



FIRE DEPARTMENT

250 NANAIMO AVENUE WEST
PENTICTON, BC V2A 1N5
Fire & Emergency Phone 9-1-1

Business 250-490-2300 • Fax 250-490-2302

June 13, 2014

Re: Issuance of Fire Services Act Section 25(3)

Subject Property:
Three Gables Hotel
Harbans Randhawa
360 Martin St.
Penticton B.C.
V2A 5K4

Legal Description:
Block 9, Lot 14, Plan 269
Owner 0948749BC LTD

Mr. Anderson,

Please accept the following details and descriptions of each identified issue that constitutes conditions that "might seriously endanger life or property" in the event of a fire within the Three Gables Hotel.



- 2 story wood frame building.
- Liquor store and storage on 1st floor, 17 suites and laundry on 2nd floor
- Fire alarm that serves the entire building, non-monitored.
- Non-sprinklered

1) Suite Doors

Photo 1



Photo 2



Pad Lock



Plywood has been completely removed

All suite doors are hollow, non-rated, non-self-closing and not latching which is contrary to the British Columbia Building Code. Currently these doors would allow for rapid fire growth beyond the room of origin. Photo 1 is an example of a suite door that has been recently forced open, this behavior occurs on a regular frequency. Kicking the doors open results in damage to the door and door frame preventing the doors from latching. As a result of this ongoing behavior, the residents are securing their suites with pad locks from the exterior. This creates a significant safety issue for the resident occupying the suite; fellow residents could intentionally lock that person in the suite with this hardware. To date the R.C.M.P have responded to this building for this exact concern, an elderly male was assaulted and then locked inside his suite.

From ongoing pressure from the Penticton Fire Department the owner attempts to secure the suites with broken doors by using plywood to block access to the suites.(photo 3) However due to the lack of presence by the owner, transients are able to enter the hotel and pry the plywood open and occupy these suites.(photo 4) At any given time the owner could not accurately tell you how many tenants he has or how many rooms are occupied.(photo 5) In previous fire inspection I have found people sleeping in the boiler room.

Photo 3

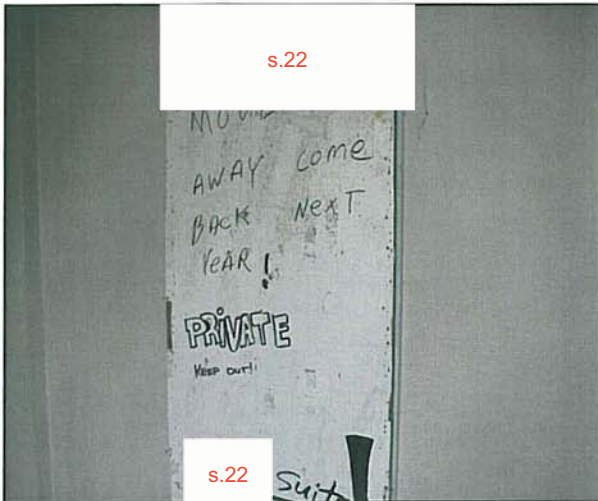
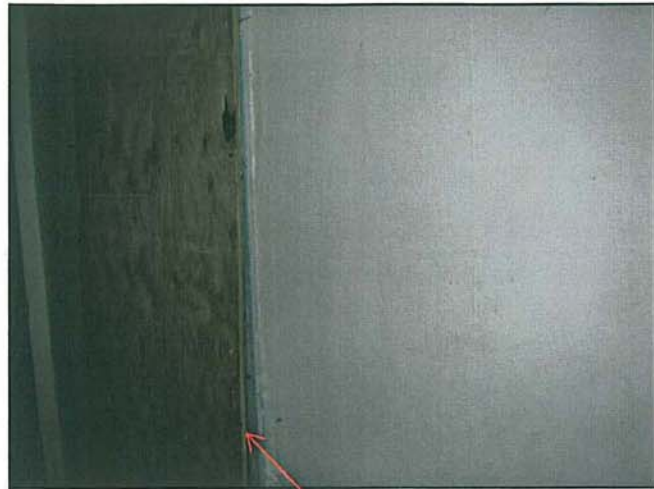


