 1) Fire alarm systems shall be inspected and tested in conformance with CANULC-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.

#### 10 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.

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

Status Satisfactory

Article 6.3.1.1.  
Maintenance

Sentence:

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

Heat Detectors by Units **s.22(1)**

#### 12 Underground Parking. - 6610 Remove all stored materials in parking garage

Status Satisfactory

Sentence:

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

#### 13 Waste Receptacles. - 6840 Receptacle does not close properly

Status Satisfactory

Article 2.4.1.3.  
Waste Receptacles

Sentence:

- 4) Except as provided in sentence 2.4.1.5., receptacles intended for holding and storing of combustible materials, including receptacles required in sentences (1) and (2) shall:

Clause:

- b) have a close fitting metal cover and designed to be lockable.

#### Note: FDM Maint

locked as satisfactory as per reflected by following inspections

Inspection Class	Inspected Date	Status	Assigned To	Inspector
FPO General	January 5, 2011	Unsatisfactory	FP General	Clinaz, Mauro

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

Status Unsatisfactory

Article 2.8.2.1



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

#### Measures in a Fire Safety Plan

##### Sentence:

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

##### Appendix:

A-2.8.2.1.(1) Fire Safety Plan.

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

#### **2 Fire Safety Plan. - 0460 Post 911 signs at pull stations**

**Status** Unsatisfactory

##### Article 2.8.2.7.

##### Posting of Fire Emergency Procedures

##### Sentence:

3) Where a fire alarm system has been installed with no provisions to transmit a signal to the Fire Department, a sign shall be posted at each manually actuated signalling box requesting that the fire department be notified, and including the telephone number 911.

12 Pull Stations 4 per floor Plus Basement

#### **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.

West Stairwell to between 1st floor and Parkade

East Stairwell between 2nd and 3rd floor

Basement North of Elevator

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

**Status** Unsatisfactory

##### Article 2.7.2.1.

##### Exit Doors

##### Sentence:

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

##### Clause:

a) doors of rooms where persons are under legal restraint,

b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,





## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: 414 E 10TH AVE  
Building Name: McQuarie Place Apts

FH District: 03  
FPO District: 55

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.

North of Elevator in Basement  
South of Elevator in Basement

#### 5 Closures. - 1610 Repair damaged closures

Status Unsatisfactory

Article 2.2.2.2.v  
Maintenance of Closures

Sentence:

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

#### 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,

Laundry Room Fire Door Closure  
Basement West of Elevator Missing Fire Door

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

Status Unsatisfactory

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

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

Clause:

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

Fire Door by Unit s.22(1)  
Fire Door By Unit  
Fire Door By Unit  
Fire Door By Unit  
Fire Door East Stairwell 3rd Floor  
Fire Door By Unit s.22(1)



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: 414 E 10TH AVE  
Building Name: McQuarie Place Apts

FH District: 03  
FPO District: 55

#### 8 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.

Laundry Room behind washing machines

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

Status Unsatisfactory

Article 6.3.1.2.

Article 6.3.1.2.

Inspection and Testing

Sentence:

- 1) Fire alarm systems shall be inspected and tested in conformance with CANULC-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.

#### 10 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.

#### 11 Fire Extinguishers. - 2610 Provide extinguishers

Status Satisfactory

Article 6.2.1.1.

Selection and Installation

Sentence:

- 1) Portable extinguishers shall be selected and installed in conformance with NFPA 10, [Portable Fire Extinguishers] and with the requirements of this By-law.

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

Status Unsatisfactory

Article 6.3.1.1.

Maintenance

Sentence:

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

Heat Detectors by Units s.22(1)

#### 13 Exit Lighting / Emergency Lighting. - 2820 Exit lights/signs must be illuminated

Status Satisfactory

Article 2.7.3.1.

Installation and Maintenance

Sentence:



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

2) Exit lighting and exit signs shall be illuminated during times the building is occupied.

West Stairwell between 1st and 2nd floor, East Stairwell 1st floor, Laundry Room, East Stairwell 2nd Floor, East Stairwell 3rd Floor, Basement East of elevator, Basement West of Elevator, Basement outside of elevator, Basement Entrance to Parkade

#### 14 Lint Traps. - 5610 Laundry equipment and traps to be cleaned

Status Satisfactory

Article 2.4.1.4.  
Lint Traps for Laundry Equipment

Sentence:

1) Lint traps in laundry equipment shall be cleaned after each use of the equipment.

Dryers first floor adjacent to Lobby not vented to outside debris and lint build up behind dryers

#### 15 Underground Parking. - 6610 Remove all stored materials in parking garage

Status Unsatisfactory

Sentence:

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

#### 16 Waste Receptacles. - 6840 Receptacle does not close properly

Status Unsatisfactory

Article 2.4.1.3.  
Waste Receptacles

Sentence:

4) Except as provided in sentence 2.4.1.5., receptacles intended for holding and storing of combustible materials, including receptacles required in sentences (1) and (2) shall:

Clause:

b) have a close fitting metal cover and designed to be lockable.

