



**Fire Cause / Determination  
10003 Llanberis Way  
Popkum British Columbia**

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**Date of Incident:** May 7, 2015

Incident Time: 19:26

**Investigated By:** Bob Cooper

**Report Received:** May 8 2015 / 07:46

Arrival Time: May 9 2015 / 08:00

**Reported by:** Chris Wilson  
Fraser Valley Regional District  
Telephone:s.22

**Location of Fire:** 10003 LLANBERIS WAY  
Popkum, British Columbia

**Injuries or Deaths:** Three (3) Human Fatalities - (1 male / 2 females)

**Property Classification:** Residential / 2 stories with crawl space

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**Owner:** s.22

**Occupiers:** s.22

**Other Agencies Involved:** RCMP (Langley) Detachment  
Popkum Fire Department  
BC Ambulance  
Fortis BC  
BC Hydro  
British Columbia Coroners Service  
Fraser Valley Regional District

### **Introduction**

At the request of Gordon ANDERSON, Fire Commissioner, Office of the Fire Commissioner, (Victoria) and Chris WILSON Fraser Valley Regional District, Manager of Electoral Area Emergency Services (Popkum Fire Department) the undersigned conducted a fire investigation on Saturday, May 9 2015 and Sunday, May 10 2015 to determine the fire origin and cause of a structure fire that destroyed a residence at 10003 Llanberis Way, Popkum, British Columbia.



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**Site Security**

Site security was administered by the RCMP (Langley Detachment) on a 24 hour basis commencing on the afternoon of Thursday, May 7 2015 till conclusion Sunday, May 10 2015.

**Arrival at 1003 Llanberis Way**

The undersigned arrived at the fire scene located at 10003 Llanberis Way at 08:00 hrs. On the morning of Saturday, May 9 2015 and was met by Staff Sergeant Stephan COCKS of IHIT (RCMP), Chris WILSON, Manager of Electoral Area Emergency Services of Fraser Valley Regional District. It was at this time a briefing took place of some of the known facts and circumstances to date of the residential structure fire.

Also at 09:00 hours, Saturday May 9 2015 a joint fire and police investigation team meeting was held at the incident scene located at 10003 Llanberis Way, Popkum BC where a plan of action was developed and placed into operation to investigate the residential structure fire with human fatalities.

The following persons were in attendance:

- Staff Sargent Stephen COCKS, RCMP – IHIT – Surrey BC – Lead Investigator
- Corporal Jason KELDERS, RCMP – IHIT – Surrey BC
- Corporal Bradley WOLBECK, RCMP – Forensic Identification Services – Chilliwack BC
- Corporal Jeffery JACKSON, RCMP – Forensic Identification Services – Maple Ridge BC
- Chris WILSON, Fraser Valley Regional – Director
- Ray AITKEN, Observer for the Fraser Valley Regional District
- Bob COOPER, Office of the Fire Commissioner

**Physical Evidence Secured at the fire scene**

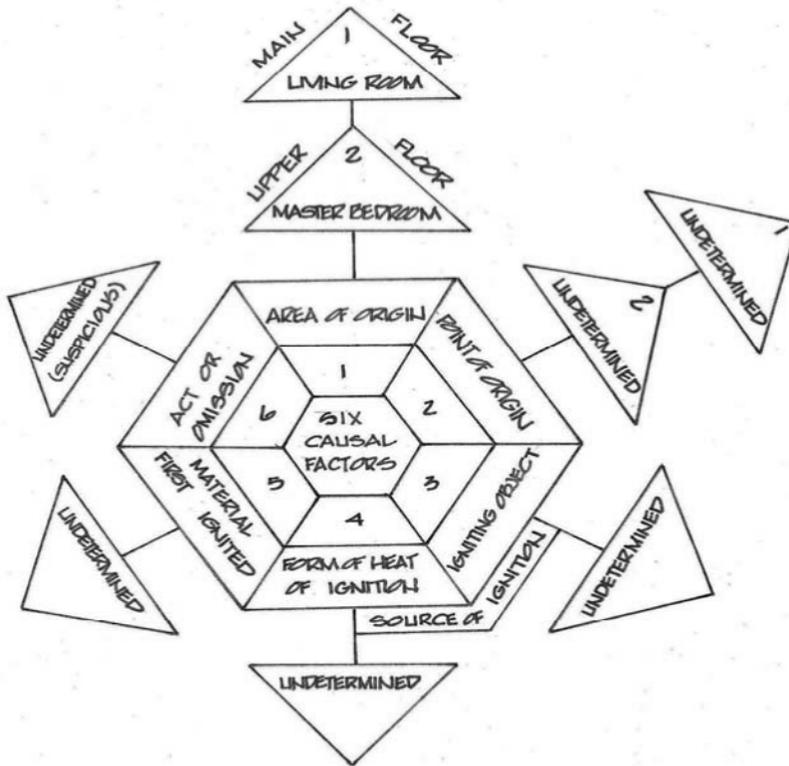
**EXHIBITS** – physical fire evidence was located, identified, photographed and secured from the fire scene by Corporal Jason KELDERS – RCMP Surrey Detachment, Corporal Jeffery JACKSON – RCMP Maple Ridge Detachment.

