

File No.: 04-1000-20-2025-051

January 31, 2025

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 January 22, 2025 under the *Freedom of Information and Protection of Privacy Act* for:

Record of the November 8, 2024 fire inspection report for 1225 Cardero Street, including any communication between Larco and Vancouver Fire Rescue Services, as well as any official documentation related to enforcement under the Fire Bylaw.

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

Under Part 5 of the Act, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (2025-051); 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

If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. You may also contact 3-1-1 (604-873-7000) if you require accommodation or do not have access to email.

Encl. (Response Package)

:pm



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **1225 CARDERO ST**
Building Name: **Regency Park Apartments**

FH District: **06**
FPO District: **57**

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

Date of Report: **January 29, 2025**
Last Inspection Date: **January 16, 2025**

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Preplan	November 8, 2024	Satisfactory	FP General	Wolf, Naomi

Note: potential prosecution walk through

- directed by Chief Meers that this building may be headed for prosecution due to the number of outstanding violations
-
- met with the manager, Tim
- EX present on each floor, NSD 25/Oct/28
- EM - NSD 25/Oct/01
- Fire Safety Plan was from 2009, said the elevator was modernized in 2010 - advised them to get a new FSP
- holes in ceiling to be repaired once leak has been fixed
- electrical room was missing a self closing device
- sprinkler system (tamper & flow) in the boiler room had old tags from 2022; spoke with a technician from West Coast Fire Protection (who serviced the system) and said they were old tags and when they are back on site on November 15 they will put new tags
- sprinklers in the mechanical room shared by CRU is current, NSD 25/Oct/10 (5 year is due - to be done on Nov. 15)
- fire alarm system's tag says fail, the technician said the elevator shaft and one CRU still needs to be accessed - to be done on Nov. 15
- there are some minor issues, but nothing to warrant prosecuting; relayed this message to Chief Meers who said to stand down.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Residential Tenant - C	November 5, 2024	Unsatisfactory	FP General	Campos, Carlos

Violation Notice: Issued **Received by:** Outstanding Violation **Position:** [None selected]

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 - Fire & Exit Doors **Status** Unsatisfactory

Fire door(s) is to be repaired to an acceptable working condition.

Repair self closing device on door(s).

3 - Fire Alarm Systems **Status** Unsatisfactory

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



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **1225 CARDERO ST**
Building Name: **Regency Park Apartments**

FH District: **06**
FPO District: **57**

4 - Fire Extinguishers (Portable) Status Satisfactory

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

Provide and install a 5 lb. ABC type fire extinguisher(s).

5 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.

6 - Standpipe & Hose Systems Status Satisfactory

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

Note: Reinspection

I visited 1225 Cardero for a reinspection, but I was unable to contact the building manager, Tim, upon arrival. The inspection of floors with outstanding, past-due service violations for fire extinguishers and fire hoses has now been completed.

The fire separation in the lobby near the elevators has not been repaired, and a hole in the ceiling remains. The failed tag on the alarm system is still present. Following a phone conversation with the alarm servicing company, it was confirmed that the building has not yet scheduled access for certain suites, including TD Bank. The technician from West Coast Fire Protection is still awaiting a scheduled time for repairs.

Due to the inability to reach Tim, we were unable to reinspect the emergency generator, as the ASTTBC tag from the last inspection is missing. Additionally, there was no access to the sprinkler room.

I left a voicemail for Tim to reschedule the appointment for a later date.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Residential Tenant - C	September 17, 2024	Unsatisfactory	FP General	Campos, Carlos

Violation Notice: Issued

Received by: Tim

Position: Manager

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 - Fire & Exit Doors Status Unsatisfactory

Fire door(s) is to be repaired to an acceptable working condition.

Repair self closing device on door(s).

3 - Fire Alarm Systems Status Unsatisfactory

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

4 - 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



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **1225 CARDERO ST**
Building Name: **Regency Park Apartments**

FH District: **06**
FPO District: **57**

Provide and install a 5 lb. ABC type fire extinguisher(s).

5 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.