#### Note: Prosecution follow up

A request from the Prosecutors office to follow up.

The building is in moderate to poor repair. Basic fire systems have been serviced. Fire extinguishers and emergency lighting due March 23, 2011. No access to the fire alarm panel to verify service. Fire doors on the 1st floor east side wedged open. Fire door on 3rd floor west side wedged open. Fire door on 3rd floor centre wedged open. Fire doors on east side 2nd floor requires maintenance. Egress from the basement level blocked by illegal locking devices on exit door, access and exit from elevator only.

Forwarded update to prosecutors office via email.

Inspection Class <b>FPO General</b>	Inspected Date <b>March 11, 2010</b>	Status <b>Unsatisfactory</b>	Assigned To <b>FP General</b>	Inspector <b>Hayre, Deepk</b>
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#### 1 Fire Safety Plan. - 0430 Provide Fire Safety Plan

Status Unsatisfactory

Article 2.8.2.1.





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

### Measures in a Fire Safety Plan

#### Sentence:

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

#### Appendix:

A-2.8.2.1.(1) Fire Safety Plan.

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

### 2 Fire Safety Plan. - 0460 Post 911 signs at pull stations

**Status** Unsatisfactory

#### Article 2.8.2.7.

#### Posting of Fire Emergency Procedures

#### Sentence:

3) Where a fire alarm system has been installed with no provisions to transmit a signal to the Fire Department, a sign shall be posted at each manually actuated signalling box requesting that the fire department be notified, and including the telephone number 911.

12 Pull Stations 4 per floor Plus Basement

### 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.

West Stairwell to between 1st floor and Parkade

East Stairwell between 2nd and 3rd floor

Basement North of Elevator

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

**Status** Unsatisfactory

#### Article 2.7.2.1.

#### Exit Doors

#### Sentence:

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

#### Clause:

a) doors of rooms where persons are under legal restraint,

b) doors in a care and detention occupancy where patient safety may be compromised by uncontrolled egress,



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: 414 E 10TH AVE  
Building Name: McQuarie Place Apts

FH District: 03  
FPO District: 55

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.

North of Elevator in Basement  
South of Elevator in Basement

<b>5 Closures. - 1610 Repair damaged closures</b>	<b>Status Unsatisfactory</b>
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Article 2.2.2.2.v  
Maintenance of Closures

Sentence:

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

<b>6 Closures. - 1621 Maintenance</b>	<b>Status Unsatisfactory</b>
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Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

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

Clause:

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

Laundry Room Fire Door Closure  
Basement West of Elevator Missing Fire Door

<b>7 Closures. - 1630 Fire door does not close and latch completely</b>	<b>Status Unsatisfactory</b>
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Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

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

Clause:

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

Fire Door by Unit s.22(1)

Fire Door By Unit

Fire Door By Unit

Fire Door By Unit

Fire Door East Stairwell 3rd Floor

Fire Door By Unit s.22(1)



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: 414 E 10TH AVE  
Building Name: McQuarie Place Apts

FH District: 03  
FPO District: 55

#### 8 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.

Laundry Room behind washing machines

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

Status Unsatisfactory

Article 6.3.1.2.

Article 6.3.1.2.

Inspection and Testing

Sentence:

- 1) Fire alarm systems shall be inspected and tested in conformance with CANULC-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.

#### 10 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.

#### 11 Fire Extinguishers. - 2610 Provide extinguishers

Status Unsatisfactory

Article 6.2.1.1.

Selection and Installation

Sentence:

- 1) Portable extinguishers shall be selected and installed in conformance with NFPA 10, [Portable Fire Extinguishers] and with the requirements of this By-law.

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

Status Unsatisfactory

Article 6.3.1.1.

Maintenance

Sentence:

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

Heat Detectors by Units s.22(1)

#### 13 Exit Lighting / Emergency Lighting. - 2820 Exit lights/signs must be illuminated

Status Unsatisfactory

Article 2.7.3.1.

Installation and Maintenance

Sentence:





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

2) Exit lighting and exit signs shall be illuminated during times the building is occupied.

West Stairwell between 1st and 2nd floor, East Stairwell 1st floor, Laundry Room, East Stairwell 2nd Floor, East Stairwell 3rd Floor, Basement East of elevator, Basement West of Elevator, Basement outside of elevator, Basement Entrance to Parkade

### 14 Lint Traps. - 5610 Laundry equipment and traps to be cleaned

Status Unsatisfactory

Article 2.4.1.4.  
Lint Traps for Laundry Equipment

Sentence:

1) Lint traps in laundry equipment shall be cleaned after each use of the equipment.

