

CANADA  
PROVINCE OF NEWFOUNDLAND AND LABRADOR  
FIRE AND EMERGENCY SERVICES – NEWFOUNDLAND AND LABRADOR

s.40.1

**ORDER**

[REDACTED]  
40 Riverhead Road  
Corner Brook, NL A2H 1J7

**ATTENTION:** [REDACTED]

s.40.1

WHEREAS a fire and life safety inspection was conducted on October 23, 2015, on your premises located at 40 Riverhead Road, Corner Brook, NL by Fire and Emergency Services - Newfoundland and Labrador, Service NL - Electrical Inspection Division and City of Corner Brook - Fire Department and Building Inspection Division. That inspection identified 28 fire and life safety discrepancies and were listed in the attached report dated October 29, 2015, which was hand delivered on the evening of October 29, 2015.

Four (4) of the 28 items were to be corrected with 24 hours and consisted of:

- All paths of travel in a required means of egress shall have an unobstructed barrier-free path of travel
- Smoke alarms shall be installed in each bedroom and in each sleeping area
- Until documentation confirming that the heating system is installed to the adopted Code and Standards, the wood burning add-on furnace shall not be used
- The existing area used as a sleeping area (in Unit #800) must be relocated to another area of the apartment that is serviced directly by a window meeting the requirements noted in item #24 in the attached report)

AND whereas the aforementioned deficiencies pose condition dangerous to the safety of persons;

THEREFORE, pursuant to the authority vested in me under Section 17 of the *Fire Protection Services Act*, **I DO ORDER** that the following four (4) items be corrected immediately and that the remaining items are to be corrected within the time frames set forth in this **ORDER**.

**To be completed immediately (within 24 hours) of receipt of this Order:**

**Item #5-Means of Egress:** All paths of travel in a required means of egress shall have an unobstructed barrier-free path of travel. Exit areas are not to be used for storage of any kind at any time. Exit areas are to be kept clear at all times as required in accordance with NFPA 101 Life Safety Code, Chapter 7, Section 7.1.10.1.

**Item #10-Smoke Alarms:** Smoke alarms shall be installed in each bedroom and in each sleeping area in accordance with the *National Fire Code of Canada* Section 2.1.3.3 and under the authority of NEWFOUNDLAND AND LABRADOR REGULATION 45/12 *Fire Protection Services Regulations* under the *Fire Protection Services Act* Part I & II.

**Item #15-Furnace:** In accordance with the *National Fire Code of Canada*, Section 2.6.1.1, heating appliances and equipment shall be installed in conformance with the *National Building Code of Canada*. That the oil furnace and wood add-on furnace be installed in conformance with the *National Building Code of Canada*, and shall be inspected and maintained in accordance with the requirements of CAN/CSA – B139 *Installation Code for Oil Burning Equipment* and CAN/CSA- B365 *Solid Fuel Burning Appliance Code* as well as the manufacturer's specification and installation requirements. If the furnace has not been inspected in the past year, it shall be subject to an inspection by a certified burner mechanic and WETT Inspector. **Until documentation confirming that the heating system is installed to the adopted Code and Standards, the wood burning add-on furnace shall not be used.**

**Item #23-Apartment 800:** That except where a bedroom door provides access directly outside, each bedroom shall have one outside window able to be opened from the inside. Windows shall provide an unobstructed opening of not less than 510 mm in width, 610 mm in height and 0.53 m<sup>2</sup> in area. The bottom of the opening shall be not more than 1120 mm above the floor and be within 6100 mm above grade, be directly accessible to the fire department, or open onto an exterior balcony. Windows with sill height below the adjacent grade level shall be provided with a window well having horizontal dimensions that allow the window to be fully opened and have an accessible clear opening not less than 0.82 m<sup>2</sup> with a length and width not less than 915 mm. **The existing area used as a sleeping area must be relocated to another area of the apartment that is serviced directly by a window meeting the requirements noted in item #23.**

**To be completed within 10 days of receipt of this Order:**

**Item #1-Exterior:** Combustible materials shall not be stored on a roof or adjacent to any building so as to create a fire hazard to the building or its occupants. Access panels or windows provided to facilitate access for firefighting operations shall be maintained free of obstruction in accordance with the *National Fire Code of Canada* Sections 2.4.1.1(4) and 2.5.1.2.

