

CRRS
INSURERS' ADVISORY ORGANIZATION INC.
Ontario

CONFIDENTIAL

ADDRESS OF RISK:

PARK AVENUE BUSINESS COMPLEX AIS REFERENCE: 10827604
540 PARK AV E

IAO FILE NO.: SR06351

CHATHAM, ON
N7M 6H6

NAME OF BUILDING OWNER:

SURVEY DATE: 1997-May-02

THE CITY OF CHATHAM AND/OR KENT CONDOMINIUM CORPORATION #12

SPRINKLERED RISK: Yes

MAILING ADDRESS:

PARK AVENUE BUSINESS COMPLEX NO. OF FIRE DIVISIONS: 1
540 PARK AV E

RISK SURVEYED BY:

CHATHAM, ON
N7M 6H6

Guy Bisson
B. Sc. Elec. Eng.

CONTACT(S):

Ken Poppe, Property Manager
Bob Wheeler, Director of Economic Developm

SURVEY-FIRE AND EXTENDED COVERAGE INSURANCE

The survey of the above property was made on behalf of participating insurance companies. The information gathered on this survey is used by these insurers to aid in deciding whether to underwrite the risk, and if so, at what cost.

The following comments were developed from this survey, and are based on conditions, practices observed, other pertinent data supplied by management personnel at the risk, and information secured at the time of the survey.

Please note that the following recommendations have been made with the intention of pointing out those areas in which remedial action could have the beneficial effect of making your premises safer.

PLEASE NOTE THAT RECOMMENDATIONS HIGHLIGHTED WITH '***', THREE ASTERISKS ARE OF PARTICULAR IMPORTANCE, AND THEIR EARLY IMPLEMENTATION IS ENCOURAGED.

Thank you for your co-operation during this visit, and please do not hesitate to get in touch with us if we can be of any further assistance.

Guy Bisson, B. Sc. Elec. Eng.
Representative

--- OVERVIEW ---

The risk comprises a single fire division with tenants separated by masonry walls tight, or drywall sheathed wood/steel frame walls, or both, to the underside of the roof deck, with protected and unprotected openings

This building consists of a one storey and a two storey sprinklered building with no basement, constructed in 1965 with subsequent additions in 1966, 1969, 1972, 1973, 1974, 1979, 1985, 1986 and 1987. Wall construction is (40%) concrete block and (60%) metal clad steel frame. Floor construction consists of (90%) concrete on grade and (10%) concrete on metal pan. Roof construction consists of a Class I metal deck with patch work repairs effected as required. Total area is approximately 300,000 sq. ft.

Minor renovations were effected throughout the years to suits tenants' requirements. The building appears to be in good condition with no apparent or reported building deficiencies except as noted in recommendations.

Heating, considered safe, in the west wing and east wing of the unit occupied by Excell Solution Partners, Inc. (ESPI), consists of (3%) natural gas-fired hot water boiler and (4%) roof mounted natural gas-operated Heating, Ventilation and Air Conditioning (HVAC) unit, respectively. The school on the second floor over the Public Works Department is heated by (4%) electric roof mounted HVAC unit and (4%) natural gas-fired roof mounted HVAC unit. The remainder of the building is heated by (85%) natural gas-fired suspended unit heaters, radiant tube-type unit heaters suspended from ceiling, or natural gas-fired make up air units mounted on roof.

The electrical system, also considered safe, has overcurrent protection in the form of standard circuit breakers and fuses. Conduit, NM and BX cables were installed within the last thirty years with various tenant upgrades as required. Small quantities of PCB contaminated light ballasts are stored outdoors in a small detached storage container; contents are to be removed for disposal.

The plumbing system is considered safe. The system consists of copper and plastic components.

Housekeeping is considered safe. There are no exposures within 45.7 m (150 ft.) of the risk.

Management expressed an interest in loss prevention and loss control concerns, however undesirable features included no test records and sprinkler deficiencies.