Dryers first floor adjacent to Lobby not vented to outside debris and lint build up behind dryers

### 15 Underground Parking. - 6610 Remove all stored materials in parking garage

Status Unsatisfactory

Sentence:

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

### 16 Waste Receptacles. - 6840 Receptacle does not close properly

Status Unsatisfactory

Article 2.4.1.3.  
Waste Receptacles

Sentence:

4) Except as provided in sentence 2.4.1.5., receptacles intended for holding and storing of combustible materials, including receptacles required in sentences (1) and (2) shall:

Clause:

b) have a close fitting metal cover and designed to be lockable.

### Note: Reinspection By Request

Owner Henri Ren requested walk through and explanation of items on outstanding Notice of Violation forwarded to prosecutor's office. Recheck done with FPI Doug Booth. Met with Mr Ren at 1300 hrs. proceeded with walk through and explained deficiencies that were observed and reported on the existing notice of violation that required repairs.

Inspection Class  
**FPO General**

Inspected Date  
**May 13, 2009**

Status  
**Unsatisfactory**

Assigned To  
**FP General**

Inspector  
**Hayre, Deepk**

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

Status Unsatisfactory

Article 2.8.2.1.  
Measures in a Fire Safety Plan

Sentence:

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

Appendix:

A-2.8.2.1.(1) Fire Safety Plan.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

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

<b>2 Fire Safety Plan. - 0460 Post 911 signs at pull stations</b>	<b>Status</b> Unsatisfactory
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Article 2.8.2.7.  
Posting of Fire Emergency Procedures

Sentence:

- 3) Where a fire alarm system has been installed with no provisions to transmit a signal to the Fire Department, a sign shall be posted at each manually actuated signalling box requesting that the fire department be notified, and including the telephone number 911.

12 Pull Stations 4 per floor Plus Basement

<b>3 Means of Egress. - 1420 Remove obstructions from means of egress</b>	<b>Status</b> Unsatisfactory
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Article 2.7.1.6.  
Maintenance

Sentence:

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

Appendix:

A-2.7.1.6(1) Means of Egress.

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

West Stairwell to between 1st floor and Parkade  
East Stairwell between 2nd and 3rd floor  
Basement North of Elevator

<b>4 Means of Egress. - 1450 Remove unauthorized locking device from exit door</b>	<b>Status</b> Unsatisfactory
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Article 2.7.2.1.  
Exit Doors

Sentence:

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

Clause:

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

North of Elevator in Basement



## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: 414 E 10TH AVE  
Building Name: McQuarie Place Apts

FH District: 03  
FPO District: 55

South of Elevator in Basement

<b>5 Closures. - 1610 Repair damaged closures</b>	<b>Status Unsatisfactory</b>
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Article 2.2.2.2.v  
Maintenance of Closures

Sentence:

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

<b>6 Closures. - 1621 Maintenance</b>	<b>Status Unsatisfactory</b>
---------------------------------------	------------------------------

Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

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

Clause:

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

Laundry Room Fire Door Closure  
Basement West of Elevator Missing Fire Door

<b>7 Closures. - 1630 Fire door does not close and latch completely</b>	<b>Status Unsatisfactory</b>
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Article 2.2.2.4.v  
Inspection and Maintenance

Sentence:

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

Clause:

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

Fire Door by Unit s.22(1)  
Fire Door By Unit  
Fire Door By Unit  
Fire Door By Unit  
Fire Door East Stairwell 3rd Floor  
Fire Door By Unit s.22(1)

<b>8 Fire Separations. - 2020 Repair breach in fire separation</b>	<b>Status Unsatisfactory</b>
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Article 2.2.1.2.  
Damage to Fire Separations





## Vancouver Fire and Rescue Services

### Property - Inspection History Report

Property Address: 414 E 10TH AVE  
Building Name: McQuarie Place Apts

FH District: 03  
FPO District: 55

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.

Laundry Room behind washing machines

<b>9 Fire Alarms. - 2210 Inspect Test and Tag fire alarm system</b>	<b>Status Unsatisfactory</b>
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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 CANULC-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>10 Smoke Alarms. - 2450 Smoke Alarm needs repair</b>	<b>Status Unsatisfactory</b>
---	------------------------------

Article 2.1.3.3.  
Smoke Alarms

Sentence:

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

<b>11 Fire Extinguishers. - 2610 Provide extinguishers</b>	<b>Status Unsatisfactory</b>
--	------------------------------

Article 6.2.1.1.  
Selection and Installation

Sentence:

- 1) Portable extinguishers shall be selected and installed in conformance with NFPA 10, [Portable Fire Extinguishers] and with the requirements of this By-law.

<b>12 Fire Alarms. - 2662 Fire Alarm Maintenance</b>	<b>Status Unsatisfactory</b>
--	------------------------------

Article 6.3.1.1.  
Maintenance

Sentence:

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

Heat Detectors by Units **s.22(1)**

<b>13 Exit Lighting / Emergency Lighting. - 2820 Exit lights/signs must be illuminated</b>	<b>Status Unsatisfactory</b>
--	------------------------------

Article 2.7.3.1.  
Installation and Maintenance

Sentence:

- 2) Exit lighting and exit signs shall be illuminated during times the building is occupied.

