

Diane Heinrich

From: Dale Heriot
Sent: January 4, 2018 3:29 PM
To: Diane Heinrich
Cc: David Bruce; Kevin McKinnon
Subject: Whispers of Hope Inspection

Hi Diane,

I understand that there may be a date change on the closure of Whispers of Hope facility. On October 10/17 on receipt of complaint, I inspected the Whispers facility and Kitchen. There were a number of deficiencies at that time. I discussed them with the manager and stated that I would re-inspect in one month. On November 16/17 I met with the manager to inspect the facility deficiencies. All of the deficiencies had been corrected except for the kitchen exhaust and hood system, which had a long expired cleaning decal attached. The manager had stated that she had contacted a hood and exhaust duct cleaning company from Nelson but they said that they would not be able to come until spring. I told her that was not acceptable and it needed to be cleaned right away. I instructed her to contact a company in the Okanagan and she agreed. Today I met with the manager. She still had not gotten the system cleaned.

As per the BC Fire Code section A-2.6.1.9.(3), In general, exhaust systems should be cleaned at intervals not greater than 12 months, but in the case of deep fat cooking, char broiling or similar cooking operations, the systems should be cleaned at intervals not greater than 3 months.

As the facility was scheduled to close in February, I have been lenient on shutting down the cooking system until it has been cleaned. Unfortunately the manager has been lax in sourcing out a cleaning company. With a delayed closure and because of the continued risk of fire, I will be forced to shut down the stove and exhaust system until it has been cleaned as per NFPA 96 and the BC Fire Code. I believe I have been more that reasonable as the manager has had an opportunity since October to have the system cleaned but has neglected to do so.

Regards,

Dale

Dale Heriot

Fire Chief / Manager of Emergency Services
City of Grand Forks
250-442-8266
www.GrandForks.ca



Diane Heinrich

From: Diane Heinrich
Sent: January 5, 2018 11:24 AM
To: Diane Heinrich
Subject: FW: 7217 Riverside Drive (Whispers/Beths)
Attachments: 2792_001.pdf; 2768_001.pdf

From: David Bruce
Sent: January 4, 2018 3:01 PM
To: Diane Heinrich <dheinrich@grandforks.ca>
Cc: Dale Heriot <dheriot@grandforks.ca>
Subject: 7217 Riverside Drive (Whispers/Beths)

On October 10th, 2017, I accompanied Fire Chief Hariot to this facility to conduct a routine safety inspection. This was the first time I was there with the intention of inspecting, and I was more than surprised. What stood out the most for me was the condition of the electrical components, see attached. **This place is in need of an electrical review.** Unprotected, energized wires are surface mounted throughout and, although I am not an electrical inspector, my understanding is that this is clearly a safety concern.

An Occupancy Permit was issued for the facility in December, 2013, with the only new 'Building Code' work being the installation of the cooking facilities (gas stove and ventilation system). Apparently other minor renovations took place at that time as well (non-structural changes to some interior walls, repainting and reflooring) but there are no comments in the file about the condition of the electrical system. So it appears this electrical work occurred after the Occupancy Permit was issued. If a copy of the electrical inspector's approval cannot be obtained, then an electrical review should be done immediately.

We have spoken in the past about possible deterioration and organic growth issues within the building due to ongoing water ingress. This was restated in March, 2017, by an engineering company hired by the city to provide an analysis as to whether the building could be retained for the future, or whether it should be retired. Essentially, they concluded that the building could be retained if approximately \$312,000 of renovation work was done. To the best of my knowledge, no decisions have been made about this considerable expense but given that a new 'base building' (without tenant improvements) could be constructed for close to this amount, it seems unlikely that those funds would be injected into this building which was constructed over 50 years ago.

Lastly Di, I really need to express concerns that a fundamental building component does not exist in this building, that being a fire alarm system. When the number of occupants in the residential area (Beths) exceeds 10, a fire alarm system is required. Last October 30, before the facility opened, I posted an Occupant Load sign (see attached) because I did not believe this was known by the residents, or that this was just ignored. I am hearing now that the occupant load in the Beths area is almost always in excess of 10, and this is a real concern.