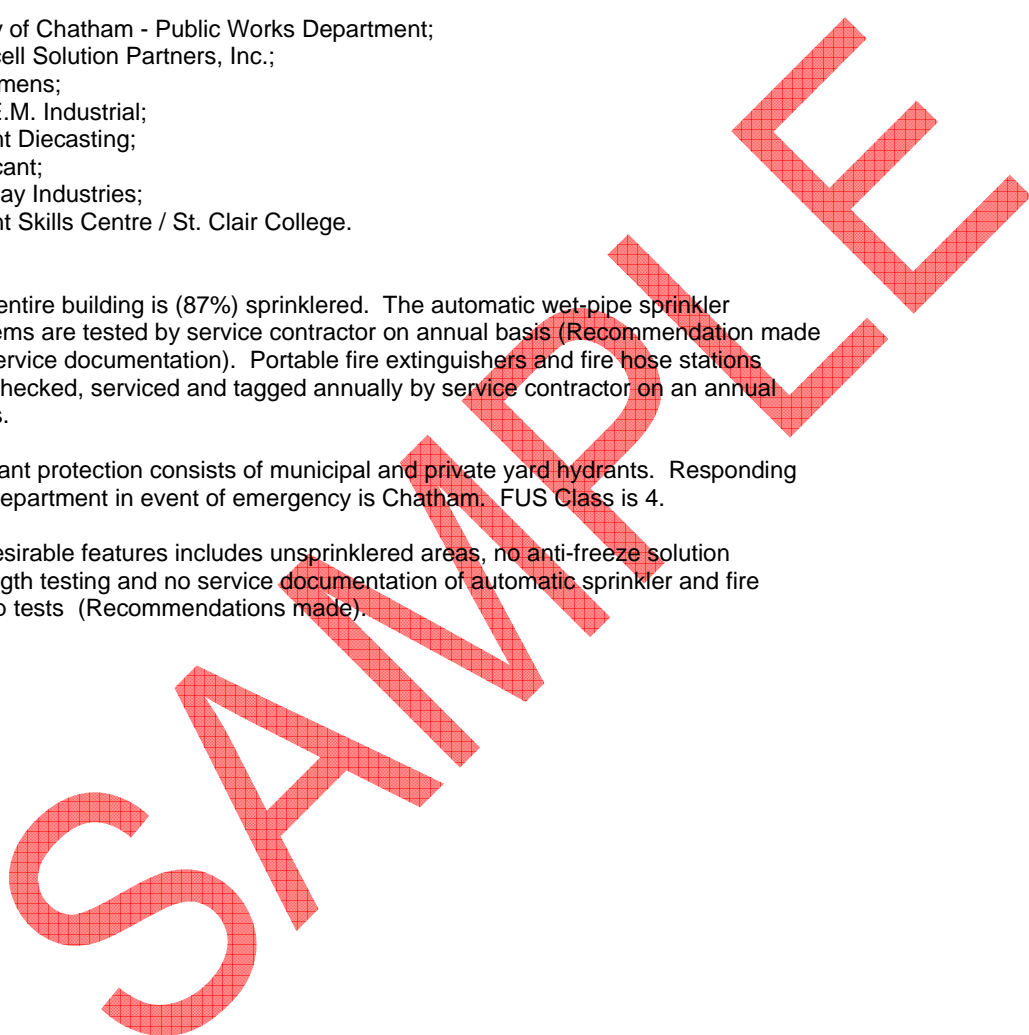
The premises are occupied as a multiple tenant industrial building. Occupants includes the following tenants:

- City of Chatham - Public Works Department;
- Excell Solution Partners, Inc.;
- Siemens;
- O.E.M. Industrial;
- Kent Diecasting;
- Vacant;
- Finlay Industries;
- Kent Skills Centre / St. Clair College.

The entire building is (87%) sprinklered. The automatic wet-pipe sprinkler systems are tested by service contractor on annual basis (Recommendation made for service documentation). Portable fire extinguishers and fire hose stations are checked, serviced and tagged annually by service contractor on an annual basis.

Hydrant protection consists of municipal and private yard hydrants. Responding fire department in event of emergency is Chatham. FUS Class is 4.

Undesirable features includes unsprinklered areas, no anti-freeze solution strength testing and no service documentation of automatic sprinkler and fire pump tests (Recommendations made).



REMARKS

[ENTIRE SURVEY]

(97/05) This is the first survey of the property by this Organization since July 5, 1995.

(97/05) The wet-pipe automatic sprinkler systems, including fire pump, were not tested at time of survey as no one was available to demonstrate its operation. However, it is understood that the sprinkler systems are tested annually by a recognized service contractor, 'Wallace Kent Sprinkler Systems' (Recommendation made to submit sprinkler and fire pump test records to the Toronto office of the IAO for review).