**Item #2-Propane Tanks:** That the propane tanks be installed and maintained in accordance with CAN/CSA B149.2 *Propane Storage & Handling Code*, Clauses 7.1.13, 7.1.14 and 7.19.4.

**Item #4-Chimneys/Venting:** Every chimney, flue and flue pipe shall be inspected at intervals not greater than 12 months to identify any dangerous condition in accordance with the *National Fire Code of Canada*, Section 2.6.1.4.

**Item #8-Storage Room:** That if the Storage Room is used for storage of combustible materials, flammable liquids and/or is considered by the Inspecting Officer to constitute a hazard, it shall be fire rated. The walls shall be constructed using 15.9 mm fire rated gypsum board on both sides of the stud wall. The ceiling shall also be covered with one layer of 15.9 mm fire rated gypsum board. Interior access doors to this room shall be 45 minute fire rated and “ULC” listed and tagged. These doors shall be installed in steel frames and equipped with a heavy duty self-closing device and a positive latch.

**Item #9-Manual Pull Stations:** That the fire alarm system and all new and relocated devices shall be inspected in accordance with the requirements of CAN/ULC S-536. The inspection company shall be listed and licensed by Fire & Emergency Services - NL.

**Item #12-Exit Signage:** In accordance with the *NFPA 101 Life Safety Code*, where the exit door is not immediately apparent from all portions of the floor area, exit light signs shall be installed in accordance with the *NFPA 101 Life Safety Code*, Chapter 7, Section 7.10.1.2.

**Item #13-Emergency Lighting:** That emergency lighting is to be provided in accordance with the *NFPA 101 Life Safety Code*, Chapter 7, Section 7.9. Emergency lighting shall provide not less than 90-minute duration and shall be extended to include all exterior access to the public way.

**Item #14-Furnace/Electrical Room:** That the Furnace/Electrical Room be fire rated. The walls shall be constructed using 15.9 mm fire rated gypsum board on both sides of the stud wall. The ceiling shall also be covered with one layer of 15.9 mm fire rated gypsum board. Interior access doors to this room shall be 45-minute fire rated and “ULC” listed and tagged. These doors shall be installed in steel frames and equipped with a heavy duty self-closing device and a positive latch.

**Item #17-Space Heaters:** Portable electric space heaters shall be installed in accordance with the *Canadian Electrical Code* and the manufacturers’ specifications.

**Item #18-Propane Appliances:** That where Propane (Gas) space heaters and/or other appliances are installed in this facility, these units shall be installed in accordance with CAN/CGA-B149 *Natural Gas and Propane Installation Code* and the manufacturer’s installation specifications. The system shall be installed by a registered mechanical contractor. A permit for the installation shall be obtained from Engineering and Inspection Services Division of Service NL where required.

**Item #22-Laundry Room:** That the Laundry Room be fire rated. The walls shall be constructed using 15.9 mm fire rated gypsum board on both sides of the stud wall. The ceiling shall also be covered with one layer of 15.9 mm fire rated gypsum board. Interior access doors to this room shall be 45-minute fire rated and “ULC” listed and tagged. These doors shall be installed in steel frames and equipped with a heavy duty self-closing device and a positive latch.

**Item #27-Apartment 20:** That a required fire separation between the Furnace/Electrical Room and Apartment 20 be maintained. The walls shall be constructed using 15.9 mm fire rated gypsum board on both sides of the stud wall. The ceiling of the Furnace/Electrical Room shall also be covered with one layer of 15.9 mm fire rated gypsum board. There shall be no areas of penetration between these two rooms that would create an undue hazard.

**To be completed within 90 days of receipt of this Order:**

**Item #6-Overhead Porch:** That plans for any repair or renovations involving structural changes to the facility be submitted to Service NL for approval as required by the *Fire Protection Services Act*. Copies of all required permits must be obtained from the City of Corner Brook regarding work performed on the structure.