If the occupant load can be maintained at 10 or less, and if the electrical systems are corrected immediately, then I would be comfortable stating the place is safe to occupy for the time being. If this cannot be done, then the place should be vacated now.

Thanks
Dave

Dave Bruce, R.B.O.

Manager of Building Inspection and Bylaw Services

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Settle down.

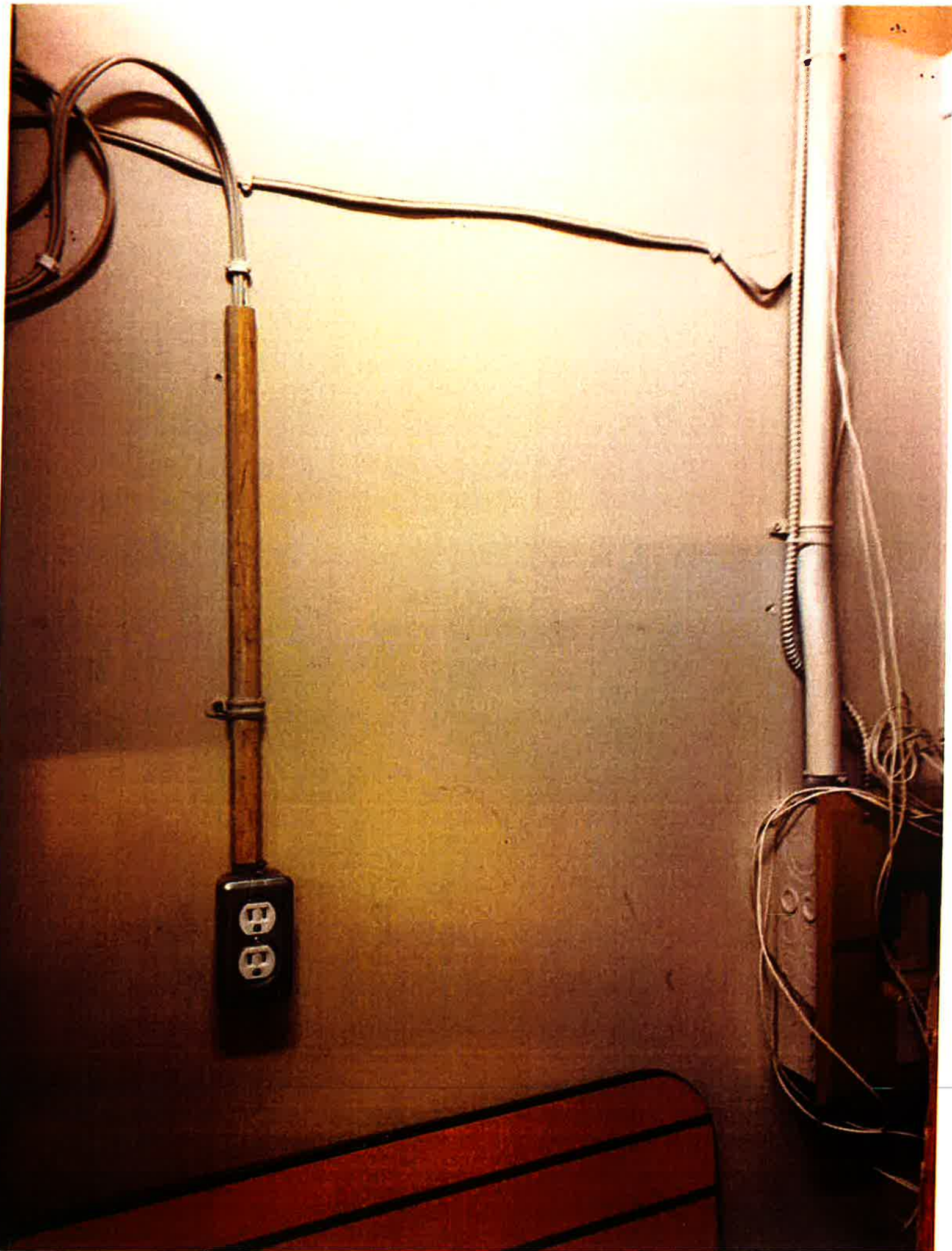
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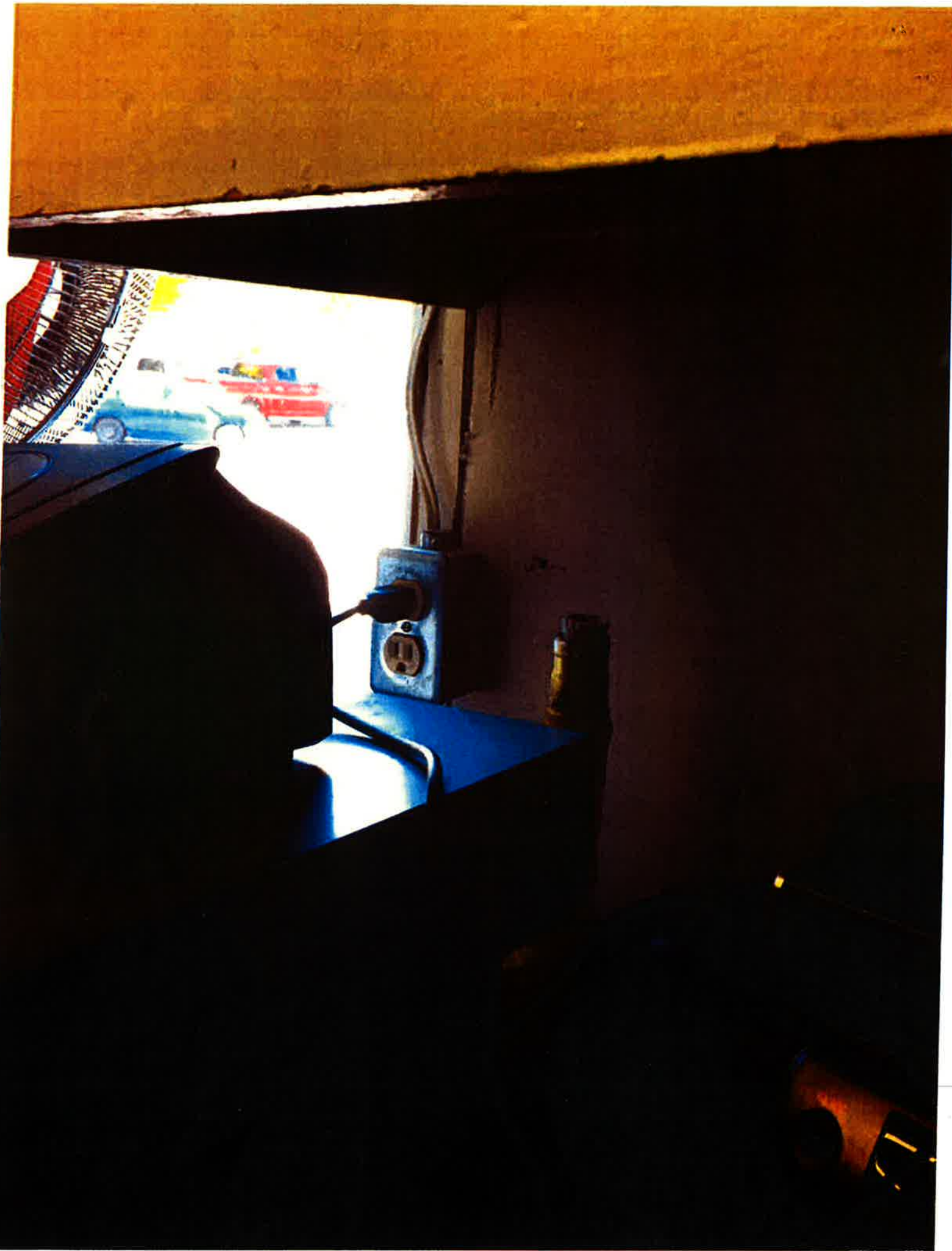
From: City of Grand Forks [<mailto:donotreply@grandforks.ca>]