(97/05) There have been several occupancy changes since our last survey on July 5, 1995. The report has been revised accordingly to reflect tenant changes, existing conditions and situations.

(97/05) Recommendation no. 94-2 is deleted from the report as the Building Manager is familiar with the care and operation of the sprinkler system. However, the responsibilities for sprinkler care, servicing and testing has been contracted to 'Wallace Kent Sprinkler Systems'.

(97/05) This risk is to be converted into industrial condominiums. Building management is to be contracted to an independent property management firm.

SAMPLE

UNDESIRABLE FEATURES

[ENTIRE SURVEY]

(97/05) Sprinkler tests service documentation not available for review.

(97/05) Unsprinklered areas.

(97/05) No annual check of sprinkler system anti-freeze loop solution.

(97/05) Fire pump electrical connection located downstream of switches.

SAMPLE

RECOMMENDATIONS

[ENTIRE SURVEY]

** (97/05)-01 Standard automatic sprinkler protection should be provided in the following areas:

(a) Beneath the 15.25 m (50 ft) by 48.8 m (160 ft) rear canopy (note: this area was previously sprinklered with dry-pipe sprinkler system);

(b) In the two spray booths, including spray area, plenum and duct, in the unit occupied by the City of Chatham, Public Works Department;

(c) Beneath the deck of the old paint line in the unit occupied by the City of Chatham, Public Works Department, vehicle storage area, where two heads were removed;

(d) Beneath the suspended mineral ceiling tiles in the hallways and office of the vacant second floor area, including a 1.678 m (5.5 ft) by 4.575 m (15 ft) hallway, 1.373 m (4.5 ft) by 4.27 m (14 ft) hallway, 1.22 m (4 ft) by 3.05 m (10 ft) hallway and in the 1.83 m (6 ft) by 4.27 m (14 ft) old union office;

(e) Within the 1.22 m (4 ft) by 1.22 m (4 ft) roof hatch area near Stair No. 3.

** (97/05)-02 The electrical feed supplying the fire booster pump should be connected upstream of all disconnect switches such that its operations could not be hampered in event of emergency. Appropriate warning sign should also be posted.

** (95/07)-01 The sprinkler system anti-freeze loop located in the eastern and western shipping dock areas should be checked annually for solution strength and fortified as necessary to provide dependable protection to -51 Deg C (-60 Deg F). Service records for this maintenance activity should be maintained.

** (94/05)-01 (Revised 1997) Sprinkler and fire pump performance test records should be forwarded to the Toronto office of the Insurers' Advisory Organization for our records and review.

NOTE: The test records should describe the following:

- (1) The verification of available water supply by recording static and then residual pressures with the 50.8 mm (2") drain flowing fully open (without and without fire pump in operation).
- (2) Verification of all sprinkler system alarm functions with the most remote inspector's 25.4 mm (1") test connections flowing.
- (3) Verification of valve tamper alarms.
- (4) Verification of fire pump operation from churn pressure up to one hundred and fifty percent of rated capacity with various test points in between.

** (76/09)-01 (Revised 1997) Standard automatic sprinkler protection should be provided in the following areas:

- (a) In the from office areas, comprising 1284.621 m² (13828 sq ft) in the unit occupied by 'Excell Solution Partners, Inc.' (west wing);
- (b) In the 21.96 m (72 ft) by 21.96 m (72 ft) section occupied by 'Kent Die Casting';
- (c) In the 1980 office addition at the west side of the building comprising 619.179 m² (6665 sq ft) occupied by the City of Chatham, Public Works Department;
- (d) In the former 10.675 m (35 ft) by 18.3 m (60 ft) wind tunnel;
- (e) In the 2.44 m (8 ft) by 4.27 m (14 ft) second floor electric room or old phone room;
- (f) Beneath the dropped ceiling in the 1.22 m (4 ft) by 7.93 m (26 ft) second floor hallway;
- (g) In the 1.83 m (6 ft) by 2.44 m (8 ft) office located in the vacant warehouse area.

[CITY OF CHATHAM - PUBLIC WORKS DEPT.]