6 - Standpipe & Hose Systems **Status** Unsatisfactory

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

Note: Reinspection

Met with Tim (Manager of 1225 Cardero)

Visited for a reinspection and was met with Tim (Manager). Unfortunately, no action has been taken to further resolve the deficiencies on the first NOV. Floors 17 & 18 still do not have extinguishers; I've taken photos to have on file. Tim has now scheduled in for a technician to drop off extinguishers for the missing floors tomorrow (September 18) and for servicing to be conducted by the end of this month. A second NOV was issued to this address with the same violations noted on the first, however, we were able to locate the emergency generator which is also past due for service according to their log. A leak in the main lobby beside the elevator has now caused a problem in their ceiling, I've also noted this down on the NOV that was issued today. Will return for reinspection

Alarm Panel: FAILED, nothing was written on the back of the tag - (Due to faulty sensor in elevator shaft as per Tim) Fire Alarm Panel shows System is Normal.

Fire Extinguishers: HST Due on floors 16th /11th /9th /8th /7th /5th /4th /2nd - **Floors 17th & 18th do not have Fire Extinguishers.**

Sprinkler System: Nov 24 / 2023 (Past due service - Expired)

Fire Hose: Service due on floors 15th /10th /6th /5th /4th /3rd

GS: Service past due according to log book.

Fire doors on multiple floors do not latch and close properly and must be properly maintained.

Garbage Chute door beside unit 1010 needs to be repaired as the hinges are completely broken off.

Inspection Class Residential Tenant - C	Inspected Date September 10, 2024	Status Unsatisfactory	Assigned To FP General	Inspector Campos, Carlos
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Violation Notice: Issued

Received by: Tim

Position: Manager

1 - Fire & Exit Doors **Status** Unsatisfactory

Fire door(s) is to be repaired to an acceptable working condition.

Repair self closing device on door(s).



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **1225 CARDERO ST**
Building Name: **Regency Park Apartments**

FH District: **06**
FPO District: **57**

2 - Fire Alarm Systems **Status** Unsatisfactory

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

3 - Fire Extinguishers (Portable) **Status** Unsatisfactory

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

Provide and install a 5 lb. ABC type fire extinguisher(s).

4 Sprinklers. - Sprinkler Systems **Status** Unsatisfactory

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

5 - Standpipe & Hose Systems **Status** Unsatisfactory

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

Note: Annual Inspection

Met with Adam (Care taker of 1225 Cardero)

Conducted an annual inspection at 1225 Cardero and issued a NOV for multiple violations. Please be advised that there were no fire extinguishers on the 17th and 18th floor. Please view the deficiencies below listed on the NOV that was given to Adam (care taker of 1225 Cardero) as the building manager Tim was unable to meet for the inspection.

Alarm Panel: FAILED, nothing was written on the back of the tag - (Due to faulty sensor in elevator shaft as per Tim) Fire Alarm Panel shows System is Normal.

Fire Extinguishers: HST Due on floors 16th /11th /9th /8th /7th /5th /4th /2nd - **Floors 17th & 18th do not have Fire Extinguishers.**

Sprinkler System: Nov 24 / 2023 (Past due service - Expired)

Fire Hose: Service due on floors 15th /10th /6th /5th /4th /3rd

Fire doors on multiple floors do not latch and close properly and must be properly maintained.

Garbage Chute door beside unit 1010 needs to be repaired as the hinges are completely broken off.

Please note that Adam and I did not locate an emergency generator.

I've relayed all of this information over to Tim and he is aware of the deficiencies within the building.

All hallways and exits are clear. Will follow up for reinspection.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Residential Tenant - C	October 12, 2023	Satisfactory	FP General	Dufour, Vanna

Satisfactory



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **1225 CARDERO ST**
Building Name: **Regency Park Apartments**

FH District: **06**
FPO District: **57**

1 - Fire Alarm Systems

Status

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

Note: NOV Update

Attended to re-inspect, met with building manager Tim

AL NSD 24/Aug

Please bill for re-inspection. Compliance took a very long time.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Residential Tenant - C	June 19, 2023	Unsatisfactory	FP General	Dufour, Vanna

Violation Notice: Issued

Received by: Tim

Position: [None selected]

1 - Fire Alarm Systems

Status Unsatisfactory

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

Note: NOV Update

Attended to do re-inspection

AL - still a fail

Let a voicemail for the manager

Bill for re-inspection

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Residential Tenant - C	March 2, 2023	Unsatisfactory	FP General	Dufour, Vanna

Violation Notice: Issued

Received by: Tim

Position: [None selected]

1 - Fire Alarm Systems

Status Unsatisfactory

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

Note: NOV Ongoing

Attended to perform a re-inspection, no manager on site, phoned Tim and left a voice mail

I phoned West Coast Fire and spoke with owner. He confirmed that they were able to test the detector inside the ATM. However, there are a number of other fails, e.i. various detectors failed, waiting on service reports from the CRUs (McDonald's, London Drugs, Nail Salon, and Cannabis store).