West Stairwell between 1st and 2nd floor, East Stairwell 1st floor, Laundry Room, East Stairwell 2nd Floor, East Stairwell 3rd Floor, Basement East of elevator, Basement West of Elevator, Basement outside of



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

elevator, Basement Entrance to Parkade

<b>14 Lint Traps. - 5610 Laundry equipment and traps to be cleaned</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.4.1.4.  
Lint Traps for Laundry Equipment

Sentence:

1) Lint traps in laundry equipment shall be cleaned after each use of the equipment.

Dryers first floor adjacent to Lobby not vented to outside debris and lint build up behind dryers

<b>15 Underground Parking. - 6610 Remove all stored materials in parking garage</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Sentence:

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

<b>16 Waste Receptacles. - 6840 Receptacle does not close properly</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.4.1.3.  
Waste Receptacles

Sentence:

4) Except as provided in sentence 2.4.1.5., receptacles intended for holding and storing of combustible materials, including receptacles required in sentences (1) and (2) shall:

Clause:

b) have a close fitting metal cover and designed to be lockable.

Inspection Class <b>FPO General</b>	Inspected Date <b>December 12, 2008</b>	Status <b>Unsatisfactory</b>	Assigned To <b>FP General</b>	Inspector <b>Hayre, Deepk</b>
--	--	---------------------------------	----------------------------------	----------------------------------

<b>1 Fire Safety Plan. - 0430 Provide Fire Safety Plan</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.8.2.1.  
Measures in a Fire Safety Plan

Sentence:

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

Appendix:

A-2.8.2.1.(1) Fire Safety Plan.

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

<b>2 Means of Egress. - 1420 Remove obstructions from means of egress</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.7.1.6.  
Maintenance

Sentence:

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

Appendix:

A-2.7.1.6(1) Means of Egress.



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

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>3 Fire Doors. - 1540 Keep Closed sign not provided</b>	<b>Status</b> Satisfactory
---	----------------------------

Article 2.2.3.1  
Fire Door Signs

Sentence:

1) Every door used as a closure with a required fire protection rating shall have a permanent sign conforming to Subsection 2.1.4., posted on the visible side of the door when it is in the direction of exit travel from the floor area with the words **IFIRE DOOR KEEP CLOSED** except where the door is

Appendix:

A-2.2.3.1.(1) Fire Door Signs.

Signs should have letters and background in contrasting colours. The individual letters should be a minimum height of 6 cm.

<b>4 Closures. - 1610 Repair damaged closures</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.2.2.2.v  
Maintenance of Closures

Sentence:

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

<b>5 Smoke Alarms. - 2450 Smoke Alarm needs repair</b>	<b>Status</b> Unsatisfactory
--	------------------------------

Article 2.1.3.3.  
Smoke Alarms

Sentence:

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

<b>6 Exit Lighting / Emergency Lighting. - 2820 Exit lights/signs must be illuminated</b>	<b>Status</b> Satisfactory
---	----------------------------

Article 2.7.3.1.  
Installation and Maintenance

Sentence:

2) Exit lighting and exit signs shall be illuminated during times the building is occupied.

<b>7 Exit Lighting / Emergency Lighting. - 2830 Emergency lights not maintained in proper working order</b>	<b>Status</b> Satisfactory
---	----------------------------

Article 2.7.3.1.  
Installation and Maintenance

Sentence:

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

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

Sentence:

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





# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

Inspection Class	Inspected Date	Status	Assigned To	Inspector
<b>FPO General</b>	<b>December 1, 2008</b>	<b>Unsatisfactory</b>	<b>FP General</b>	<b>Hayre, Deepk</b>

**Violation Notice:** Issued      **Received by:** Registered Mail      **Position:** Business Owner

<b>1 Fire Safety Plan. - 0430 Provide Fire Safety Plan</b>	<b>Status Unsatisfactory</b>
--	------------------------------

Article 2.8.2.1.  
Measures in a Fire Safety Plan

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

Appendix:  
A-2.8.2.1.(1) Fire Safety Plan.  
The Fire Safety Plan may provide important information to the Fire Department for use in preparation of Pre-Fire Plans for fire fighting procedures in specific buildings. This is especially true for buildings where flammable or combustible liquids or other dangerous goods are stored.

<b>2 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>3 Fire Doors. - 1540 Keep Closed sign not provided</b>	<b>Status Unsatisfactory</b>
---	------------------------------

Article 2.2.3.1  
Fire Door Signs

Sentence:  
1) Every door used as a closure with a required fire protection rating shall have a permanent sign conforming to Subsection 2.1.4., posted on the visible side of the door when it is in the direction of exit travel from the floor area with the words **IFIRE DOOR KEEP CLOSED** except where the door is

Appendix:  
A-2.2.3.1.(1) Fire Door Signs.  
Signs should have letters and background in contrasting colours. The individual letters should be a minimum height of 6 cm.

