



# Welcome Bienvenue

## **CDG Mission:**

*To leverage the collective wisdom, knowledge and experience of its membership in order to help Directors manage their individual condominium operations more effectively and efficiently.*



# Meeting Agenda -24 Sept. /15

- **Main Topic:**

- **Fire Safety And Security in Condo Complexes**

- **Condo Beat:**

- **Federal elections and canvassing**
- **Group purchasing initiative**
- **Keeping our CDG membership directory current**
- **Next meetings, dates (Nov. 17) and topics**



# Meeting Agenda -24 Sept. /15

## **Main Topic:**

### **Fire Safety and Security**

- Jeff Singleton,  
VP and Gen. Manager of *Secur Fire and Security*
- Gwen Lewis  
Assistant Division Chief of the Public Education/Inspection  
*Ottawa Fire Prevention*



# Jeff Singleton

- VP and General Manager of *Secur Fire and Safety*
- [www.secur-fre.com](http://www.secur-fre.com)
- Tel: 613.744.0722



SECUR

# Life Safety Governing Bodies

- Ottawa Fire Services, Compliance
- City of Ottawa, Planning and Growth Management (Building Department)
- Ontario Fire Code (OFC - 2015) and Building Code (OBC - 2012)
- Underwriters Laboratories of Canada or ULC or Ulc
- National Fire Protection Association (NFPA) 10, 13, 20, 25 and others
- Your Insurance Provider
- **OWNER is 100% responsible for compliance with the OFC and OBC.**

# Owner Responsible for All Maintenance

- Check (visual),
- Inspect (hands on),
- Test (operate)
  - all defined terms

# Owner Responsible for Maintenance

## Daily:

- verification of fire alarm panel for troubles or alarms and power;
- fire doors in fire separations;
- fire department access routes;
- exit lights without dual bulbs or fluorescent lamps,
- heated fire protection rooms in freezing weather

# Owner Responsible for Maintenance

## **Weekly:**

- Sprinkler valves and pressure maintenance (air and water),
- fire department connections;
- hoods, ducts and filters if dust producing (laundry),
- operate fire pump, batteries, lubrication, fuel and oil supplies of diesel fire pumps



# Owner Responsible for Maintenance

## Monthly:

- Door hardware in all fire separations;
- Operate all doors, fire extinguishers, fire alarm (and voice) system operation and fire alarm batteries, sprinkler system alarm line test, dry sprinkler for drum drips, air compressor and valves, emergency lighting checks and operate equipment using batteries; fire hose cabinets/stations, emergency lighting check/inspect/test;
- Written records maintained for all maintenance for a minimum two years

# Owner Responsible for Maintenance

## Generators – CSA – 282

- 1. Weekly:** check of consumables (oil, fuel, coolant etc); inspect starter system, inspect and test batteries, check engine, inspect control panel, check air louvre settings, test emergency lighting units, inspect generator and transfer room switches.
- 2. Monthly:** Test entire system and simulate a power failure, operate system 30% of rated load for 1 hour, operate automatic transfer switches, inspect brushes, bearings, and all auxiliary equipment, drain exhaust condensate trap.

# Owner Responsible for Maintenance

## **Generators – CSA – 282**

- 3. Six Months and Annual:** Detailed inspections and tests of full system under full load.
- 4. Logbook to be maintained for all maintenance** (CSA does not mandate duration).

# Annual Inspection

- Ensure you hire a competent and capable service provider.
- The Mike Homes Effect (Insurance/WSIB/Credentials).
- Minimum of once per year, all life safety systems and components shall be inspected.
- The owner or owners designate does not get to subcontract their way out of liability.
- What you need to know about liability.

# Fire Drills

- Fire Drills are for “supervisory staff” (means those occupants of a **building** who have some delegated responsibility for the fire safety of other occupants under the fire safety plan and may include the **fire department** where the **fire department** agrees to accept these responsibilities). Supervisory staff are required to be trained.
- Residential buildings (under 18m – approximately 6 stories), once/year
- Residential Buildings (over 18 m) once every three months
- Notify fire officials prior to conducting

# Fire Drills (cont'd)

- Ensure that the drill complies with approved Fire Safety Plan
- Every building requires an approved fire safety plan
- Keep a record of the drill and of all training of Supervisory Staff
- Fire Safety plan to be updated at least once a year or when changes occur.

# Residential Retrofit – S. 9.5 and 9.6

- Section 9.5 (buildings up to 6 stories) and Section 9.6 (buildings over 6 stories)
- **MANDATORY** – there is no grandfathering.
- General Concept is to bring all life safety systems (containment, means of egress, fire detection and suppression) in a building up to the performance level intended by the 1990 Ontario Building Code

# Residential Retrofit – S. 9.5 and 9.6

- **Compliance date was On October 9, 1994,** the statutory period for compliance with Ontario Regulation 627/92, which deals with the retrofit requirements for low-rise and high-rise residential buildings, ended. As of that date, all low-rise and high-rise buildings must be in compliance with retrofit provisions. The only exceptions are where building owners have been granted an extension of time to complete the work or have had a Life Safety Study (defined term) approved by the Chief Fire Official.



# Gwen Lewis

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- [Email: fireprevention@ottawa.ca](mailto:fireprevention@ottawa.ca)



# Federal Election



## Canvassing:

Corps. must provide reasonable access (9 am to 9 pm)

## Electoral signs (Fed. Elections only):

- Condo corps cannot prohibit the displaying of signs
- Condo corps can only put *reasonable* restrictions through the adoption of rules



Next Meeting

Nov. 17, 2015



Thanks / Merci

Website: [www.CondoDirectorsGroup.ca](http://www.CondoDirectorsGroup.ca)

LinkedIn: Condo Directors Group

Twitter: @CondoDirectors