** (97/05)-01 All dust producing wood working equipment should be connected to a standard dust collection system.

[EXCELL SOLUTION PARTNERS, INC. (ESPI)]

** (97/05)-01 Standard automatic sprinkler protection should be provided in the following areas;

- (a) beneath the wood subfloor in the telemarketing department, covering an area of about 195.09 m² (2100 sq ft);
- (b) in the 12.81 m (42 ft) by 14.64 m (48 ft) computer room, including its subfloor area.

[O.E.M. INDUSTRIAL]

** (97/05)-01 The 4.27 m (14 ft) by 12.2 m (40 ft) paint dip enclosure of the E Coat Line should be outfitted with standard automatic sprinkler protection or an Underwriters' Laboratories of Canada (ULC), or equivalent, listed fixed automatic fire suppression system. If however, the coating is found to have no flammable/combustible liquid content this recommendation could be relaxed.

** (97/05)-02 Standard automatic sprinkler protection should be provided in the following areas:

- (a) in the 7.32 m (24 ft) by 18.3 m (60 ft) lunchroom and change room addition;
- (b) above and below a 6.1 m (20 ft) by 21.35 m (70 ft) office addition;
- (c) in the 2.44 m (8 ft) by 4.88 m (16 ft) portable office near the E Coat Line.

** (97/05)-03 The natural gas-fired 'Guspro' batch oven should be outfitted with a flame dampening screen such that the flames are limited to the confines of the oven and do not travel up the ventilation exhaust duct.

--- OVERVIEW OF FIRE DIVISION ---

FIRE DIVISION: 1 - ENTIRE BUILDING

IBC Ind Code: 3992
Construction: 3 Non-Combustible with Non-Masonry Walls

SINGLE FIRE DIVISION.

--- OCCUPANTS IN FIRE DIVISION ---

1. Good Housekeeping with standard supply of portable fire extinguishers is to be assumed for all occupants unless otherwise stated.
2. If the Fire Division is sprinklered, then the overall grading of sprinklers and water supplies to all occupants is equal to that of the Fire Division grading, unless otherwise stated.

[1] OCCUPANT 1 - City of Chatham - Public Works Dept., 25 Creek Road
IBC Ind Code: - [8945] Municipal - Road Maintenance
AREA: 5,425 sq.m.

The Public Works Department occupies the first floor area of the south 1979 addition and in part the 1966 addition, for office space, vehicle storage garage, maintenance garage and shop. They use about 2.323 m2 (25,200 sq ft) for the storage of public utility vehicles.

The maintenance shop is used to repair equipment such as signs and barricades where a variety of bench tools are used. A table saw, radial arm saw, jointer and planer are provided, however the shop equipment is not connected to a dust collector (Recommendation made). Signs are fabricated with the use of vinyl decals or heat baked reflective tape on a lamp heated table. The two former non sprinklered spray booths are no longer used for the spray finishing of signs (Recommendation made).

There is safe storage of approximately 50 gallons of Class 1 finisher in their original container. This liquid is no longer used and reportedly will be removed in the near future.

Six people are employed in the vehicle repair garage where major mechanical work is performed to own vehicles.

NOTE: The school above (on the second floor) is reported under 35 Creek Road which is their business address.

[2] OCCUPANT 2 - Excell Solution Partners, Inc. (ESPI), 540 Park Avenue E.
IBC Ind Code: - [6610] Office Tenants - N.O.C.
AREA: 1,989 sq.m.

Occupying the north office additions (1972 and 1985) for office space providing answering and telemarketing services and operating as a long distance telephone rebiller. Sixty people are employed. Standard automatic sprinkler protection is not provided beneath the wood subfloor in telemarketing department which covers an area of about 195.09 m² (2100 sq ft), and in the 12.81 m (42 ft) by 14.64 m (48 ft) computer room, including subfloor, which was previously protected by a fixed automatic Halon fire extinguishing system (Recommendation made).

[3] OCCUPANT 3 - Siemens, 540 Park Avenue E.
IBC Ind Code: - [6610] Office Tenants - N.O.C.
AREA: 557 sq.m.

Occupying this area at the north side of the building for general office space. Tenant is reportedly moving out in June of 1997.

SAMPLE

[4] OCCUPANT 4 - O.E.M. Industrial, 540 Park Avenue E.
IBC Ind Code: - [5531] Automobile Body, Paint Shops
AREA: 7,785 sq.m.