Photo 4



Non Residents that
have pried open the
plywood to access suite

Pried Open

Photo 5

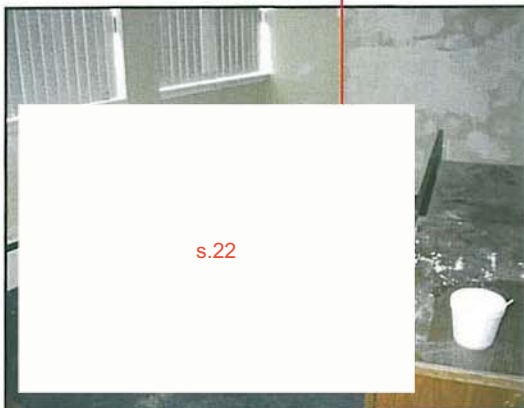


Photo 4



2) Smoke Alarms

Due to the owners lack of policing of this occupancy the fire and life safety equipment provided is often vandalized, stolen or tampered with. Photo 6 is an example of a smoke alarm that has been covered with plastic; this practice significantly delays any early detection of fire and places all residents without early detection. Photo 7 is an example of a missing smoke alarm that again would prevent the early detection of fire.

Photo 6



Smoke alarm
covered in
plastic

Photo 7



Empty Fire
Extinguisher

Photo 8

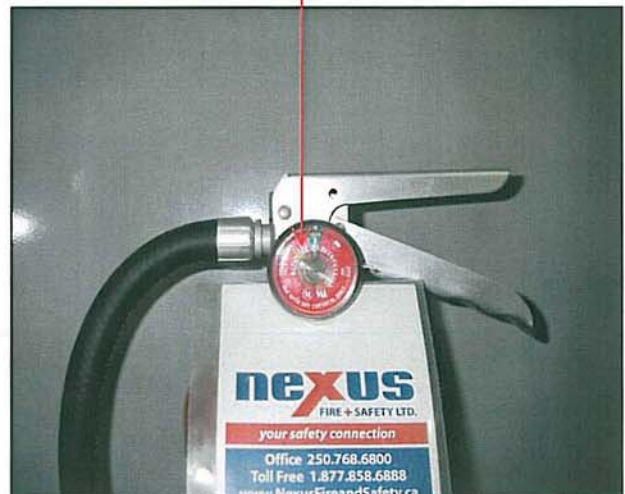


Photo 8 is a damaged smoke alarm within a suite. Photos 6, 7, and 8 indicate that 3 of the 17 suites do not have operational smoke alarms. Taking into account the lack of functional smoke alarms eliminates any chance of early fire detection and places all residents and

the building at risk of a rapidly developing undetected fire.

3) Laundry Room

Photo 9



Photo 10



Photo 9 is the common laundry room, the door to this room is not a 45 min rated door and does not latch, and you can see in this photo that housekeeping is not maintained. Photo 10 shows in detail the amount of storage within the laundry room. The risk of fire occurring within the laundry room is significantly increased, due to the large amount of storage and lack of housekeeping. Without the appropriate fire rated door, any fire occurring within this space would rapidly spread beyond its place of origin and endanger all residents.

4) Fire Load

Photo 11



Full ashtray / Drug equipment

Photo 12



Photos 11 & 12 are of two separate occupied suites; the contents within these suites constitutes a larger than normal fire load. This volume of combustible material within these suites would support the rapid development of a fire and toxic gases, and spread beyond the room of origin. This would compromise exit corridors and possibly allow the fire to extend to neighboring suites.

5) Housekeeping

Photo 13



Photo 14

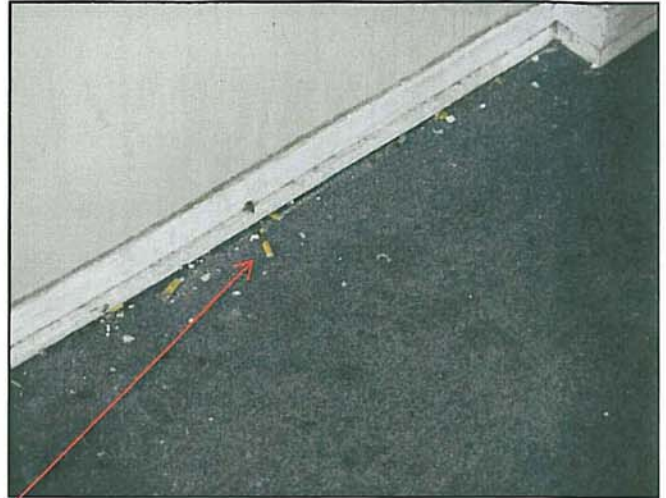


Photo 15



Smokers Material

Photo 16



Photo 13, 14 and 15 are all close ups of the exit corridor seen in photo 16. On a daily basis, residents and non-residents gather in this corridor to party. (photo17) You can see on any given day an accumulation of furniture within the exit corridor. (photo18)

Photo 17



Photo 18



The use of an exit corridor as an assembly facility creates specific fire hazards that endanger all occupants, the careless disposal of smoker's material and use of combustible furniture within the exit corridor provides a competent ignition source and fuel supply to create a rapidly developing fire that could easily travel throughout the building.