Samples looking for hydrocarbons were taken at floor level s.22 for testing.

**Summary**

It was learned by the undersigned that at the time of the structure fire there was a police standoff with s.22 for approximately three hours before the fire started.

SIX CAUSAL FACTORS  
RESIDENTIAL STRUCTURE FIRE-10003 LLANBERIS WAY, POPKUM, B.C.



FIVE OF THE SIX CAUSAL FACTORS CAN NOT BE DETERMINED



**Fire /Cause Determination-Six Casual Factors**

• **AREA OF ORIGIN**

In the opinion of the undersigned upon examining the fire scene, observing the fire and heat pattern indicators (movement/ intensity patterns) present and following the avenues of fire travel/ spread, the AREA OF ORIGIN of this fire was suspected to have been located in the living room and the upper master bed room of 10003 Llanberis Way.

This was evident by:

- The total consumption of the structural wood wall assembly (studs, plates and finishes)
- The total consumption of the structural wood ceiling / main floor assembly (floor joist / wood board sub-flooring) of the living room and master bedroom.

• **POINT OF ORIGIN**

Upon examining the fire scene, reading the fire and heat pattern indicators (movement / intensity patterns) present and due to the extent of structural / content damage, the POINT OF ORIGIN of this structure could “not be determined” and therefor shall remain *UNKNOWN/UNDERTERMINED* at this time.

• **IGNITING OBJECT**

The total consumption of the structural wood wall assembly (studs, plates and finishes) and eliminating accidental and suspicious sources of ignition below in the crawl space the Igniting object of this structure could “not be determined” and therefor shall remain *UNKNOWN/UNDERTERMINED* at this time.

• **ACT OR OMISSION**

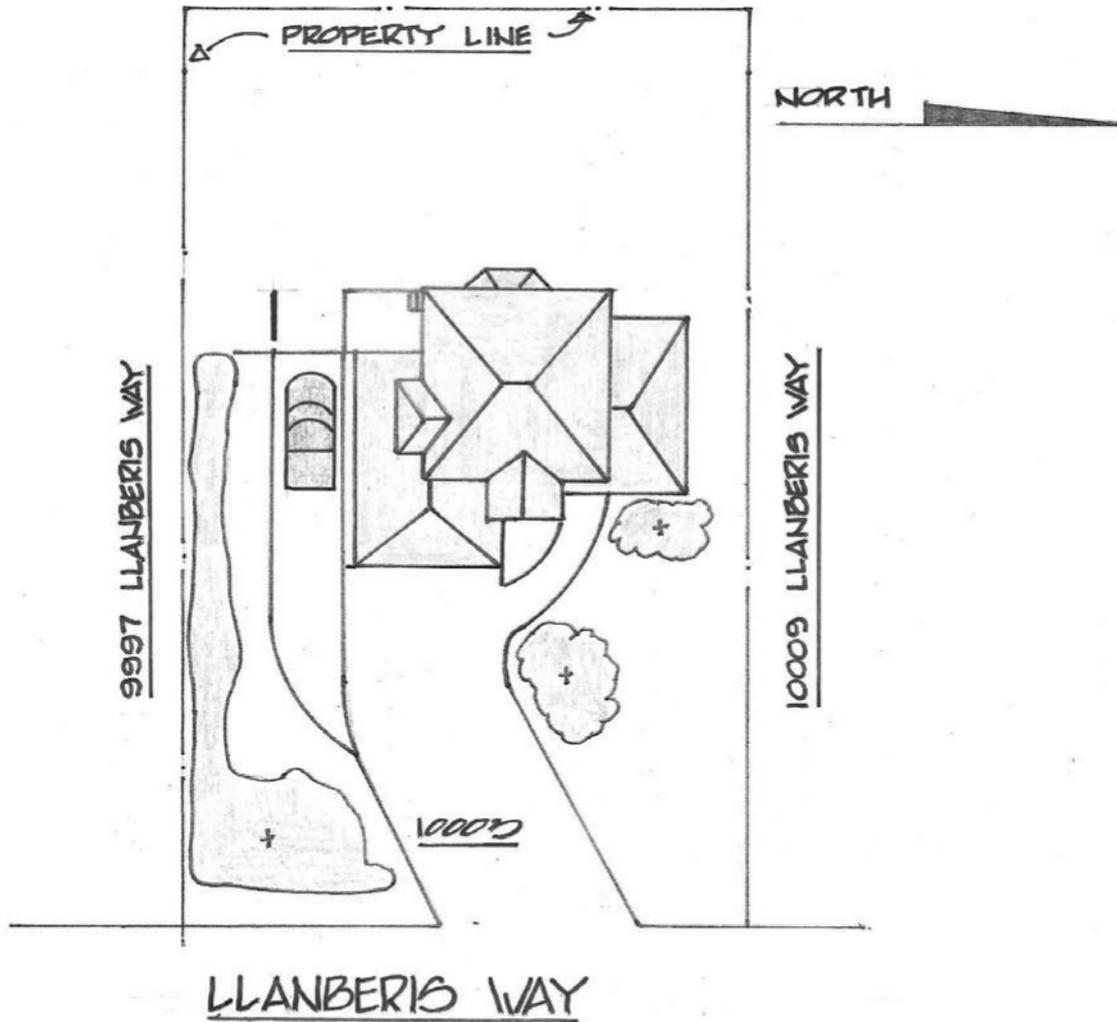
In the opinion of the undersigned, upon examining and reading the fire and heat pattern indicators (movement / intensity patterns) and following the avenues of fire travel / spread present at the AREAS OF ORIGIN of this fire, and the fact that the exact POINT OF ORIGIN of this structure fire can NOT be determined, the *ACT OR OMISSION* of this structure fire shall remain *UNDERTERMINED* with suspicious overtones at this time.

