

(f) Hazardous Material: Unsafe

(g) Exposures:

	Protection	
	Required	Provided
North: Severe	No	No
South: Moderate	No	No
East: Moderate	No	No
West: Light	No	No

(h) Activity: Moderate Hrs/Day 8 Days/Wk 5

(i) Maintenance Welding: Yes
Permit System used No

(j) Smoking Restricted: Yes

(k) Electronic Data Processing Equipment: No

(l) Process Description:
See 'Tenants', Item 9

PROTECTION

4. (a) Sprinklers:

(i) 99% Area Sprinklered 100% Dry

(ii) Date of Sprinklers: 100%: 1959

(iii) Adequate protection against freezing: Yes

(iv) Additional sprinklers required: Yes

(v) Sprinkler equipment standard: Yes

(vi) Alarms: Local and Other

(vii) Water Supplies:

(a) Overall Grading: Standard

(b) Primary: Municipal - Standard

(c) Secondary: Provided - None Required - No

(viii) Additional System details: No

Fire Department Pumper Connection: No

(b) Other

(i) Extinguishers: Non-Standard

(ii) Standpipes and Hose: None

(iii) Watchman Service: None

(iv) Special Equipment and Apparatus: None

(c) Outside:

(i) Hydrants: Public: Standard

Private: None

(ii) Fire Dept Public: Paid Distance to Fire Hall: 91.5m
(300ft)

Private: No

F.U.S. Classification of Municipality: 5

(iii) Accessibility:

To Property: Good

Into Building: Good

EXTENDED COVERAGE

5. (a) Windstorm - Unusual Hazards: None

(b) Lightning - Unusual Features: None

(c) Explosion - Unusual Features: None

(d) Sprinkler Leakage: Stock: Skidded or Shelved: Yes

Floors: Drained: No

(e) Riot, Vandalism, Malicious Acts:

Access restricted: No Guard Supervised: No Yards Lit: Yes

Remote From Populated Areas: No

(f) Earthquake: Zone: 1

BUSINESS INTERRUPTION

6. (a) Seasonal: No
(b) Operation: 8 Hrs/Day 5 Days/Wk.
(c) Interdependency: No
(d) Raw Materials Mainly: Domestic
Stock on hand for: varies
Stock Replacement Time: varies
(e) Computerized Programming: No
(f) Single Train Production: No
(g) Vital Machinery Custom Made: No
(h) Private Power Generation: No
Alternative Power Source: No
(i) Production Dependent on Pollution Control Equipment: No
(j) Other Important Features:

BUSINESS INTERRUPTION DETAILS:

No unusual features.

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UNDESIRABLE FEATURES

Prominent: The sprinkler alarm valve system has not been trip tested since June, 1965.

Other: 1) No fire department pumper connection.
2) See Recommendation letter.

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REPORT DETAILS

3(a) Common Hazards:

(i) Heating: Heat is provided by unlabelled natural gas-fired furnace located in a shut-off room in the basement. An unlabelled oil-fired boiler is also located in this room. The boiler is not in use by can be used in the event of failure of the furnace.

Chimney and Flues: Standard

(ii) Air-Conditioning: None.

(iii) Electrical: Safe. Circuit breakers and fuses are

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3(b) Special Hazards: See 'Tenants', Item 9.

3(f) Hazardous Materials: See 'Tenants', Item 9.

3(g) Exposures:

North: Good protection by blank masonry wall of Building 2 facing an unsprinklered brick two storey dry cleaners building located 3.1m (10ft) away.

South: Good protection by ordinary glass in steel sash windows facing a sprinklered (File SR 3051) one storey concrete block furniture retail store located 20.1m (66ft) away.

East: Good protection by ordinary glass in wood sash windows facing an unsprinklered two storey

concrete block office building located 4.6m
(15ft) away.

3(i) Maintenance Welding: Permit system is not used in the area
occupied by Craig Container (Recommendation made).

4(a)(iv) Additional Sprinklers Required: In the following areas
(Recommendation made).

1) 1.5m x 4.6m (5' x 15') front main stairway

2) 2.7m x 3m (9' x 10') rear entrance stairway

4(a)(iv) Cont'd

3. 1.8m x 3m (6' x 10') rear storage room located in the area occupied by Bruce Electronics.
4. 1.8m x 3m (6' x 10') dark room located in the area occupied by AADD Services.
5. 3.7m x 3.7m (12' x 12') office in the area occupied by AADD Services.
6. 6.7m x 3m (22' x 10') office in the area occupied by 'Bruce Electronics'.
7. 12.2m x 6.1m (40' x 20') office area occupied by 'Beavermede Construction'.
8. 2.4m x 1.8m (8' x 6') washroom in the area occupied by 'Wilma Foley'.

4(a)(vi) Alarms: Consist of unlisted supervisory service of D.A.S. monitoring water flow only. Local alarms consist of inside electronic bell and outside water motor gong. Grading (5%).

4(a)(vii) Water Supplies: Standard single supply from a 150mm (6") connection to a 200mm (8") street main fed both ways. Static pressure 552 kPa (80 p.s.i.) residual pressure 517.5 kPa (75 p.s.i.) with the 50mm (2") drain flowing. 4650 L/min (1200 U.S. g.p.m.) at 303.6 kPa (44 p.s.i.) at the base of the riser (Ordinary Hazard Group 2) is required. A flow test taken October, 1981 indicates that 4560 L/min (1,200 U.S. g.p.m.) at 503.7 kPa (73 p.s.i.) is available.

