

June 24, 2016

s.40.1

[REDACTED]
48 Main Road
Chance Cove, NL A0G 1B0

Dear [REDACTED]

s.40.1

Re: Fire and Life Safety Inspection - 48 Main Road, Chance Cove, NL

A fire and life safety inspection was conducted on your building located at 48 Main Road, Chance Cove, by the undersigned. This building was an Education Occupancy that was renovated into a Residential Occupancy. At the time of the inspection, it meets the *NFPA 101* definition of an Apartment Building. This renovation was done without going through the plan review process. This is a significant issue. You are required to contact the Service NL office in Clarenville at (709) 466-4056 and complete the application process for a change of occupancy for your building. All deficiencies listed in this report and any additional items identified in the plan review must be corrected.

As noted above, deficiencies were noted during the inspection and are listed in this report. These deficiencies will be picked up and addressed during the plan review process and others may be identified.

The following are deficiencies corresponding with the Fire and Life Safe Inspection Report form and applicable Code references, along with corrective actions:

B.4 The (Furnace) Service Room must be constructed conforming to NBC, Section 9.10.10.3.

B.6 That the service room doors remain closed at all times where required, in accordance with *National Fire Code (NFC)*, Chapter 2 and Section 2.2.2.4.

- The Furnace Room does not have the proper fire separation.

C.1 An approved fire alarm system must be installed in the facility in conforming to NBC, Section 3.2.4 and Can/ULC S524.

- Any residential occupancy that sleeps more than 10 people requires a fire alarm system.
- There is a fire alarm system in the building; however, it has not been serviced since 1995 and was not upgraded when the renovation was done.

G.2 That a Fire Drill Log be generated and maintained in accordance with NFC, Chapter 2, Section 2.8 & NFPA 101, Chapter 4, Section 4.7.6.

- A written record of each drill shall be completed and filed for reference.

H.2 That the means of egress be kept clear and unobstructed at all times in accordance with, NFPA 101, Chapter 7, Section 7.1.10.

- The egress must be maintained to provide safe exit from a building. People shall access all exits from any point in the building and maintain that safe path to the public way.
- The means of egress from the downstairs apartment is unacceptable.

H.3 The requirements for the location of interior fire/smoke barrier doors will be picked up in the plan review.

H.6 That quick release hardware is installed on all doors requiring such hardware in accordance with NFPA 101, Life Safety Code, Chapter, section 7.2.1.5.

- Exit doors can be locked from the outside but must be quick release from the inside and without special tools or knowledge on how to unlock. No dead bolts, hooks or bars are permitted.
- Exit doors were observed that did not close properly and had dead bolts.

I.5 General observations viewed by the inspector pertaining to occupant safety were unacceptable.

- There are concerns with proper fire separation between rooms and holes cut in walls to install utilities. These will be addressed when conducting the plan review.

J.1 That all electrical wiring be installed and maintained in accordance with the Canadian Electrical Code (current edition).

- There are many concerns with the electrical system in this building. This matter has been referred to Service NL, Technical Inspection Division, who is the provincial authority with relation to electrical use. For the purpose of this report, the rest of Section J, ELECTRICAL, has been intentionally left blank.

K.1 All exit lighting must be maintained to assure operability in accordance with NFPA 101, Section 7.10.

- No exit lights are working in this building.

K.2 That the visibility of all exits signs be maintained in accordance with NFPA 101, Section 7.10.

- The proper placement of Exit Signage must be reviewed.

K.3 That adequate emergency lighting is provided in accordance with NFPA 101, Section 7.9.

- There are some emergency lights in place; however, most are painted over and none are operational.

K.4 Once installed, all emergency lighting is maintained to assure operability in accordance with NFPA 101, Section 7.9.

L.1 That all portable extinguishers be unobstructed and accessible at all times in accordance with NFPA 10, Standard for Portable Fire Extinguishers.

- A review of your facility must be completed by an agency that meets the licensing requirements under FES-NL, Fire Protection & Detection Equipment Servicing, License Policy. This review will ensure the correct placement, classification and adequate number of fire extinguishers you require.

Considering the nature of the discrepancies listed above, we are to recommend the corrective action be started immediately and that in ten (10) calendar days of receipt of this letter, this office be notified, in writing, outlining your proposed corrective action.

Further, we request all discrepancies be corrected within a reasonable period of time and this office be notified of your progress.

For further information, please contact this office.