<b>4 Closures. - 1610 Repair damaged closures</b>	<b>Status Unsatisfactory</b>
---	------------------------------

Article 2.2.2.2.v  
Maintenance of Closures

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

<b>5 Smoke Alarms. - 2450 Smoke Alarm needs repair</b>	<b>Status Unsatisfactory</b>
--	------------------------------

Article 2.1.3.3.  
Smoke Alarms



# Vancouver Fire and Rescue Services

## Property - Inspection History Report

Property Address: **414 E 10TH AVE**  
Building Name: **McQuarie Place Apts**

FH District: **03**  
FPO District: **55**

Sentence:

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

<b>6 Exit Lighting / Emergency Lighting. - 2820 Exit lights/signs must be illuminated</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.7.3.1.  
Installation and Maintenance

Sentence:

2) Exit lighting and exit signs shall be illuminated during times the building is occupied.

<b>7 Exit Lighting / Emergency Lighting. - 2830 Emergency lights not maintained in proper working order</b>	<b>Status</b> Unsatisfactory
---	------------------------------

Article 2.7.3.1.  
Installation and Maintenance

Sentence:

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

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

Sentence:

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

IMG 0536

location: parkade, SE corner

Notes: the door is rigged with some wire to keep it in place. The locking mechanism was stuck and was difficult to open. The door itself is full of holes and is not repairable.

IMG 0537

location: parkade, SE corner exit door

Notes: the wire contraption to keep the door closed. This would be impossible to navigate in an emergency. The parkade is VERY dark with insufficient lighting throughout.

IMG 0538

location: parkade, SE corner exit door

Notes: some of the holes in the door.

IMG 0539

location: parkade, SE corner exit (once door has been opened)

Notes: debris cluttered all along the stairwell.

IMG 0540

location: SE fire exit from parkade

heavy board is blocking the exit at top of the stairs. Leaves and twigs litter the entire stairwell.

IMG 0541

location: top of the stairs from parkade on SE side

Notes: at the top there is approx. 1' rise to step over to get around the board.

IMG 0542

location: top of stairs from parkade on SE side

Notes: illustrate how the board is held up.

IMG 0543

location: top of stairs from parkade on SE side

Notes: from street level looking at the stairwell.

IMG 0544

location: parkade, SE corner exit

Notes: plastic pipe runs across the exit. The pipe is a makeshift drain that encompasses the length of the parkade on the south side.

IMG 0545

location: parkade, SE corner

Notes: continuation of the pipe

IMG 0546

location: parkade, SW corner

Notes: another wire contraption to keep door closed. This door also has numerous holes in the door.



IMG 0547

location: parkade, SW corner

Notes: garbage on the other side of the door in the stairwell – door cannot be opened further due to the obstruction.

IMG 0548

location: parkade, SW corner

Notes: another view of the garbage behind the exit door.

IMG 0549

location: parkade, SW corner

Notes: leaves and twigs litter the entire stairwell.

IMG 0550

location: stairwell from parkade, SW corner

Notes: garbage that prevents the door from being opened from the parkade.

IMG 0551

location: electrical room

Notes: emergency light system that has tag NSD 21/07/18

IMG 0552

location: electrical room

Notes: location of the emergency light system – close to the floor level

IMG 0553

location: electrical room

Notes: tag on emergency light system

IMG 0554

location: lobby

Notes: fire alarm panel is not locked but is duct taped shut. No key.

IMG 0555

location: lobby

Notes: another angle

IMG 0556

location: SW exit to the street level

Notes: this is how the door is, it does not completely latch, and the door is in very poor condition.

IMG 0557

location: SW exit to the street level

Notes: condition of the door, door knob, door frame

IMG 0558

location: SW exit to the street level

Notes: once outside, there is debris/garbage obstructing egress.

IMG 0559

location: SW exit to the street level

Notes: another close up of condition of the door, door knob, door frame

IMG 0560

location: SW stairwell, between 2<sup>nd</sup> and 3<sup>rd</sup> floors

Notes: window is broken and will not close. This is part of the previous prosecution that they did not comply with.

IMG 0561

location: SE exit to the street level

Notes: door does not fully close, also filled with holes.

IMG 0562

location: SE exit to the street level

Notes: another picture of condition of the door and door frame

IMG 0563

location: SW exit from the parkade

Notes: board leaning up against the top of the stairwell

IMG 0564

location: SW exit from the parkade

Notes: another view of the garbage at the bottom of the stairwell, preventing door from opening from parkade.