**Item #19-Room Doors:** In accordance with the *NFPA 101 Life Safety Code*, door clearances shall not exceed 1/8th of an inch between the door frame and top and side portions of the door and not more than 3/4 of an inch at the bottom of the door.

**Item #20-Door Hardware:** All door hardware on exits throughout the facility shall meet the requirements of Chapter 7 of the *NFPA 101 Life Safety Code*. Door leaves shall be arranged to open readily from the egress side whenever the building is occupied.

**Item #21-Flame Spread Rating:** In accordance with the *National Fire Code of Canada*, Section 2.3.1.1, the interior finish material that forms part of the interior surface of a floor, wall partition or ceiling shall conform to the *National Building Code of Canada*. The material used as an interior finish (wall and ceiling assemblies) shall have a flame spread rating not to exceed 150. It is recommended that brick, concrete block, 9.5mm gypsum board, 11mm plywood (good one side or select), or a “ULC” approved and listed paneling be used in accordance with the *National Building Code of Canada*.

**Item #24-Smoke Barrier Doors:** Any doors that pass through the fire separation shall be fire rated for 20 minutes. These doors shall be “ULC” Listed and Tagged, installed in a steel frame, and equipped with a self-closing and latching device. A door leaf normally required to be kept closed shall not be secured in the open position at any time and shall be self-closing or automatic-closing in accordance with Chapter 7 of the *NFPA 101 Life Safety Code*.

**Item #25-Corridor Floor:** Walking surfaces in a means of egress shall be kept in reliable condition in accordance with Chapter 7 of the *NFPA 101 Life Safety Code*. Repairs to the floor surface shall be made to ensure a level and secure surface for walking.

**Item #26-Ceiling Materials:** In accordance with the *National Fire Code of Canada*, Section 2.3.1.1, the interior finish material that forms part of the interior surface of a floor, wall partition or ceiling shall conform to the *National Building Code of Canada*. The material used as an interior finish (ceiling assemblies) shall have a flame spread rating not to exceed 150. It is recommended that 9.5 mm gypsum board, 11 mm plywood (good one side or select), or a “ULC” approved and listed paneling be used in accordance with the *National Building Code of Canada*.

**Service NL Electrical Inspection Division:**

That all electrical components throughout the facility be installed and maintained in accordance with the *Canadian Electrical Code*, current edition. Electrical equipment shall be installed and guarded so that adequate provision is made for the safety of persons and property and for the protection of the electrical equipment from mechanical or other injury to which it is liable to be exposed. All electrical work is to be performed by a qualified electrician as permitted by Service NL.

**All the required work must be done in compliance with the Service NL Order regarding the electrical service.**

Failure to comply with this **ORDER** will result in an **ORDER** to evacuate and closure of this building and not be reopened until the deficiencies herein noted are corrected and verified.

Under Subsection 25.(1) of the *Fire Protection Services Act*, you have the right to apply to the Minister of Justice and Public Safety for a review of this **ORDER** providing your request is made within thirty (30) days of the date of this **ORDER**.



Derek Simmons  
Director of Fire Services/Fire Commissioner

This **ORDER** is made this 30<sup>th</sup> day of October, 2015 in St. John's, Newfoundland and Labrador and is effective immediately.

Attachments: Fire and Life Safety Inspection Report Dated October 29, 2015

October 29, 2015

[REDACTED] s.40.1  
40 Riverhead Road  
Corner Brook, NL

**Re: Apartment Complex, 40 Riverhead Road, Corner Brook NL**

Dear [REDACTED]: s.40.1

In the interest of Fire Prevention and Life Safety, a fire inspection of the above noted facility was conducted on October 23, 2015 by Fire & Emergency Services NL, Services NL and City of Corner Brook (Fire Department & Building Inspection Division). The inspection was conducted as a follow-up to concerns of Fire & Life Safety discrepancies with the facility.