I will follow up again in April.

Please bill for re-inspection



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **1225 CARDERO ST**
Building Name: **Regency Park Apartments**

FH District: **06**
FPO District: **57**

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Residential Tenant - C	February 21, 2023	Unsatisfactory	FP General	Dufour, Vanna

Violation Notice: Issued **Received by:** Tim **Position:** Manager

1 - Fire Alarm Systems **Status** Unsatisfactory

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

2 - Standpipe & Hose Systems **Status** Satisfactory

Install missing port caps on standpipe hose connections.

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

Note: NOV Ongoing

Attended to re-inspect, manager was not on site. I phoned and left a voicemail for Tim.

AL - fail
FDC - capped

Please bill for re-inspection

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Residential Tenant - C	January 3, 2023	Unsatisfactory	FP General	Dufour, Vanna

Violation Notice: Issued **Received by:** Tim **Position:** [None selected]

1 - Fire Alarm Systems **Status** Unsatisfactory

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

2 - Standpipe & Hose Systems **Status** Unsatisfactory

Install missing port caps on standpipe hose connections.

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

Note: NOV Ongoing

Attended to get an update on the status of the AL and FDC. Spoke with manager Tim, the work is scheduled to be done before the end of Jan. Both issues still exist. I will return at the end of the Jan, if nothing has been addressed I will bill for re-inspection.

Please do not bill, Tim states that there will be progress by the end of the month.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Complaint	November 17, 2022	Satisfactory	FP General	Dufour, Vanna



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **1225 CARDERO ST**
Building Name: **Regency Park Apartments**

FH District: **06**
FPO District: **57**

Note: Firehall Complaint

Firehall complaint, **s.22(1)** had a small fire, but the detector was not activated.

Spoke with manager, Tim. The system has been on by-pass on and off again several times throughout the past month. I spoke with the third party company and they informed me that by-pass was only in place for the ground floor. There is a McDonalds attached to the building and it is under major construction. I spoke with the construction crews and explained that they were required to do 24 hr fire watch in the affected areas whenever they put the system on by pass. I set them up with documentation and full explanation as to what was required. I explained that during their work hours (8-4), if the system was on bypass, they were required to do a fire watch.

I will return to check on their work periodically.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Residential Tenant - C	October 12, 2022	Unsatisfactory	FP General	Dufour, Vanna

Violation Notice: Issued **Received by:** manager **Position:** [None selected]

1 - Fire Alarm Systems

Status Unsatisfactory

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

2 - Standpipe & Hose Systems

Status Unsatisfactory

Install missing port caps on standpipe hose connections.

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

Note: Re-inspection

Attended to re-inspect, found the panel in trouble with multiple issues. The building has multiple CRUs, one of which is a McDonalds that is under construction. The restaurant is required to have new sprinkler system installed, and have a few devices relocated. This is what is causing the issues on the panel.

I spoke with the manager of the building, he is aware and puts that zone (in the McDonalds) on bypass during working hours, and removes it at the end of the day. The original error is still active on the panel, and the FDC are still not capped.

Please bill for re-inspection.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Residential Tenant - C	May 19, 2022	Unsatisfactory	FP General	Dufour, Vanna

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

1 - Fire Alarm Systems

Status Unsatisfactory

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



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **1225 CARDERO ST**
Building Name: **Regency Park Apartments**

FH District: **06**
FPO District: **57**

2 - Standpipe & Hose Systems **Status** Unsatisfactory

Install missing port caps on standpipe hose connections.

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

Note: FD47

Attempted to perform a re-inspection, was unable to gain access to the building. Left an FD47

I can visibly see from the street that the FDC is still uncapped.

