



**FIRE DEPARTMENT  
PLAN EXAMINATION REPORT**

**ATTENTION: TAMMY AGNOLETTO**  
**DATE: April 2, 2015**  
**ADDRESS: 5359 RIVER ROAD**  
**NAME OF BUILDING: GRANDVIEW MANOR**  
**BUILDING PERMIT: BA-AP15-0099**

**COMMENTS ADDITION AND RENOVATION TO OLDER 2 STOREY  
RESIDENCE FOR SUITE #5 AND 6**

**NOTE: Plan examination comments based on revised plans dated April 1, 2015  
(Rev. 10). It is understood that suite #1 will be amended as shown on  
drawing A2.1.**

**FIRE EXTINGUISHERS:**

- 1.) Listed portable fire extinguishers with a minimum rating of 2A 10BC shall be installed as detailed below:
  - i) At all exits and every level.
- 2.) Requirements for additional portable fire extinguishers shall be determined by the Fire Prevention Officer on site.
- 3.) The fixed fire extinguishing system, protecting commercial cooking equipment, shall be backed up with a listed portable fire extinguisher labelled for "K" class fires or other extinguisher as recommended by the manufacturer's specifications for this use.
- 4.) The fixed fire extinguishing system shall meet or exceed the requirements of UL300/ULC-C1254.6-1995.

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Fire Department  
Ext 2220 Fax 905-356-1503  
rpigeon@niagarafalls.ca

**FIRE ALARM SYSTEM:**

- 1.) **The fire alarm system shall be altered\extended\installed in accordance with subsection 3.2.4. O.B.C. and CAN/ULC-S524-06 "Installation of Fire Alarm Systems".**

**A certificate of other acceptable documentation verifying that the fire alarm system has been altered\extended\installed in accordance with 3.2.4 O.B.C. and CAN/ULC -S524-06 "Installation of Fire Alarm Systems", must be submitted to the Fire Prevention Office.**

- 2.) **Please note required changes to the fire alarm system as detailed below:**

- i) **A heat detector is required in basement laundry room to 9.10.18.4(2) or 3.2.4.11. (2)(f) of the O.B.C.**
- ii) **It is understood that smoke detectors shown in suite rooms are actually smoke alarms as per discussion with Mr. Redekop, from Architect's office. All others outside suites shall be smoke detectors tied to fire alarm. Revisions to be submitted by Electrical Engineer.**
- iii) **A visual signal device to be provided in one of the new suites in accordance to 3.2.4.19(4)(d) of the O.B.C.**
- iv) **It is recommended that the new fire alarm panel has sufficient audible circuits to take into account the future addition to comply to 3.2.4.20.(10) and (11) of the OBC.**

- 3.) **Recirculating air handling systems that serve: more than one storey; more than one suite in a storey must be designed to prevent the circulation of smoke upon a signal from a duct-type smoke detector.**

- 4.) **Verification of the fire alarm system shall be conducted in accordance with CAN/ULC-S537-04 "Verification of Fire Alarm Systems" by a person acceptable to the manufacturer of the system and under the supervision of the Fire Prevention Officer. Please contact the Fire Prevention office at 356-1321, extension 2207 at least two weeks prior to the verification test.**

**A copy of the verification certificate shall be submitted to the Fire Prevention Office.**

- 5.) **The central vacuum cleaning system, if applicable, shall be connected to the fire alarm system, to ensure that it shuts down, upon activation of the fire alarm system (3.2.4.14.).**

- 6.) **Audibility of the fire alarm system, including "temporal pattern" of the alarm signal, shall be in accordance with Article 3.2.4.20. Ontario Building Code and International Standard ISO 8201 "Acoustics - Audible Emergency Evacuation Signal".**
- 7.) **Residential Sound Level - In a building in which corridors or hallways serve more than one suite or dwelling unit, there will be situations in which an audible signal device located in the corridor or hallway, to alert persons sleeping in suites and dwelling units, cannot be placed because the sound level in the vicinity of the device would exceed that permitted by sentence 3.2.4.20.(4). In most of these situations, it will be necessary to supplement the building fire alarm system with an audible signal device in the suite or dwelling unit. These devices could be piezoelectric devices similar to the sounding units in many smoke alarms, subject to the device emitting the appropriate temporal pattern required by sentence 3.2.4.20.(2). Any handicap suites should also be provided with visual indication of the operation of the building's fire alarm system (Strobe units).**
- 8.) **Visual signal devices shall be installed in addition to audible signal devices in accordance to 3.2.4.21 OBC in the following areas; not less than 10% of the suites of a hotel or motel, in public corridors, in a corridor used by the public and in a floor area with a Group A (Assembly) occupancy, areas where the ambient noise level is more than 87 dBA, areas used primarily by persons with hearing impairment, or where occupants use ear protection.**

