

## Example of a Fire Upgrade Evaluation

### ***Building Description:***

The building in question is a community centre in a small BC community. The building is built in 1970, has one storey with a large floor plate, and faces one street. The community centre has many false alarms and the system is not monitored off site. The community centre is interested in adding sprinklers to the building because they just received some funding for doing safety upgrades. The Local Assistant is asked to make a fire upgrade evaluation to the building as part of the process.

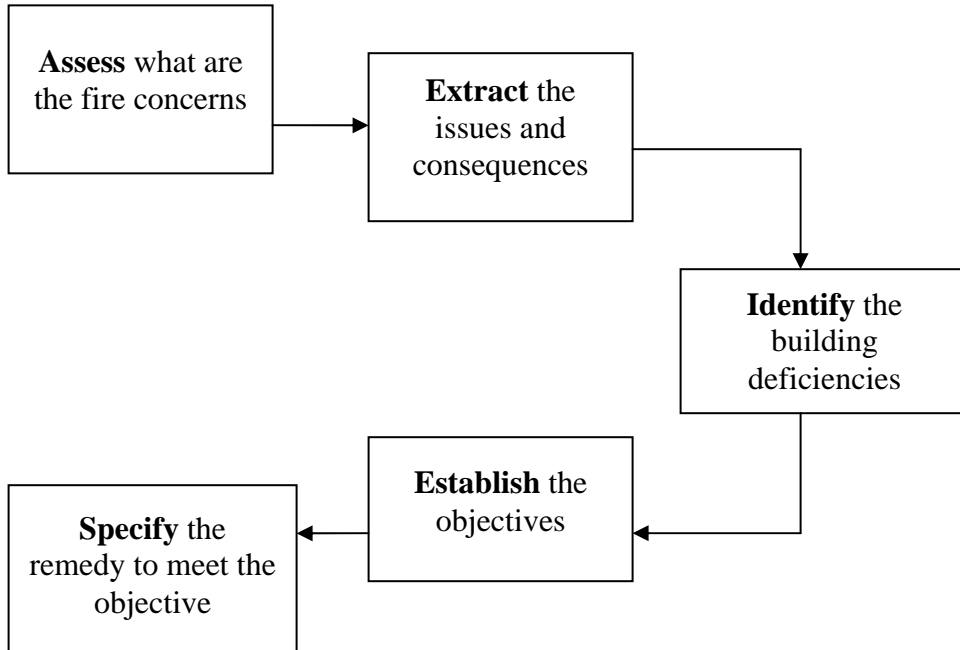
### ***Fire Evaluation:***

Upon the investigation, the following is concluded by the Local Assistant:

<b>L AFC Concerns</b>	<b>Issues and Goals</b>	<b>Remedies/Alternate Solutions</b>
There are rooms too remote to an exit – some with travel distances exceeding current code limits by more than 15 m.	Issue: occupants may not be able to reach an exit within a reasonable time. Goal: provide safe exiting.	Add exterior doors in rooms where the travel distances exceed code limits.
The false alarms are causing occupants to ignore the bells when they do alarm.	Issue: some fire alarm devices do not function properly and exceed the warranty limits. Goal: provide good early warning system.	The building's fire alarm system should be checked by a qualified fire alarm technician. Add or change devices where necessary.
The fire department is not responding as fast as ideal.	Issue: with a small fire department, the lead time to a fire scene is crucial. Goal: provide early notification to responders.	Provide off site monitoring directly to the Fire Department's Dispatch Centre.
The community centre's fire safety plan is outdated and faulty.	Issue: staff are not familiar with the plan. Goal: facilitate persons to a safe place in an emergency.	The community centre provides an updated fire safety plan. The staff must also practice the fire drill on a regular basis.

**Flowchart:**

In this exercise, the Local Assistant performs the following:



**Conclusion**

In examining the details, given the funding limitations, the Local Assistant determines that a sprinkler system may not meet all the objectives to offset the fire issues. A combination of remedies will serve the building better. The goal of providing life safety is met, but probably not property protection.

It is important for the Local Assistant to communicate the goals to the owner so that the owner can make proper decisions with the findings.