Water Flow Test Data:

Location - George Street at Sherbrooke Street.

Static Pressure - 552 kPa (80 p.s.i.)

<u>Flow</u>	<u>Residual Pressure</u>
4275 L/min (1125 US g.p.m) at	517.5 kPa (75 p.s.i.)
5776 L/min (1520 US g.p.m) at	483 kPa (70 p.s.i.)

Overall grading of sprinklers and water supplies:

78 (EF) x 5/100 (RF) x 0/100 (AT) = 0

- 4(a)(vii) Cont'd
(EF) - Sprinklered areas.

(RF) - No fire department pumper connection.

(AT) - The dry pipe valve system has not been trip tested since June, 1965.

- The sprinkler system is common to both buildings for the overall grading of sprinklers and water supplies and applicable to both buildings.
- 4(a)(viii) Fire Department Pumper Connection: Has not been provided (Recommendation made).
- 4(b)(i) Extinguishers: See 'Tenants:', Item 9.

9. TENANTS:

- Note:
1. Good care and cleanliness and adequate supply of portable fire extinguishers unless stated otherwise.
 2. Asterisk (*) denotes tenant change.
 3. The overall grading of sprinklers and water supplies for tenants is the same as the other buildings unless otherwise stated.

Building 1 - Basement

*Larry Electronic Limited: IBC CODE: IND 509
Occupies 577.4 sq. m. (6,215 sq. ft) for sales and service of electronic motos. A 204.6 L (45 gallon) drum of varsol (F.P. 38.3C (101F)) has been provided with a self-closing cap. Parts are stored on narrow metal shelves to a height of 2.1m (7').

Bruce Electronics: IBC CODE: IND 519
Occupies 185.8 sq. m. (2,000 sq ft) as an electrical repair shop of televisions and radios. A 6.7m x 3m (22' x 10') office is unsprinklered. The fire extinguisher on the premises is due for a service (Recommendation made).

*Beavermede Construction: IBC CODE: IND 661
Occupies 74.3 sq m (800 sq ft) for office purposes. Sprinklers are not provided beneath the suspended ceiling. (Recommendation made). Locked at the time of this survey.

Boiler Room and Fuel Oil Tank Storage Room:
50.2 sq m (540 sq ft).

First Floor

*G.T. Kayser - Public Accountant: IBC CODE: IND 641
Occupies 117.1 sq m (1,260 sq ft) for office purposes. A fire extinguisher has not been provided. (Recommendation made).

AADD Services: IBC CODE: IND 398
Occupies 296.6 sq m (3,193 sq ft) for silk screening signs and t-shirts. Approximately 266 L (70 gallons) of various inks, thinners, lacquers and enamel paints are stored on wood shelves in the open (Recommendation made for a metal cabinet). A 205 L (45 gallon) drum of varsol 38.4C (101F) has been provided with a self-closing cap. A varsol cleaning sink has been provided with a lid. A 1.8m x 3m (6' x 10') darkroom and 3.7 m x 3.7m (12' x 12') office are unsprinklered (Recommendation made). Portable fire extinguisher has not been provided with a service tag (Recommendation made).

Art Work Incorporated: IBC CODE: IND 275

Occupies 92.9 sq m (1,000 sq ft) for silk screening and printing of T-shirts. This area was unattended at the time of the survey. It is understood that this area is sublet from the tenant 'AADD Services'. It is further understood that this tenant is in the process of vacating the premises and that the area now occupied will be vacated by February 14, 1986. The machinery (drying oven, etc.) used by this tenant is owned by the tenant 'AADD Services'.

Craig Container: IBC CODE; IND 359

Occupies 418.1 sq m (4,500 sq ft) for the manufacturer of laundry baskets for hospitals and institutions. Baskets are of metal frame with canvas covering the wooden base. Cutting and forming of metal and cutting to size of canvas and wood are done safely. Wooden slats are cut to size with little accumulation of sawdust. Occasional arc welding and spot welding are carried out. The floor on the premises are noted to be joist. (Recommendation made).

1965 Addition: IBC CODE: IND 501

60.9 sq m (656 sq ft) of this area is used for private storage of a car and a boat.

2nd Floor

Larry Electronic Limited: IBC CODE: IND 522

Occupies 242.2 sq m (2,604 sq ft) for storage of unused equipment and antique motorcycle parts. Also a small electronic heating oven is used to bake varnish coated motors and is used only occasionally. One, 205 L (45 gallon) drum of varnish resin (F.P. 15.6C or 60F) and approximately 76L (20 gallons) of the varnish is stored in a covered dip tank. Locked at the time of the survey.

*Vacant: IBC CODE: IND 184

78.9 sq m (849 sq ft).

*Wilma Foley: IBC CODE: IND 233

Occupies approximately 55.7 sq m (600 sq ft) for dress making. A fire extinguisher has been provided for this area. A 1.8m x 2.4m (6' x 8') washroom on the premises is unsprinklered. (Recommendation made).

Building 2

Bell Telephone: IBC CODE: IND 501

Occupies 223.2 sq m (2,400 sq ft) for storing company cars.