Yours truly,



Tony Rose
Fire Protection Officer

cc: Derek Simmons, Director of Fire Services/Fire Commissioner
David Mayne, Chief Electrical Inspector
Stephen Menchenton, Design Approval Technician II, Eastern Region

s.40.1

Fire and Life Safety Inspection Report

Name of Occupant	Group C	Division	Occupancy Hotel
Building Address 48 Main Road Chance Cove AOG 1B0	Town/Community Chance Cove	Inspection Date May 13, 2016	
Name of Owner or Authorized Agent	Contact Person for Inspection	Phone No.	
Address of Authorized Agent Same as above	Inspector(s) Tony Rose	Phone No. 466 - 4109	

Instructions:		Yes	No	N/A
Indicate with a check mark in the appropriate column. N/A - Not Applicable				
A	EXTERIOR			
1	Fire department access is blocked		✓	
2	Fire hydrants are unobstructed and of the correct thread size			✓
3	Fire dept. connections are unobstructed and of the correct thread size			✓
4	The path of travel and exits are free and clear to a public way	✓		
5	Propane tanks are installed and protected			✓
6	Fire escapes are in acceptable condition	✓		
7	Chimney(s) appear to be in acceptable condition	✓		
8	Other exterior deficiencies noted i.e. Electrical drops, dumpsters		✓	
B	MECHANICAL SERVICE SPACES			
1	Heating system has received its annual servicing	✓		
2	Clearances from combustible construction as required	✓		
3	Type of heating system.....		Oil Furnace	
4	Integrity of the fire separations is maintained		✓	
5	Amount/type of storage in the service rooms is acceptable	✓		
6	Service room doors are equipped with self closures and are closed		✓	
7	Other heating/mechanical deficiencies noted	✓		
C	FIRE ALARM & DETECTION SYSTEMS			
1	Automatic fire alarm system installed where required		✓	
2	Fire alarm system is powered and no trouble showing			✓
3	Fire alarm system was tested during inspection			✓
4	Fire alarm system has received a current annual inspection			✓
5	Other fire alarm & detection systems deficiencies noted			✓
D	HOUSEKEEPING			
1	Combustible waste material is within acceptable amounts	✓		
2	Approved waste receptacles are in use	✓		
3	Combustible materials are stored in acceptable storage rooms/ areas	✓		
4	Combustible materials attached to any wall is less than or equal to 20% area of the wall	✓		
5	Other housekeeping deficiencies noted		✓	
E	SMOKING			
1	Designated smoking area where permitted	✓		
2	On site smoking material disposed of properly	✓		
F	HAZARDOUS MATERIALS			
1	Hazardous materials are stored in approved containers/cabinets or areas	NA		
2	Storage areas and containers are properly identified			✓
3	Other Hazardous Materials deficiencies noted			✓

Instructions:		Yes	No	N/A
Indicate with a check mark in the appropriate column. N/A - Not Applicable				
G	RECORDS MANAGEMENT			
1	Fire Protection Equipment Maintenance Logs are maintained where required			✓
2	Fire drill log is maintained where required		✓	
3	Means of egress inspection log is complete where required			✓
H	MEANS OF EGRESS			
1	There is sufficient number of means of egress	✓		
2	Means of egress is free and clear		✓	
3	Interior Fire/smoke barrier doors are maintained and operating properly		✓	
4	Exit doors are maintained and open in the direction of travel where required	✓		
5	Interior stairs and open stairwells are free of all storage	✓		
6	Exit doors are equipped with panic hardware and self closures where required		✓	
7	Other means of egress deficiencies noted		✓	
I	OCCUPANT SAFETY			
1	There are capacity orders posted where required			✓
	Posted capacity number(s) Liquor License			
2	Fire drills are being conducted as required			✓
3	Current Fire Safety plan in place if required		✓	
4	Interior wall and ceiling finish acceptable	✓		
5	Other occupant safety deficiencies noted	✓		
J	ELECTRICAL			
1	Visible wiring appears acceptable		✓	
2	Extension cords are used in place of permanent wiring			
3	Electrical equipment being used, appears to be in good condition			
4	Switches and receptacles appear acceptable			
5	Distribution panels are covered and are labeled			
6	An electrical inspection report is required			
7	Other electrical deficiencies noted			
K	EXIT/EMERGENCY LIGHTING			
1	Exit lighting is AC/DC and operational		✓	
2	Exit signs are visible from all areas		✓	
3	Adequate emergency lighting if required		✓	
4	Emergency lighting is operational		✓	
5	Other Exit/Emergency Lighting deficiencies noted			✓
L	FIRE PROTECTION EQUIPMENT			
1	Portable fire extinguishers; placement, classification, number adequate and unobstructed		✓	
2	Portable fire extinguisher(s) service date is current			✓
3	Fire extinguishing systems service date is current			✓
4	Type of extinguishing system.....			
5	Sprinkler and other Water Spray System service date is current			✓
6	Sprinkler heads are unobstructed			✓
7	Other Fire Protection Equipment deficiencies noted			✓

The following deficiencies have been identified and require the following corrective action(s), to be completed by the noted compliance date.

Deficiency	Corrective Action	Compliance Date
	See the attached letter.	

* Additional information as required may be made on additional pages, and shall become part of this inspection report.

REMARKS & RECOMMENDATIONS: In the interest of Fire Prevention and Life Safety, you are requested to immediately begin corrective action on all the deficiencies as listed below, and to complete such action within the next _____ days. A follow up inspection will be made on _____.

I HAVE INSPECTED THIS PREMISES 1 2 3 4 TIMES	DATE OF LAST FOLLOW-UP INSPECTION:
Inspector(s) Name Tony Rose	Inspector(s) Signature <i>Tony Rose</i>
REFERRED TO FIRE & EMERGENCY SERVICES FOR FURTHER ACTION ON:	