Photo 17 was taken after the OFC order section 22a was issued April 7, 2014; the owner painted the walls and doors, and made minor repairs. Since this time no improvements have been made;

s.22

Thursday Night Damage June 13, 2014

Photo 19



Photo 20

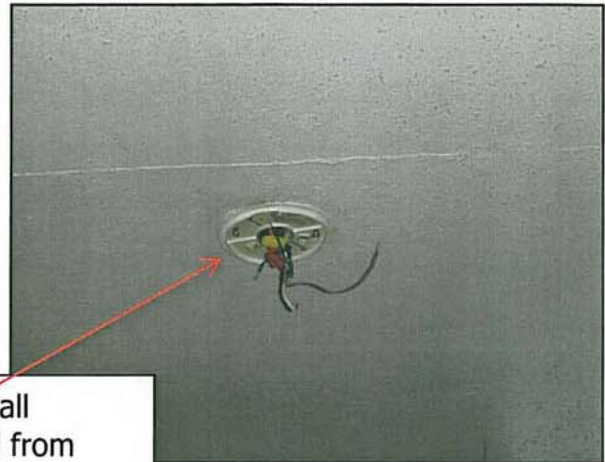
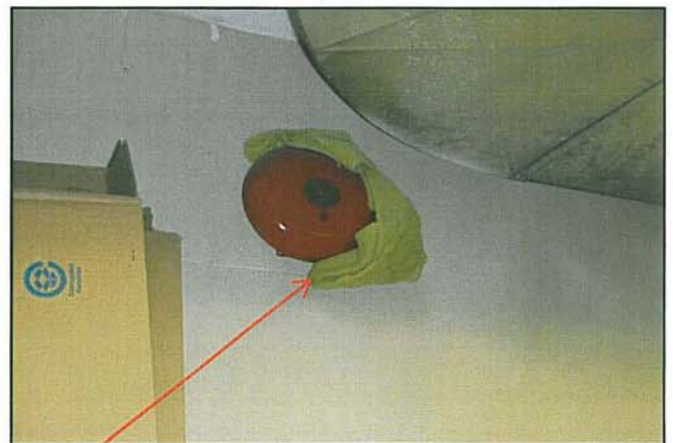


Photo 21



Photo 22



-Fire Bell pulled from wall
-Smoke alarm removed from suite

Alarm bells that have been stuffed with rags

Photo 23



This door was kicked open last night

Photo 24



Photo taken at 08:30 June 13; June 12 there was no combustible furniture in exit corridor

Photos 19 to 24 were taken this morning after fire crews were called for bells ringing at 01:00, residents stated that the bells had been ringing for approximately 40 minutes prior to a call being made to the fire dept. Crews identified that a pull station had been activated, fire bells had been either ripped off the wall or stuffed with rags. Photo 22 is the fire bell that is located in the liquor store; none of the residents have a key to the store so I am assuming that the owner placed the rag in the bell and that this condition has existed for a long time. This supports the fact that the owner does not place any value in the maintenance of the life safety equipment. The fire department issued a Fire Watch and arranged to have a local security company perform this duty as the PR was not answering the phone.

I have informed the owner that Fire Chief Wayne Williams and I are actively pursuing cooperation from the Fire Commissioner to evacuate this building due to the ongoing fire and life safety concerns, and the imminent risk to life. The owner is in agreement with this course of action and would like assistance from the Office of the Fire Commissioner to expedite the evacuation of the building.

I have included copies of past inspection reports to confirm the number and frequency of inspections, and that the same life safety issues are continuously occurring and progressively becoming more serious.

The Penticton Fire Department has been progressively seeking code compliance with the owner of this building to the point where we have exhausted all options at the Municipal Government level; at this time we are asking for your assistance to identify this building as a "risk to life and property" in the event of a fire, and expedite the evacuation of this building.

Yours Truly,
THE CORPORATION OF THE CITY OF PENTICTON

Ken Barbour
Fire Inspector
L.A.F.C. #2294