Occupied as an industrial protective coating and finisher of automotive related metal products, including torsion bars, stabilizers. Thirty-nine people are employed. Metal parts are shipped by the tenant's customers (major customer is Rockwell metal stamping plants) which are to be coated with a protective finish. The metal parts are prepared for coating by being conveyed through an eight stage washing cycle. The eight tanks in this cycle contain 'Chemkleen 640 cleaner (heated), a second 'Chemkleen 640' solution (heated), clean water rinsed, hot water rinsed, phosphate-caustic soda cleaned (heated), clean water rinsed, 'Chemseal 18' rinsed and a final water rinse.

The heated tanks operates at a maximum temperature of 54.488 Deg C (130 Deg F) by natural gas-fired burners that are equipped with a full complement of safety controls. All controls are interlocked to the conveying system to shut down the entire line in event of emergency. All tanks are properly ventilated.

The rinsed parts are then dried in an indirectly heated metal oven and then proceed via the conveyor line to the powder coating booth. The electrically charged black powder is applied through manual spray applicators to give a uniform coating of the parts. The powder coated parts are then bake finished as they are conveyed through two blast furnaces which operate at temperatures of about 299.128 Deg C (570 Deg F) up to 315.808 Deg C (600 Deg F).

Racks used during the conveying operations are stripped of powder coatings in a natural gas-fired 'Guspro' batch oven which operates at a temperature of about 427.008 Deg C (800 Deg F). This oven has automatic flame failure, temperature controls and outdoors exhaust. It is reported that flames are noted coming out of exhaust stack (Recommendation made).

The powders are of the epoxy or polyurethane class and are not hazardous in their natural state. Flammable liquids or solvents are not used in powder coating operations.

Paint dip operations are conducted in a non sprinklered 4.27 m (14 ft) by 12.2 m (40 ft) paint dip enclosure, locally referred to as the E coat line. This tank reportedly contains 41799.999 L (11000 US gal) of EPG 640 paint (its flash point is not known, but it is reported to be water based) however, there may be some flammable liquid contents. Protection is recommended; however if there is no proven flammable content this recommendation can be waived. Dipped metal parts are then washed and cured in a natural gas-fired radiant tube-type oven. Specific operating details were not divulged by tenant.

Dipped and coated parts are then packaged or finish assembled with polyurethane bushings and related hardware in steel totes and delivered back to the customers. Material handling is by propane fired fork lift

trucks.

Standard automatic sprinkler protection is not provided in 7.32 m (24 ft) by 18.3 m (60 ft) lunchroom and change room addition, above and below a 6.1 m (20 ft) by 21.35 m (70 ft) office addition, and in a 2.44 m (8 ft) by 4.88 m (16 ft) portable office by the E coat line (Recommendation made).

SAMPLE

- [5] OCCUPANT 5 - Kent Diecasting,
IBC Ind Code: - [3360] Metal Works - Primary Non-Ferrous
AREA: 482 sq.m.

This unit is occupied for die casting operations. Two people are employed. Shop equipment includes a die cast machine and an electric-fired ladle which are used in conjunction in the manufacture of light fixture housings. The die cast machine is fully enclosed and operates at about 600 Deg C (1111.137 Deg F) to 680 Deg C (1255.022 Deg F). A press and a CNC lathe are also available for metal work operations. Material handling is by propane-operated fork lift truck.

- [6] OCCUPANT 6 - Vacant,
IBC Ind Code: - [1841] Vacant, Idle Buildings
AREA: 4,594 sq.m.

Part of the first floor is vacant. The City of Chatham has completed renovations to these areas in hopes of attracting light industrial, storage or office tenants.

- [7] OCCUPANT 7 - Finlay Industries, 15 Creek Road
IBC Ind Code: - [3073] Plastics Products Other than Signs, Film, Record
AREA: 5,853 sq.m.

This tenant occupies the original building and its 1969 addition, for office space and for the repackaging of truck interior door panels (vinyl covered pressboard / steel). Twenty people are employed over two shifts. Door panels are received in cardboard gaylords. The panels are then repackaged into smaller containers for just in time delivery to customers, specifically, 'Navistar'.

Stock is safely stored on the floor and in racks up to a height of 2.44 m (8 ft). Material handling is by propane-operated fork lift trucks.

- [8] OCCUPANT 8 - Kent Skills Centre / St. Clair College, 35 Creek Road
IBC Ind Code: - [8310] Universities, Community Colleges, and Polytechni
AREA: 2,462 sq.m.