IMG 0562

location: SW exit from the parkade

Notes: close up of the garbage at the bottom of the stairwell, preventing door from opening from































# A-1 Fire Supplies Ltd.

476 East Columbia Street  
New Westminster, BC V3L 3X5

Phone 526-8423

FIRE PROTECTION SYSTEMS	PASS	FAIL	SEE LOGS & REPORT
FIRE ALARM SYSTEMS			
SMOKE CONTROL SYSTEM			
EMERGENCY LIGHTING SYSTEM			
SPRINKLER SYSTEM			
WINDPIPE SYSTEM			
FIRE PUMP			
PORTABLE FIRE EXTINGUISHERS	★	★	★
RPA/D, V4			
SPECIAL FIRE SUPPRESSION SYSTEMS			

## TECHNICIAN STAMP

REGISTERED  
FIRE PROTECT  
AST/BC  
Lm  
LIC. MOERIKE  
F10052  
ALEMEXSM SP WA

SERVICE  
Self  
NEXT SERVICE DUE  
ON OR BEFORE

Y M D  
23 10 18

DO NOT REMOVE THIS TAG  
UNTIL NEW TAG IS APPLIED

J F M A M J J A S N D  
2022 2023 2024 2025





PUSH FOR APPUYER POUR

RESET REENCLENCHMENT

SILENCE ALARM ANNULATION D'ALARME

SILENCE TROUBLE ANNULATION SIGNAL DE DEFECTUOSITE

TROUBLE DEFECTUOSITE

TEST ON SILENCE CIRCUIT

DISCONNECT

DRILL EXERCISE

NORMAL

**A-1 Fire Supplies Ltd.**  
 476 East Columbia Street  
 New Westminster, BC V3L 3K5  
 Phone 526-8423

FIRE PROTECTION SYSTEMS	INSPECTION	REPAIR
FIRE ALARM SYSTEMS	★	★
SMOKE CONTROL SYSTEM		
EMERGENCY LIGHTING SYSTEM		
SPRINKLER SYSTEM		
STANDPIPE SYSTEM		
FIRE PUMP		
PORTABLE FIRE EXTINGUISHERS		
SPECIAL FIRE SUPPRESSION SYSTEMS		

TECHNICIAN STAMP

PROTECT  
 AS/TIBC  
 LM  
 23 10 18

NEXT SERVICE DUE ON OR BEFORE

2023 2024 2025

**A-1 Fire Supplies Ltd.**  
 24 Hour Service  
 149 E. Columbia Street  
 New Westminster, B.C.  
 V3L 3W2  
 (604) 526-8423

Annual Inspection Verification

Comments: ☒ Complete ☐ Partial

This fire alarm system, or portion thereof, has been verified in accordance with CAN/ULC S572M84.

Verification Serial Number: \_\_\_\_\_

Signature of Technician: \_\_\_\_\_













s.22(1)







# A-1 Fire Supplies Ltd.

478 East Columbia Street  
New Westminster, BC V3L 5N5

Phone 526-8423

FIRE PROTECTION SYSTEMS	PASS	FAIL	SEE LOG & REPORT
FIRE ALARM SYSTEMS			
SMOKE CONTROL SYSTEM			
EMERGENCY LIGHTING SYSTEM			
SPRINKLER SYSTEM			
STANDPIPE SYSTEM			
FIRE PUMP			
PORTABLE FIRE EXTINGUISHERS	★	★	★
RPSA/DCM			
SPECIAL FIRE SUPPRESSION SYSTEMS			

## TECHNICIAN STAMP

WE PROTECT

ASTTBC

*Ula*

TECHNICIAN

REGISTERED

EMERGENCY SERVICE

*RECHARGED*  
*Service*  
NEXT SERVICE DUE  
ON OR BEFORE

Y M D  
*23 10 18*

DO NOT REMOVE THIS TAG  
UNTIL NEW TAG IS APPLIED

J F M A M J J A S N D  
2022 2023 2024 2025

ONS

3  
SQUEEZE LEVER  
SWEEP SIDE TO SIDE



PRESSEZ LA  
POIGNEE BALAYEZ  
HORIZONTALEMENT

RECULEZ A 8 PIEDS  
VISEZ BASE DU FEU

s.22(1)









*A-1*

# A-1 Fire Supplies Ltd.

476 East Columbia Street  
New Westminster, BC V3L 3X5

**Phone 526-8423**

FIRE PROTECTION SYSTEMS	PASS	FAIL	SEE LOG & REPORT
FIRE ALARM SYSTEMS			
SMOKE CONTROL SYSTEM			
EMERGENCY LIGHTING SYSTEM			
SPRINKLER SYSTEM			
STANDPIPE SYSTEM			
FIRE PUMP			
PORTABLE FIRE EXTINGUISHERS	★	★	★
RPBA/DCV4			
SPECIAL FIRE SUPPRESSION SYSTEMS			