Update - the manager called me later that day. The fail on the tag is still in place. The fail is due to a device that was untested inside a TD ATM on the side of the building. The property manager has not been able to reach anyone at TD who can assist with the issue. I went to the TD bank on Davie and Cardero and spoke with the manager, Nava. She took my card and sent an email later that to customer experience manager requesting access.

May 26 - I sent a follow up email to both Nava and Robson (customer experience manager)

Please do not bill for re-inspection, still in progress.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Residential Tenant - C	March 9, 2022	Unsatisfactory	FP General	Dufour, Vanna

Violation Notice: Issued

Received by: Tim

Position: Manager

1 - Fire Alarm Systems **Status** Unsatisfactory

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

2 - Standpipe & Hose Systems **Status** Unsatisfactory

Install missing port caps on standpipe hose connections.

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

Note: NOV Not Cleared

Attended to meet with the building manager Tim

AL - still a fail. He's having a hard time getting the company to comply
FDC - still not capped or back flushed

NOV not cleared - do not bill. He's having a hard time with the service company. Will return to re-inspect in 4 weeks

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

Property - Inspection History Report

Property Address: **1225 CARDERO ST**
Building Name: **Regency Park Apartments**

FH District: **06**
FPO District: **57**

Residential Tenant - C **March 3, 2022** **Unsatisfactory** **FP General** **Dufour, Vanna**

Violation Notice: Issued **Received by:** NA **Position:** [None selected]

1 - Fire Alarm Systems **Status** Unsatisfactory

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

2 - Standpipe & Hose Systems **Status** Unsatisfactory

Install missing port caps on standpipe hose connections.

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

Note: FD47

Attempted to perform a re-inspection, was unable to gain access to the building. Left an FD47

Please do not bill yet.

Inspection Class **Inspected Date** **Status** **Assigned To** **Inspector**
Residential Tenant - C **December 2, 2021** **Unsatisfactory** **FP General** **Hart, Owen**

Violation Notice: Issued **Received by:** Tim Damirov **Position:** Manager

1 - Fire Alarm Systems **Status** Unsatisfactory

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

2 - Standpipe & Hose Systems **Status** Unsatisfactory

Install missing port caps on standpipe hose connections.

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

Note: Re-inspection

Let in building by cleaner

Hose - HST due - technicians scheduled for deficiencies
(EX) 22/NOV/26
(AL) - ASAP

Spoke to manager on phone - Alarm system failed because technicians did not have access to ATM building. Manager will contact TD bank.

Recommend Do Not Bill for this inspection

Inspection Class **Inspected Date** **Status** **Assigned To** **Inspector**



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **1225 CARDERO ST**
Building Name: **Regency Park Apartments**

FH District: **06**
FPO District: **57**

Residential Tenant - C **September 22, 2021** **Unsatisfactory** **FP General** **Hart, Owen**

Violation Notice: Issued **Received by:** Tim Damirov **Position:** Manager

1 - Fire Alarm Systems **Status** Unsatisfactory

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

2 - Standpipe & Hose Systems **Status** Unsatisfactory

Install missing port caps on standpipe hose connections.

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

Note: Re-inspection

Attended for re-inspection

Let in by food delivery
(AL) ASAP

Called manager - He will call service company and let me know why the alarm system failed.

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

Violation Notice: Issued **Received by:** Tim Damirov **Position:** Manager

1 - Fire Alarm Systems **Status** Unsatisfactory

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

2 - Standpipe & Hose Systems **Status** Unsatisfactory

Install missing port caps on standpipe hose connections.

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

Note: Re-inspection

Re-inspection

Let in by resident

(AL) - ASAP
FDC

Inspection Class Inspected Date Status Assigned To Inspector



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **1225 CARDERO ST**
Building Name: **Regency Park Apartments**

FH District: **06**
FPO District: **57**

Residential Tenant - C **April 29, 2021** **Unsatisfactory** **FP General** **Hart, Owen**

Violation Notice: Issued **Received by:** Tim Damirov **Position:** Manager

1 - Fire Alarm Systems **Status** Unsatisfactory

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

2 - Standpipe & Hose Systems **Status** Unsatisfactory

Install missing port caps on standpipe hose connections.

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

Note: NOV issued

Attended for annual inspection. Met with manager Tim.

