



## CITY OF RICHMOND

### REPORT TO COMMITTEE

**TO:** Community Safety Committee

**DATE:** March 14th, 2006

**FROM:** Jim Hancock  
Fire Chief

**FILE:**

**RE:** Hotel Fire Safety Review - Update

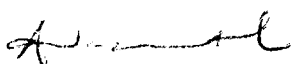
#### STAFF RECOMMENDATION

THAT the following report entitled "HOTEL FIRE SAFETY REVIEW" be received for information.



Jim Hancock  
Fire Chief

Att. 1

FOR ORIGINATING DIVISION USE ONLY		
CONCURRENCE OF GENERAL MANAGER		
		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
REVIEWED BY CAO	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

## STAFF REPORT

### ORIGIN

At the September 26, 2005, regular meeting of Council, the Fire Chief was directed to:

- (1) *Conduct a complete review of the status of sprinklers and other safety systems in hotels and other buildings having public assembly use in the City of Richmond, to determine the number and location of hotel units and other places without sprinklers and related safety issues."*

### ANALYSIS

Presently, Richmond Fire-Rescue provides a system of fire inspections within all hotels and places of public assembly. Fire inspections are intended to identify problems associated with the protection of life and property. The Provincial Fire Services Act and B.C Fire Code Regulations provides a context for experienced judgement in mitigating fire and life safety hazards in buildings. The context, however, is tempered by the limitations afforded by the details of the building permit at the time of construction. The expectation is such that the conditions accepted at the time of construction are to be maintained with reasonable diligence by building owners and supervisory staff. It is not, however, the intent of provincial fire safety legislation to be applied retroactively.

Although increased property protection is desirable, any extra protection for existing buildings may not be economically feasible, and the extent to which the Fire Code can include such requirements must be based on risk assessment and available technical resources.

The records management system currently employed by the Fire Department is not capable of tracking those buildings, which are, or are not sprinkler protected. As sprinkler systems are only one part of an overall systems approach to fire and life safety, the survey identified other important elements particular to hotel and assembly buildings.

The analysis was conducted on a door-to-door basis, identifying the following:

- sprinkler protection (full, partial, none)
- fire alarm system characteristics
- off-site alarm monitoring
- fire hose and standpipe systems
- portable fire extinguishers
- fire fighting water supplies
- emergency egress
- emergency access
- construction integrity
- special considerations (e.g. smoke control, emergency power generators, special hazard fire suppression systems, emergency communications, areas of refuge, construction type, fire fighting access, garbage and recycling control, housekeeping and addressing)

- inspection, testing and maintenance practices relative to fire and life safety
- fire loading
- fire risk
- fire safety planning (emergency preparedness) of supervisory staff and management

## SUMMARY OF ANALYSIS

### Hotels

Each of these hotels met the initial minimum requirements of the appropriate building regulations for construction and sprinkler protection.

- 16 are fully sprinklered
- 4 are partially sprinklered
- 3 are not sprinklered

### Community Care Facilities

Each Community Care facility met the initial minimum requirements of the appropriate building regulations for construction and sprinkler protection.

- 5 are fully sprinklered
- 2 are not sprinklered.

### Public Assembly Buildings

Richmond boasts a significant number of public assembly uses. The more notable buildings are identified. Each public assembly building met the initial minimum requirements of the appropriate building regulations for construction and sprinkler protection.

The most notable public assembly buildings sprinklered include:

- |                                       |                                   |
|---------------------------------------|-----------------------------------|
| • Watermania                          | • Cambie Community Centre         |
| • Silver City Cinemas                 | • Hamilton Community Centre       |
| • Richmond Ice Rinks on Triangle Road | • Gateway Theatre                 |
| • Several elementary and high schools | • Thompson Community Centre (new) |

The most notable public assembly buildings not sprinklered include:

- |                          |                                |
|--------------------------|--------------------------------|
| • Several schools        | • Steveston Community Centre   |
| • Several churches       | • Martial Arts Centre          |
| • Public Safety Building | • South Arm Community Hall     |
| • Richmond Arenas        | • East Richmond Community Hall |

- Sea Island Community Centre
- Minoru Aquatic Centre
- Minoru Sports Pavilion
- Riverside Banquet Hall
- Thompson Community Centre (old)

(A list of buildings surveyed is attached.)

## OBSERVATIONS

Within the notable public assembly buildings, the level of safety to life and property was observed to be reasonable. Due care and diligence to details of care of fire protection systems, egress and general fire hazard control and preparedness was evident.