## TECHNICIAN STAMP

REGISTERED  
ASTTBC  
TECHNICIAN  
ALEXANDER BOWEN

Ser. # *231018*  
NEXT SERVICE DUE  
ON OR BEFORE  
Y M D  
*23 10 18*

DO NOT REMOVE THIS TAG  
UNTIL NEW TAG IS APPLIED

J F M A M J J A S O N D  
2022 2023 2024 2025







# A-1 Fire Supplies Ltd.

476 East Columbia Street  
New Westminster, BC V3L 3X5

Phone 526-8123

FIRE PROTECTION SYSTEMS	ASS	FAIL	SEE LOG & REPORT
FIRE ALARM SYSTEMS			
SMOKE CONTROL SYSTEM			
EMERGENCY LIGHTING SYSTEM			
SPRINKLER SYSTEM			
STANDPIPE SYSTEM			
FIRE PUMP	★	★	★
PORTABLE FIRE EXTINGUISHERS			
RPBA/DCVA			
SPECIAL FIRE SUPPRESSION SYSTEMS			

TECHNICIAN S. P.  
FIRE PROTECT  
AS TEST

*Service*  
Ser. #  
NEXT SERVICE DUE  
ON OR BEFORE

Y M D  
28 10 18

DO NOT REMOVE THIS TAG  
UNTIL NEW TAG IS APPLIED

J F M A M J J A S N D  
2023 2024 2025

## INSTRUCTIONS

1. Pull pin.  
Hold unit  
upright.



2. Free hose.  
Stand back  
8'. Aim at  
base of  
fire.

3. Depressure  
Release the  
lever to  
extinguish  
the fire.





FIRE DOOR  
KEEP CLOSED

KEEP FIRE  
DOOR CLOSED



*Handwritten signature*

**A-1 Fire Supplies Ltd.**

476 East Columbia Street  
New Westminster, BC V3L 3X5

**Phone 526-8423**

FIRE PROTECTION SYSTEMS	PASS	FAIL	SETTING & REPORT
-------------------------	------	------	------------------

FIRE ALARM SYSTEMS

SMOKE CONTROL SYSTEM

EMERGENCY LIGHTING SYSTEM

SPRINKLER SYSTEM

STANDPIPE SYSTEM

FIRE PUMP

PORTABLE FIRE EXTINGUISHERS

RPSA/DCV4

SPECIAL FIRE SUPPRESSION SYSTEMS

TECHNICIAN STAMP

★ ★ ★

*Handwritten signature*  
SIN

NE PROTECT

ASTTBC

NEXT SERVICE DUE  
ON OR BEFORE

Y M D  
23 10 18

DO NOT REMOVE THIS TAG  
UNTIL NEW TAG IS APPLIED

J E M A J J A S N D  
2023 2024 2025

BADGER

ONS

ABC DRY CHEMICAL AGENT CANNISTERS

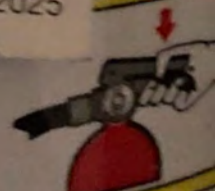


se of fire.

lu feu.

Appuyez sur le levier.

Sweep side to side.  
Balayez d'un côté à l'autre.





FIRE DOOR  
KEEP CLOSED

Please Don't  
Let This  
Door Slam!

s.22(1)

I Close Windows  
By Hand

NO  
SMOKING

NO ALARM  
ACTION  
SLAM



# A-1 Fire Supplies Ltd.

476 East Columbia Street  
New Westminster, BC V3L 3X5

Phone 526-8423

FIRE PROTECTION SYSTEMS		PASS	FAIL	REMARKS																						
FIRE ALARM SYSTEMS																										
SMOKE CONTROL SYSTEM																										
EMERGENCY LIGHTING SYSTEM																										
SPRINKLER SYSTEM																										
STANDPIPE SYSTEM																										
FIRE PUMP																										
PORTABLE FIRE EXTINGUISHERS		★	★	★																						
RPBA/DCV4																										
SPECIAL FIRE SUPPRESSION SYSTEMS																										
TECHNICIAN STAMP																										
FIRE PROTECT		SERVISE																								
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<table border="0"> <tr> <td>J</td><td>F</td><td>M</td><td>A</td><td>M</td><td>J</td><td>J</td><td>A</td><td>S</td><td>N</td><td>D</td> </tr> <tr> <td>2023</td><td>★</td><td></td><td></td><td></td><td></td><td></td><td></td><td>★</td><td></td><td>2025</td> </tr> </table>					J	F	M	A	M	J	J	A	S	N	D	2023	★							★		2025
J	F	M	A	M	J	J	A	S	N	D																
2023	★							★		2025																

Pull pin.  
Hold unit  
upright.