(AL) FAIL

(EX) 21/10/09

(GS) 21/07/27

(WA) 21/06/-

(EM) 21/02/04

Mechanical room - clean

Parkade - clean

Hose 21/10/29

Fire door not latching on 7th floor - told manager to investigate and repair all non latching doors

FDC connection located at 1610 Davie. FDC stuffed with garbage, and missing components.

Sprinkler flush and repair ordered

NOV

Inspection Class	Inspected Date	Status	Assigned To	Inspector
FPO General	August 13, 2019	Satisfactory	FP General	Motkaluk, Randy

Note: Riok

Met with Myra, manager to inspect premise.

nsd:

sprinkler: 10/11/19

extinguishers, fire alarm: 10/18/19

advised to remove elephant's foot from fire doors

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Order Search	August 13, 2019	Satisfactory	FP Capt Office	Belczyk, Andrea



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **1225 CARDERO ST**
Building Name: **Regency Park Apartments**

FH District: **06**
FPO District: **57**

Note: Order Search Letter 1

Posse and Prism clear.

Inspection Class FPO General	Inspected Date June 20, 2017	Status Satisfactory	Assigned To FP General	Inspector Kane, Michael
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Note: RIOK

Met with Myra: building manager

18 storeys

ABC and hose cabinets: 17.11.01/23

Panel NSD: 17.09.22

Elevator log to date

Non-sprinklered.

Smoke detectors in corridors

Verbal re: storage in electrical room (follow-up 2/52)

Inspection Class FPO General	Inspected Date August 19, 2016	Status Satisfactory	Assigned To FP General	Inspector Blacker, Jen
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Note: RIOK

Routine inspection ok - tag date sept 2016

Inspection Class Complaint	Inspected Date September 30, 2015	Status Satisfactory	Assigned To FP General	Inspector Belczyk, Andrea
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Note: Complaint

Spoke to manager Myra s.22(1) regarding this complaint. Someone had chained the exit door shut for the underground parking lot facing Davie St.

Myra instructed her handyman to remove it immediately and conduct a watch on the door until it could be properly repaired.

Inspection Class FPO General	Inspected Date December 18, 2014	Status Satisfactory	Assigned To FP General	Inspector Belczyk, Andrea
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1 Fire Department Connections. - 0615 Provide caps for fire department connection **Status** Satisfactory

Article 6.4.1.7.



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **1225 CARDERO ST**
Building Name: **Regency Park Apartments**

FH District: **06**
FPO District: **57**

Fire Department Connections

Sentence:

2) v All fire department connections shall have protective caps, which shall be kept in place at all times. [see Appendix A]

Appendix:

A-6.4.1.7.(2) Protective Caps.

It is the responsibility of the building owner to ensure the protective caps on the fire department connections are kept in place at all times. When they are missing, the system may need to be back flushed in accordance with 6.4.1.7.(3). Back flushing can be a costly procedure. There are ways to attach the cap to the swivel, particularly for metal caps, or to cover the connection with a protective cage that is locked by a padlock. The owner may contact the Fire Department for further details.

2 Sprinklers. - 3070 Inspect test and tag sprinkler system	Status Satisfactory
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Article 6.5.4.12.

Sprinkler Inspection and Replacement

Sentence:

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

Appendix:

A-6.5.4.12(1) Sprinklers.

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

Note: Reinspection RI OK

Inspection Class	Inspected Date	Status	Assigned To	Inspector
FPO General	December 2, 2014	Unsatisfactory	FP General	Belczyk, Andrea

1 Fire Department Connections. - 0615 Provide caps for fire department connection	Status Unsatisfactory
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Article 6.4.1.7.

Fire Department Connections

Sentence:

2) v All fire department connections shall have protective caps, which shall be kept in place at all times. [see Appendix A]

Appendix:

A-6.4.1.7.(2) Protective Caps.

It is the responsibility of the building owner to ensure the protective caps on the fire department connections are kept in place at all times. When they are missing, the system may need to be back flushed in accordance with 6.4.1.7.(3). Back flushing can be a costly procedure. There are ways to attach the cap to the swivel, particularly for metal caps, or to cover the connection with a protective cage that is locked by a padlock. The owner may contact the Fire Department for further details.