The following discrepancies were noted:

**Exterior:**

1. **Exterior:** There is vegetation (trees & shrubbery) growing in direct contact with the structure. This vegetation is blocking egress from the facility in some areas.
2. **Propane Tanks:** There are three propane tanks in the area of the rear driveway that do not have the required vehicle protection.
3. **Exterior Lighting:** Several exterior lights are covered with a combustible material that is in close proximity to the light bulbs. (i.e. Lobster pots)
4. **Chimneys/Venting:** There are three chimneys/vents (1 – Brick, 2 Pre-fab) that are not installed in accordance with the particular codes for each appliance.
5. **Means of Egress:** There are several areas of required egress that are blocked with combustibles of various types restricting the size of the egress. (Exits from apartments, egress windows, Doors on upper level)
6. **Overhead Porch:** There has been work performed on an exterior porch over the exit from the first floor and basement that was not submitted to Services NL for review and approval of plans.
7. **Electrical:** The electrical meter base and attachments is hanging from the building. Electrical wire feeds are in contact with the building's roof.

8. **Storage Room:** The storage room is not fire rated as required. The room is full of combustible storage.

**Interior:**

9. **Manual Pull Stations:** There are no tamper seals on the fire alarm pull stations as required. The fire department is not posted above each pull station.
10. **Smoke Alarms:** There are no smoke alarms or CO alarms associated with sleeping rooms and living areas of the suites.
11. **Exit Doors:** There are exit doors in required means of egress that swing into the path of egress.
12. **Exit Signage:** There are some exits that are not identified with the appropriate signage.
13. **Emergency Lighting:** The emergency lighting throughout the facility is not working as required. Flexible wiring is being used to power the lighting units.
14. **Furnace/Electrical Room:** The furnace/electrical room does not have the required fire rating and the door to the room is not closing properly.
15. **Furnace:** The oil/wood combination furnace system is not installed in accordance with the applicable codes.
16. **Electrical:** There are electrical deficiencies starting in the furnace/electrical room and continuing throughout the structure. These deficiencies have been identified by Services NL electrical inspectors with time frames for completion of work on the electrical system in accordance with the Canadian Electrical Code.
17. **Space Heaters:** Portable electric space heaters are being used as central heating in apartments throughout the facility.
18. **Propane Appliances:** There are propane appliances that are installed (i.e. Dryer) that do not meet the requirements of the installation code. The propane supply line runs directly over the solid fuel burning appliance in the furnace room. The shut off to the dryer is not clearly marked. The dryer vent is concealed in the wall space.
19. **Room Doors:** There are large gaps associated with the installation of suite doors at the top of the framing.
20. **Door Hardware:** Door hardware on exits throughout the facility does not meet code requirements and the doors are hard to open as well as not closing properly.

21. **Flame Spread Rating:** The ceiling and wall covering in some areas does not have the required *Flame Spread Rating* of 150 or less as required.
22. **Laundry Room:** There are penetrations in the required fire separation of the laundry room. (Ie. ceiling).
23. **Apartment 800:** The window control handles are removed from the windows in the apartment. The tenant has created a bedroom in a room that has no window.
24. **Smoke Barrier Doors:** The smoke barrier doors leading from the exit corridors have no self-closures and are held in the open position.
25. **Corridor Floor:** The floor outside room 32 has separated from the structure causing a deflection in the walking surface of the exit corridor.
26. **Ceiling Materials:** The ceiling material in the corridors is damaged and forms a penetration in the required fire separation of the exit corridor.
27. **Apartment 20:** The refrigerator in this room protrudes into the furnace room. The electrical motor and compressor are exposed to fumes from the furnace room. There is no fire separation between this room and the furnace room.
28. **Apartment 415:** There is an electrical fuse panel in this room that is connected to the electrical room panel. The wires that connect the two panels run on the exterior wall near the exit from the first floor and are not attached to the structure.

Recommendations to the above noted discrepancies are as follows:

**Exterior:**

1. **Exterior:** Combustible materials shall not be stored on a roof or adjacent to any building so as to create a fire hazard to the building or its occupants. Access panels or windows provided to facilitate access for firefighting operations shall be maintained free of obstruction in accordance with the *National Fire Code of Canada* sections 2.4.1.1(4) and 2.5.1.2.
2. **Propane Tanks:** That the propane tanks be installed and maintained in accordance with CAN/CSA B149.2 *Propane Storage & Handling Code* clauses 7.1.13, 7.1.14 and 7.19.4.
3. **Exterior Lighting:** That all Electrical fixtures and their components be installed in accordance with the *Canadian Electrical Code* current edition and that all electrical work be performed by a qualified electrician as permitted by Services NL.