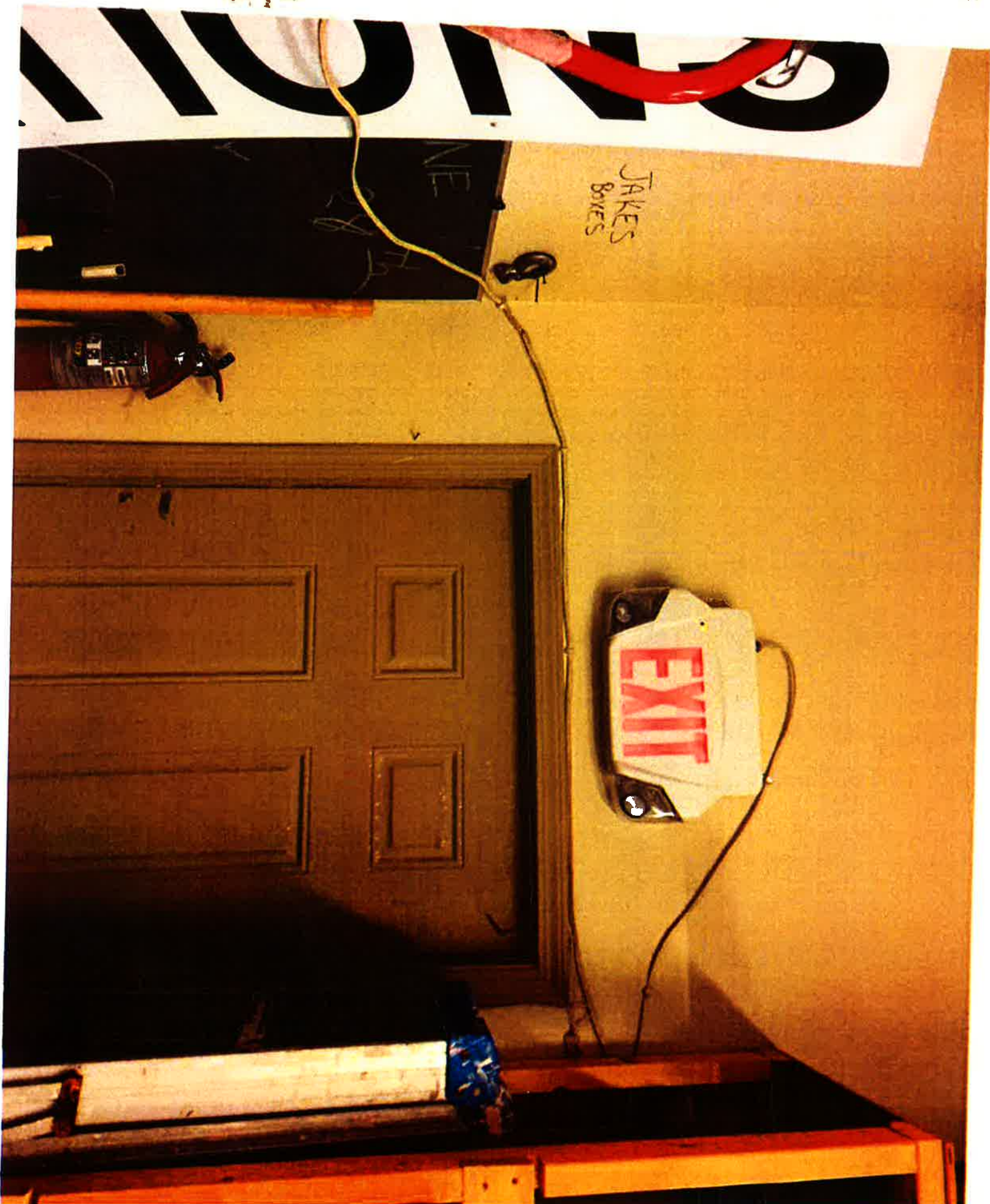
Sent: January 4, 2018 12:37 PM

To: David Bruce <dbruce@grandforks.ca>

Subject: Attached Image







THIS POINT
REGISTERED
GUESTS ONLY

PETS

MUST BE ON LEASH
AND CONTROLLED
BY GUEST OR
IN KENNELS

WHEN GUEST GOES
TO BED PETS MUST
BE HOUSED IN
KENNELS

* NO EXCEPTIONS *