**DETECTION SYSTEMS:**

**SMOKE ALARMS**

- 1.) **Smoke alarms shall be installed in accordance with article 3.2.4.22. of the Ontario Building Code, including in each sleeping room, the temporal sound pattern, and visual signaling.**
- 2.) **Smoke alarms serving remote sleeping areas, must be interconnected, so that the activation of one smoke alarm will cause the activation of all smoke alarms.**
  - i) **This would apply for lounges connected to suites on 2<sup>nd</sup> & 3<sup>rd</sup> floor and if new drywall work for walls or ceilings are being done, then 110V smoke alarms would be required. If existing drywall not being altered then battery operated may be installed to Part II of the O.B.C.**

- 3.) **Smoke alarms shall be installed in accordance with the manufacturer's installation instructions.**

**COMMERCIAL COOKING EQUIPMENT:**

- 1.) **The kitchen hood and exhaust system shall be installed in accordance with N.F.P.A. #96 -2011 "Ventilation Control and Fire Protection of Commercial Cooking Operations".**
  - i) **The kitchen exhaust with a wall termination as shown with combustible walls and cantilevered floor above does not comply to 7.8.3 of NFPA #96. The exhaust is also less than 10' from grade as discussed with Architect's and Engineer's representatives. Revised details as discussed to be submitted prior to the exterior wall construction.**
- 2.) **Combustible materials and construction assemblies shall provide proper clearance to hoods and ductwork or be protected in accordance to N.F.P.A. #96-2011.**
- 3.) **The exhaust discharge outlet shall be located at least 10 feet from grade, 10 feet from property lines and 10 feet from any air intake.**
- 4.) **Deep fat fryers shall be installed with at least a 406 mm (16") clearance to open flames from adjacent cooking appliances, or have a steel or tempered glass baffle plate installed at a minimum height of 203 min (8") above the surface flame and/or fryer (may not be allowed by TSSA w/o variance).**
- 5.) **The fixed fire extinguishing system shall meet or exceed the requirements of UL300 or ULC/ORD-C1254.6-1995. A certificate or other acceptable documentation verifying compliance with UL300 or ULC/ORD-C1254.6 must be submitted to the Fire Prevention Office.**
  - i) **A balloon test of the kitchen hood suppression system shall be witnessed by the Fire Prevention Officer once all devices including gas valve and electrical shut offs and fire alarm connection, where applicable, are complete. Please contact the Fire Prevention Office at 905-356-1321, extension 2207 at least four (4) days prior to the test.**
- 6.) **The kitchen exhaust fans are to remain running in a fire condition as a method of smoke removal and to assist extinguishing any fire associated within the kitchen exhaust duct work.**

- 7.) All sources of energy to the kitchen appliances located under the cooking hood are to be eliminated upon activation of the kitchen suppression system. Gas supply and electrical supply as per N.F.P.A. #96-2011.

**FIRE SAFETY PLAN:**

- 1.) The proprietor will be required to prepare and submit a fire safety plan, in accordance with the section 2.8. of the Ontario Fire Code, to the Fire Prevention Office for approval. Details regarding the requirements for fire safety planning can be provided by the Fire Prevention Office.

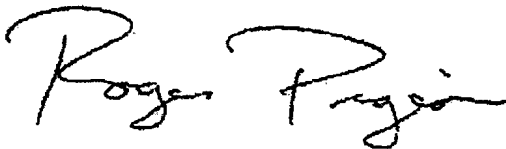
**Note: An approved copy of the fire safety plan shall be installed within a fire safety box installed inside the main entrance in accordance to By-law 2009-71. Boxes and locks are available at the Fire Prevention Office, 5809 Morrison Street. Padlocks must be obtained at the Fire Prevention Office.**

**ACCESS TO EXITS:**

- 1.) Access to exits shall be maintained free of obstructions, in accordance with the Ontario Fire Code.

**MISCELLANEOUS COMMENTS:**

- 1.) The electrical system serving the building shall be inspected by the Electrical Safety Authority (call 1-877-372-7233). All identified hazards to be corrected prior to approval. A copy of the Electrical Safety Authority letter or Certificate of Compliance must be submitted to the Fire Prevention Office.



**Roger Pigeon  
Captain/Fire Prevention Officer**