4. **Chimneys/Venting:** Every chimney, flue and flue pipe shall be inspected at intervals not greater than 12 months to identify any dangerous condition in accordance with the *national Fire Code of Canada* Section 2.6.1.4.
5. **Means of Egress:** All paths of travel in a required means of egress shall have an unobstructed barrier-free path of travel. Exit areas are not to be used for storage of any kind at any time. Exit areas are to be kept clear at all times as required in accordance with *NFPA 101 Life Safety Code* Chapter 7 section 7.1.10.1.
6. **Overhead Porch:** That plans for any repair or renovations involving structural changes to the facility be submitted to Services NL for approval as required by the Fire Protection Services Act. Copies of all required permits must be obtained from the City of Corner Brook regarding work performed on the structure.
7. **Electrical:** That all electrical components throughout the facility be installed and maintained in accordance with the *Canadian Electrical Code* current edition. Electrical equipment shall be installed and guarded so that adequate provision is made for the safety of persons and property and for the protection of the electrical equipment from mechanical or other injury to which it is liable to be exposed. All electrical work be performed by a qualified electrician as permitted by Services NL.
8. **Storage Room:** That if the Storage Room is used for storage of combustible materials, flammable liquids and/or is considered by the Inspecting Officer to constitute a hazard, it shall be fire rated. The walls shall be constructed using 15.9mm fire rated gypsum board on both sides of the stud wall. The ceiling shall also be covered with one layer of 15.9mm fire rated gypsum board. Interior access doors to this room shall be 45 minute fire rated and “ULC” listed and tagged. These doors shall be installed in steel frames and equipped with a heavy duty self-closing device and a positive latch.

#### **Interior:**

9. **Manual Pull Stations:** That the fire alarm system and all new and relocated devices shall be inspected in accordance with the requirements of *CAN/ULC S-536*. The inspection company shall be listed and licensed by Fire & Emergency Services - NL.
10. **Smoke Alarms:** Smoke alarms shall be installed in each bedroom, and in each sleeping area in accordance with the *National Fire Code of Canada* section 2.1.3.3 and under the authority of NEWFOUNDLAND AND LABRADOR REGULATION 45/12 Fire Protection Services Regulations under the Fire Protection Services Act Part I & II.

- 11. Exit Doors:** In accordance with Chapter 31 section 3.2.2.2 (1) of the *NFPA 101 Life Safety Code*, all doors in a required means of egress shall meet the requirements of Chapter 7 section 7.2.1.4.2.
- 12. Exit Signage:** In accordance with the *NFPA 101 Life Safety Code*, where the exit door is not immediately apparent from all portions of the floor area, exit light signs shall be installed in accordance with the *NFPA 101 Life Safety Code* Chapter 7 section 7.10.1.2.
- 13. Emergency Lighting:** That emergency lighting be provided in accordance with of the *NFPA 101 Life Safety Code* Chapter 7 section 7.9. Emergency lighting shall provide not less than 90 minute duration and shall be extended to include all exterior access to the public way.
- 14. Furnace/Electrical Room:** That the Furnace/Electrical Room be fire rated. The walls shall be constructed using 15.9 mm fire rated gypsum board on both sides of the stud wall. The ceiling shall also be covered with one layer of 15.9 mm fire rated gypsum board. Interior access doors to this room shall be 45 minute fire rated and “ULC” listed and tagged. These doors shall be installed in steel frames and equipped with a heavy duty self-closing device and a positive latch.
- 15. Furnace:** In accordance with the *National Fire Code of Canada* section 2.6.1.1 Heating appliances and equipment shall be installed in conformance with the *National Building Code of Canada*. That the oil furnace and wood add-on furnace be installed in conformance with the *National Building Code of Canada*, and shall be, inspected, and maintained in accordance with the requirements of CAN/CSA – B139 “*Installation Code for Oil Burning Equipment*” and CAN/CSA- B365 “*Solid Fuel Burning Appliance Code*” as well as the manufacturer’s specification and installation requirements. If the furnace has not been inspected in the past year it shall be subject to an inspection by a certified burner mechanic and WETT Inspector. **Until documentation confirming that the heating system is installed to the adopted code and standards the wood burning add-on furnace shall not be used.**
- 16. Electrical:** That all electrical components throughout the facility be installed and maintained in accordance with the *Canadian Electrical Code* current edition. Electrical equipment shall be installed and guarded so that adequate provision is made for the safety of persons and property and for the protection of the electrical equipment from mechanical or other injury to which it is liable to be exposed. All electrical work be performed by a qualified electrician as permitted by Services NL.
- 17. Space Heaters:** Portable electric space heaters shall be installed in accordance with the *Canadian Electrical Code* and the manufacturers’ specifications.