Dégoupiller l'enté  
l'appareil en  
position  
verticale.













































s.22(1)





























A-1 Fire Supplies Ltd.  
1000 Main Street  
New Westminster, BC, V2Y 1B8  
Phone 526-8423

FOR SERVICES: SYSTEM

FOR ALARM ONLY  
FOR ALARM ONLY  
FOR ALARM ONLY

FOR ALARM ONLY  
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21 7 18  
A-1 Fire Supplies Ltd.  
1000 Main Street  
New Westminster, BC, V2Y 1B8  
Phone 526-8423

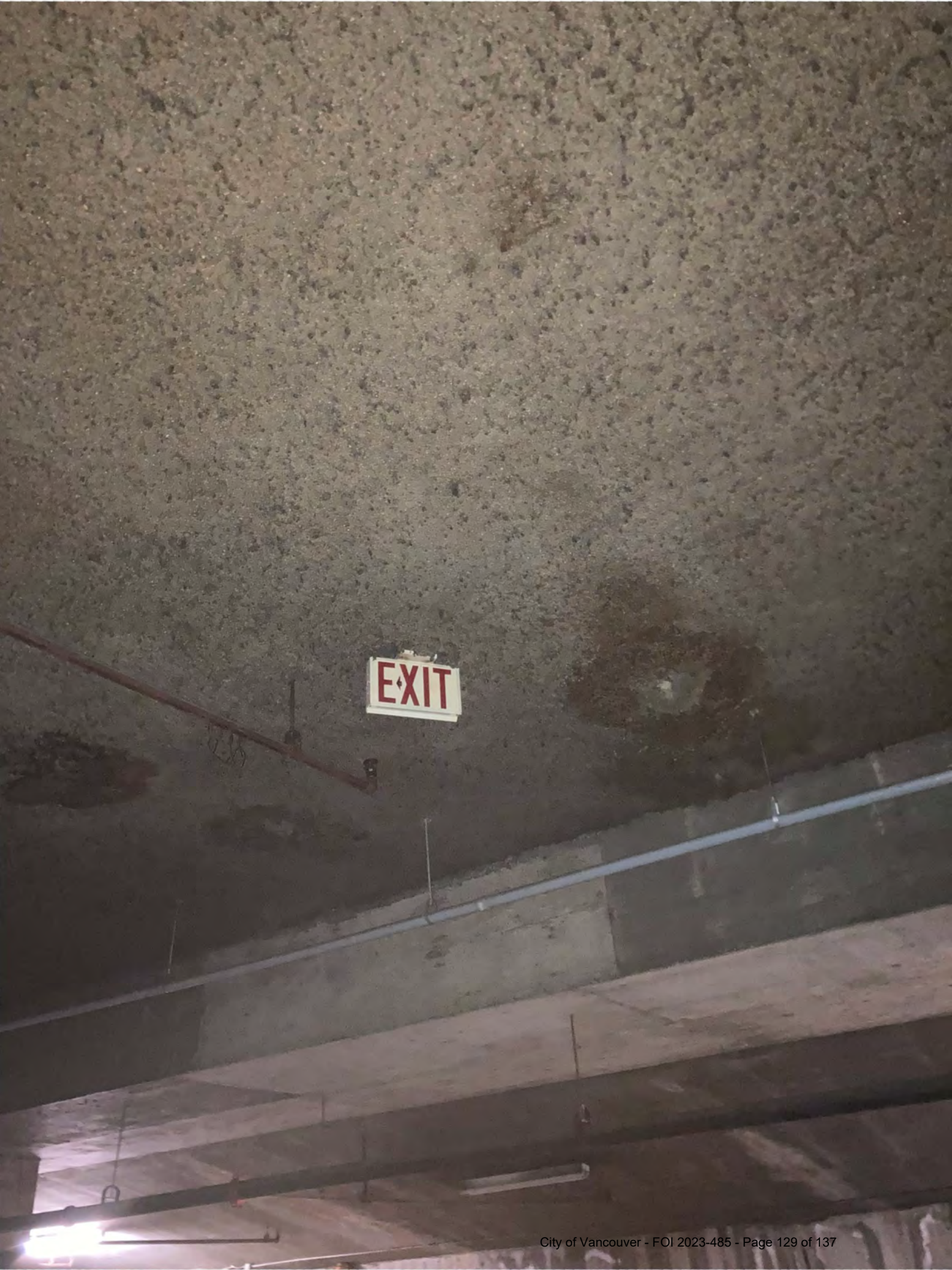












EXIT











*A-1*

**A-1 Fire Supplies Ltd.**  
 478 East Columbia Street  
 New Westminster, BC V3L 5B5  
**Phone 526-8423**

FIRE PROTECTION SYSTEMS	Good	Fair	Poor
Fire Alarm System			
Smoke Control System			
Emergency Lighting System			
Extinguisher System		★	★
Fire Pump			
Portable Fire Extinguishers			
Special Fire Suppression Systems			
Recommendation Stamp	Date: <u>25.10.18</u> Next Service Due On or Before: <u>25.10.18</u> ASHTBC <i>Lili</i> 25.10.18 2023 2024 2025		



