• **FORMS OF HEAT of IGNITION**

The total consumption of the structural wood wall assembly (studs, plates and finishes) in the living room and eliminating accidental and suspicious sources of ignition below in the crawl space the FORMS OF HEAT of IGNITION of this structure could “not be determined” and therefor shall remain *UNKNOWN/UNDERTERMINED* at this time.

• **MATERIAL FIRST IGNITED**

Upon examining the fire scene and observing the remaining fire pattern indicators (intensity / movement patterns), the MATERIAL FIRST IGNITED of this structure could “not be determined” and therefor shall remain *UNKNOWN/UNDERTERMINED* at this time.

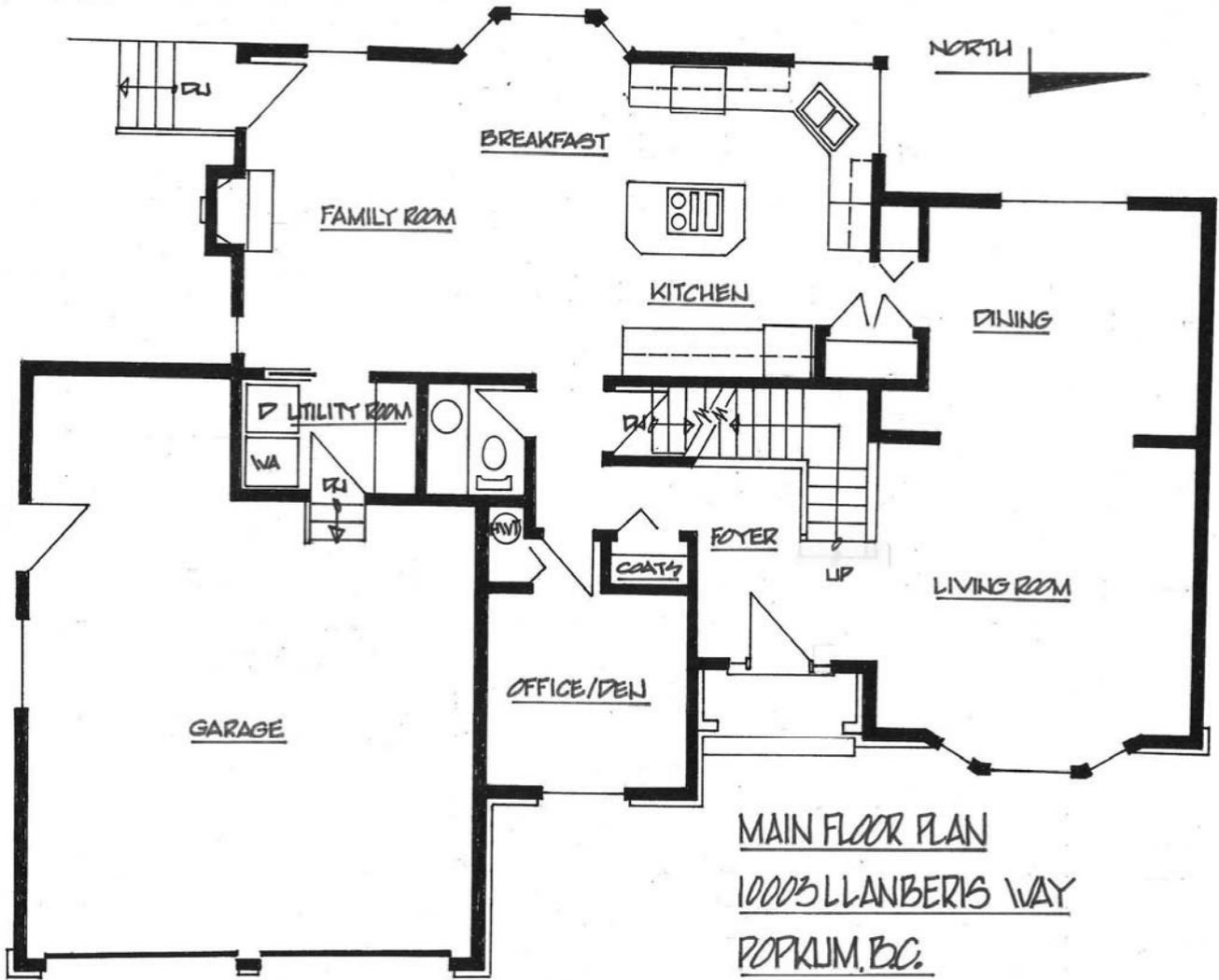


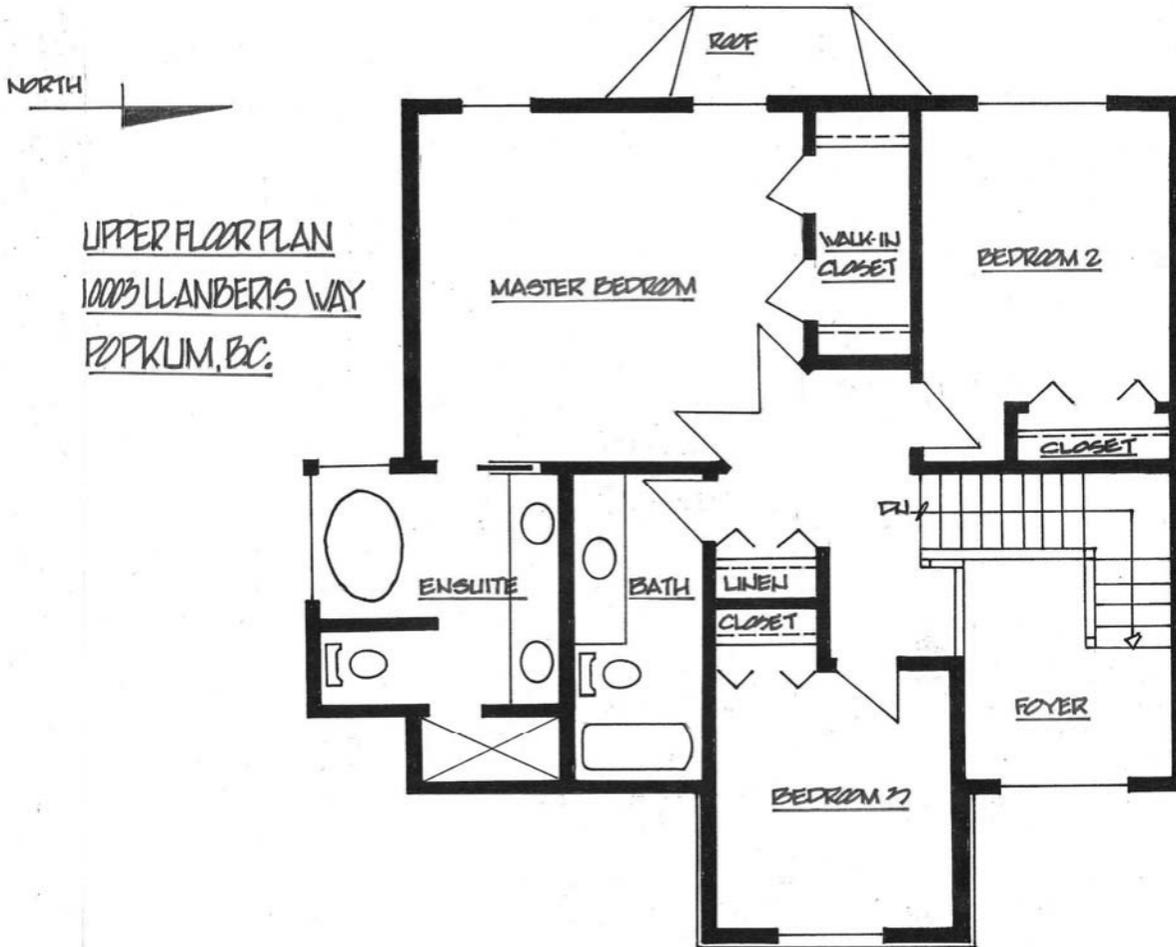
SITE PLAN

10003 LLANBERIS WAY

POPKUM, BC

MAY 2015





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Withheld pursuant to/removed as

s.22