- 18. Propane Appliances:** That where Propane (Gas) space heaters and/or other appliances are installed in this facility, these units shall be installed in accordance with CAN/CGA-B149 *Natural Gas and Propane Installation Code* and the manufacturer's installation specifications. The system shall be installed by a registered mechanical contractor. A permit for the installation shall be obtained from Engineering and Inspection Services Division of Services NL where required.
- 19. Room Doors:** In accordance with the *NFPA 101 Life Safety Code*, door clearances shall not exceed 1/8<sup>th</sup> of an inch between the door frame and top and side portions of the door and not more than 3/4 of an inch at the bottom of the door.
- 20. Door Hardware:** All door hardware on exits throughout the facility shall meet the requirements of Chapter 7 of the *NFPA 101 Life Safety Code*. Door leaves shall be arranged to open readily from the egress side whenever the building is occupied.
- 21. Flame Spread Rating:** In accordance with the *National Fire Code of Canada* section 2.3.1.1 the interior finish material that forms part of the interior surface of a floor, wall partition or ceiling shall conform to the *National Building Code of Canada*. The material used as an interior finish (wall and ceiling assemblies) shall have a flame spread rating not to exceed 150. It is recommended that Brick, Concrete Block, 9.5mm Gypsum Board, 11mm Plywood (good one side or select), or a "ULC" approved and listed paneling be used in accordance with the *National Building Code of Canada*.
- 22. Laundry Room:** That the Laundry Room be fire rated. The walls shall be constructed using 15.9 mm fire rated gypsum board on both sides of the stud wall. The ceiling shall also be covered with one layer of 15.9 mm fire rated gypsum board. Interior access doors to this room shall be 45 minute fire rated and "ULC" listed and tagged. These doors shall be installed in steel frames and equipped with a heavy duty self-closing device and a positive latch.
- 23. Apartment 800:** That except where a bedroom door provides access directly outside, each bedroom shall have one outside window able to be opened from the inside. Windows shall provide an unobstructed opening of not less than 510 mm in width, 610 mm in height and 0.53 m<sup>2</sup> in area. The bottom of the opening shall be not more than 1120 mm above the floor and be within 6100 mm above grade, be directly accessible to the fire department, or open onto an exterior balcony. Windows with sill height below the adjacent grade level shall be provided with a window well having horizontal dimensions that allow the window to be fully opened and have an accessible clear opening not less than 0.82 m<sup>2</sup> with a length and width not less than 915 mm.
- 24. Smoke Barrier Doors:** Any doors that pass through the fire separation shall be fire rated for 20 minutes. These doors shall be "ULC" Listed and Tagged,

installed in a steel frame, and equipped with a self-closing and latching device. A door leaf normally required to be kept closed shall not be secured in the open position at any time and shall be self-closing or automatic-closing in accordance with Chapter 7 of the *NFPA 101 Life Safety Code*.

**25. Corridor Floor:** Walking surfaces in a means of egress shall be kept in reliable condition in accordance with Chapter 7 of the *NFPA 101 Life Safety Code*. Repairs to the floor surface shall be made to ensure a level and secure surface for walking.