2 Sprinklers. - 3070 Inspect test and tag sprinkler system	Status Unsatisfactory
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Article 6.5.4.12.

Sprinkler Inspection and Replacement

Sentence:

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

Appendix:

A-6.5.4.12(1) Sprinklers.

Sprinklers in service frequently accumulate a deposit of dust, grease or other foreign material. Where these deposits are light, they often do not impair the proper operation of the sprinkler. Heavier deposits can often be removed by light cleaning methods. Where deposits cannot readily be removed, and doubt exists with respect to the effects of the contamination, a sampling of the sprinklers should be removed and forwarded to a



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **1225 CARDERO ST**
Building Name: **Regency Park Apartments**

FH District: **06**
FPO District: **57**

recognized testing laboratory for an assessment of their operational characteristics to determine the necessity of replacing other sprinklers in the system.

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

Note: Note

Verbal to clean up electrical room.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Hoarding	November 25, 2014	Satisfactory	FP Capt Problem Buildings	Booth, Douglas

Note: Not Hoarded.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
FPO General	May 13, 2014	Unsatisfactory	FP General	Wilson, Robert

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

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

2 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: spare sprinler head needed to make 6

Inspection Class	Inspected Date	Status	Assigned To	Inspector
FPO General (No Entry)	April 30, 2014	Unsatisfactory	FP General	Wilson, Robert

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

Inspection Class	Inspected Date	Status	Assigned To	Inspector
FPO General	March 26, 2014	Satisfactory	FP General	Cap, Travis

Note: Resident s.22(1)

Resident s.22(1) and needs assistance in case of an



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **1225 CARDERO ST**
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FPO District: **57**

emergency.

- **s.22(1)**

Note: RIOK

Inspection Class FPO General	Inspected Date August 11, 2012	Status Satisfactory	Assigned To FP General	Inspector Kursar, Robert
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Note: Reinspection

Reinspection after Notice of Violation issued at time of alarm.
Everything appears to be in working order.

Inspection Class FPO General	Inspected Date June 10, 2008	Status Satisfactory	Assigned To FP General	Inspector Clinaz, Mauro
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1 Fire Alarms. - 2210 Inspect Test and Tag fire alarm system **Status Satisfactory**

Article 6.3.1.2.
Inspection and Testing

Sentence:

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

01 Have Fire alarm panel tested and tagged by astt technician.

2 Emergency Generators. - 4010 Test emergency generator **Status Satisfactory**

Article 6.7.1.1.
Inspection, Testing and Maintenance

Sentence:

- 1) Except as provided in Article 6.7.1.2. to 6.7.1.5., emergency power systems shall be inspected, tested and maintained in conformance with CAN/CSA C282-M, "Emergency Electrical Power Supply for Buildings".

01 Have Generator service and tested by ASTT technician.

3 Emergency Generators. - 4833 Records **Status Satisfactory**

01 Provide monthly test record for generator

Inspection Class FPO General	Inspected Date April 3, 2008	Status Unsatisfactory	Assigned To FP General	Inspector Clinaz, Mauro
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Violation Notice: Issued

Received by: **s.22(1)**

Position: [None selected]



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **1225 CARDERO ST**
Building Name: **Regency Park Apartments**

FH District: **06**
FPO District: **57**

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

Article 6.3.1.2.
Inspection and Testing

Sentence:

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

01 Have Fire alarm panel tested and tagged by astt technician.

2 Emergency Generators. - 4010 Test emergency generator **Status** Unsatisfactory

Article 6.7.1.1.
Inspection, Testing and Maintenance

Sentence:

- 1) Except as provided in Article 6.7.1.2. to 6.7.1.5., emergency power systems shall be inspected, tested and maintained in conformance with CAN/CSA C282-M, "Emergency Electrical Power Supply for Buildings".

01 Have Generator service and tested by ASTT technician.

3 Emergency Generators. - 4833 Records **Status** Unsatisfactory

01 Provide monthly test record for generator

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Contravention	April 1, 2007	Satisfactory	FP General	Nicholson, Wilhelm
Violation Notice: Issued	Received by: s.22(1)		Position: [None selected]	

Note: Notice of Violation

01 Have elevator emergency recall system checked and place in proper working order by a qualified technician.

02 Have hose line in basement level replaced to proper working order.

repairs complete.