Most hotels, however, failed in a number of critical areas, such as:

- Care of fire and life safety protection systems
- Maintenance of egress
- Maintenance of fire separations
- Control of fire loads
- Fire safety planning and preparedness

On the surface, hotels maintained superb "front-of-house", public access areas. Hotels, however, did not typically or proactively provide the necessary care, control and maintenance of fire safety requirements surrounding the public areas. Hotels typically waited until directly ordered to conduct maintenance or repairs by the Fire Department. This situation is not unique to the City of Richmond but rather a common problem within the industry.

## FINANCIAL IMPACT

N/A

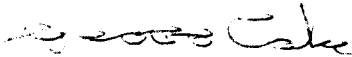
## CONCLUSION

As a result of this hotel survey, the Fire Department has examined the current inspection program and has reallocated fire inspection resources to:

- conduct hotel inspections at a revised frequency of 6 month intervals
- evaluate existing fire and life safety risk features of hotels
- ensure that all life and property safety systems are operationally ready
- evaluate the capabilities and skills of hotel operators and supervisory staff
- develop and present a hotel fire safety-training program to hotel operators and supervisory staff in 2006.
- assist hotel operators and supervisory staff develop and practice acceptable fire evacuation procedures,
- enforce non-compliances promptly within the context of existing legislation, and

- develop appropriate changes to the Fire Bylaw.

A report regarding the future role of RFR in the provision of fire safety upgrading will be forwarded to Council in the near future.



Geoff Lake  
Deputy Chief

BF:bf

Attachment # 1 - Summary of Sprinkler Protection of Hotels and Public Assembly Buildings

**Hotels not sprinklered**

Steveston Hotel	12111 Third Avenue
Accent Inn	10551 St. Edwards Drive
Travelodge	3071 St. Edward Drive

**Hotels partially sprinklered**

Ramada Plaza	10251 St. Edwards Drive (Ground floor and second floor of low-rise residences)
Richmond Inn	7551 Westminster Highway (West Tower only)
Delta Vancouver Airport	3500 Cessna Drive (basement and ground floor only)
Executive Inn	9020 Bridgeport Rd (first - third floors & attic – parking garage and egress not protected)

**Hotels Sprinklered**

Holiday Inn Express	9351 Bridgeport Rd
Holiday Inn	10720 Cambie Rd
Executive Inn	7311 Westminster Hwy
Executive Inn	7211 Westminster Hwy
Quality Hotel	7228 Westminster Hwy
Ramada Inn	7188 Westminster Hwy
Hilton Hotel	5911 Minoru Blvd
Marriott Hotel	7571 Westminster Hwy
Days Inn	2840 Sexsmith Rd
Hampton Inn	8811/8851 Bridgeport Rd
Sheraton Four Points	8368 Alexandra Rd
La Quinta Inn	8640 Alexandra Rd
President Plaza Hotel	8181 Cambie Rd
Sandman Inn	3233 St. Edwards Drive
Fairmont Hotel	3111 Grant McConachie Way
Comfort Inn	3031 No.3 Road

**Community Care Facilities Sprinklered**

Fraserview	9580 Williams Road - Partial
Lions Manor	11771 Fentiman Place
Courtyard Gardens	7051 Moffatt Road
Richmond Grace Seniors Home	8733 Westminster Highway
Oak Tree Housing	7831 Minoru Blvd
Richmond Hospital	7000 Westminster Highway - Partial
Richmond Private Hospital	6111 Minoru Blvd

**Community Care Facilities Not Sprinklered**

Rosewood Manor	6260 Blundell Road – limited partial
Pinegrove Lodge	11331 Mellis Drive

**Assembly Buildings Sprinklered**

Watermania	Silver City
Richmond Arts Centre	Many Schools

**Assembly Buildings Not Sprinklered**

Public Safety Building	6900 Minoru Blvd
Richmond Arenas	7551 Minoru Gate
Steveston Community Centre	4111 Moncton Street
Martial Arts Centre	4251 Moncton Street
South Arm Community Hall	9020 Williams Road
East Richmond Community Hall	12360 Cambie Road
Sea Island Community Hall	7140 Miller Road
Minoru Aquatic Centre	7560 Minoru Gate
Minoru Sports Pavilion	7191 Granville Avenue
Riverside Banquet Hall	14500 River Road