**26. Ceiling Materials:** In accordance with the *National Fire Code of Canada* section 2.3.1.1 the interior finish material that forms part of the interior surface of a floor, wall partition or ceiling shall conform to the *National Building Code of Canada*. The material used as an interior finish (ceiling assemblies) shall have a flame spread rating not to exceed 150. It is recommended that 9.5mm Gypsum Board, 11mm Plywood (good one side or select), or a “ULC” approved and listed paneling be used in accordance with the *National Building Code of Canada*.

**27. Apartment 20:** That a required fire separation between the furnace/electrical room and apartment 20 be maintained. The walls shall be constructed using 15.9 mm fire rated gypsum board on both sides of the stud wall. The ceiling of the furnace/electrical room shall also be covered with one layer of 15.9 mm fire rated gypsum board. There shall be no areas of penetration between these two rooms that would create an undue hazard.

**28. Apartment 415:** That all electrical components throughout the facility be installed and maintained in accordance with the *Canadian Electrical Code* current edition. Electrical equipment shall be installed and guarded so that adequate provision is made for the safety of persons and property and for the protection of the electrical equipment from mechanical or other injury to which it is liable to be exposed. All electrical work be performed by a qualified electrician as permitted by Services NL.

***Note:*** We would also like to address the recent notice from the City of Corner Brook / Corner Brook Fire regarding the request for a recent Fire Alarm Inspection Report for this property. It is recommended that all fire protection equipment that is required in the facility as well as any Fire & Life Safety discrepancies identified by the City of Corner Brook/Corner Brook Fire as well as electrical discrepancies identified by Services NL be corrected immediately and that all Fire and Life Safety features be maintained and controlled by the owner in accordance with the appropriate codes and regulation’s adopted by this province or further action will be taken under the ***Fire Protection Services Act***.

**Based on the overall condition of the building the following items must be corrected within 24 hours upon receipt of this correspondence.**

5. Means of Egress: **All paths of travel in a required means of egress shall have an unobstructed barrier-free path of travel.** Exit areas are not to be used for storage of any kind at any time. Exit areas are to be kept clear at all times as required in accordance with NFPA 101 Life Safety Code Chapter 7 section 7.1.10.1.

11. Smoke Alarms: **Smoke alarms shall be installed in each bedroom, and in each sleeping area** in accordance with the National Fire Code of Canada section 2.1.3.3 and under the authority of NEWFOUNDLAND AND LABRADOR REGULATION 45/12 Fire Protection Services Regulations under the Fire Protection Services Act Part I & II.

16. Furnace: In accordance with the National Fire Code of Canada section 2.6.1.1 Heating appliances and equipment shall be installed in conformance with the National Building Code of Canada. That the oil furnace and wood add-on furnace be installed in conformance with the National Building Code of Canada, and shall be, inspected, and maintained in accordance with the requirements of CAN/CSA – B139 “Installation Code for Oil Burning Equipment” and CAN/CSA- B365 “Solid Fuel Burning Appliance Code” as well as the manufacturer’s specification and installation requirements. If the furnace has not been inspected in the past year it shall be subject to an inspection by a certified burner mechanic and WETT Inspector. **Until documentation confirming that the heating system is installed to the adopted code and standards the wood burning add-on furnace shall not be used.**

24. Apartment 800: That except where a bedroom door provides access directly outside, each bedroom shall have one outside window able to be opened from the inside. **The existing area used as a sleeping area must be relocated to another area of the apartment that is serviced directly by a window meeting the requirements noted in item #24 above.**

Corrective action be started immediately and that in seven (7) calendar days of receipt of this letter, this office be ***notified, in writing***, outlining your proposed action and completion date. Further, we request all discrepancies be corrected within a reasonable period of time, and this office and the City of Corner Brook (Building Inspection & Fire Departments) be notified, on a monthly basis, of your progress.

Yours truly,



---

Linus Tremblett  
**Fire Protection Officer I**

cc Director of Fire Services / Fire Commissioner, Derek Simmons  
Fire & Emergency Services, Deer Lake  
City of Corner Brook  
Corner Brook Fire Department  
Services NL, Corner Brook  
Department of Advanced Education & Skills, Corner Brook