This tenant occupies the entire second floor of the south 1979 addition as a post secondary college centre. The classrooms are modern and furnished with the curriculum emphasizing business and computer studies.

There is a kitchen. Cooking appliances are protected by a fixed automatic wet chemical fire suppression system, Rangepard Model No. 6G, last checked or serviced in January of 1997. A semi-annual service contract is available with 'Sentry Fire & Safety Services'. A Class '40B,C' portable fire extinguisher is available in the kitchen.

--- CONSTRUCTION ---

This building was originally occupied by 'Siemens-Bendix Automotive' for the manufacture of automotive components. It was taken over by the City of Chatham in the Fall of 1993.

BUILT:

The building was originally constructed in 1965 with subsequent additions in 1966, 1969, 1972, 1973, 1974, 1979, 1985, 1986 and 1987. Major renovations were effected within the last thirty years to suit tenants' requirements. Details of renovations are not known to contact.

Year Originally Built: 1965
Year of Most Recent Additions: 1966, 1969, 1972, 1973, 1974, 1979, 1985, 1986 and 1987
Year of Most Recent Renovations: Ongoing renovations to suit tenants' requirements

HEIGHT:

Building height ranges from 3.66 m (12 ft) up to 7.32 m (24 ft).

None.

STATE OF REPAIR:

Good.

WALLS:

The majority of the walls are concrete blocks to 2.44 m (8 ft) with metal clad steel frame above.

Masonry
40% Concrete Block (254 mm)

Non-Combustible
60% Steel Frame / Metal Clad

Types of Walls
18% Independent, Bearing
82% Independent, Non-Bearing

FLOORS:

Masonry & Fire-Res.
90% Concrete on Grade

Non-Combustible
10% Masonry Slabs (< 100mm/4in)

ROOF:

Non-Combustible
100% Class I Steel Deck

Surface
100% Approved

AREA:

Grade - 26,363 sq.m. (283778.3 sq. ft)
Total - 29,142 sq.m. (313692.2 sq. ft)

Separation Walls: The original building and its addition are separated by numerous masonry and drywall sheathed wood/steel frame walls with no openings and with protected and unprotected openings, where provided.

VERTICAL OPENINGS:

Stairs extend from the first floor to the second floor levels. A handicap elevator is also available, extending from the first floor to the second floor level.

Stairs, 1st-2nd
Protection: (V-4) Open, 0.00 hrs/Walls, 0.00 hrs/Doors

Stairs, 1st-2nd
Protection: (V-2) Masonry, 1.00 hrs/Walls, 0.75 hrs/Doors

Elevators, 1st-2nd
Protection: (V-2) Masonry, 1.00 hrs/Walls, 0.75 hrs/Doors

Elevators:

One passenger (handicap) elevator with restricted key access.

1 Passenger (Maintenance Contract: Yes)

COMBUSTIBLE INTERIOR CONSTRUCTION:

Yes

Wood paneling is used in part in offices.

SAMPLE

COMBUSTIBLE CONCEALED SPACES:

None

INTERIOR FINISH - Walls:

Yes

Wood panel in is used in part in offices.

- 1% Wood paneling Protection: Unprotected (Type U)

INTERIOR FINISH - Ceilings:

None

COMBUSTIBLE EXTERIOR ATTACHMENTS:

None

SAMPLE

--- FIRE HAZARDS ---

COMMON HAZARDS

Safe.

Heating:

- 3% Central Heat Boiler
- 4% Electric Heat-Permanent
- 8% Central Heat Warm Air Gas
- 85% Unit Heater Gas

Heating Appliance Installation:

Safe.

- 8% Replaced, 1996, No Deficiencies Noted

Fuel Supply:

- UG Natural Gas Connection
- Electric

Chimneys & Flues:

Material: Unlabelled Prefabricated
Condition: Good
Installation Type: Standard

Material: Type B Gas Vent, ULC Labelled
Condition: Good
Installation Type: Standard

Material: ULC Factory Built
Condition: Good
Installation Type: Standard

Air Conditioning:

- 18% Central

Electrical:

Safe.

Wiring: Conduit, BX, Non-Metallic
Protection: Circuit Breakers
Condition: Good

SAMPLE

Plumbing:

Type: Copper, Plastic
Condition: Good

SPECIAL HAZARDS:

Non standard. See 'O.E.M. Industrial' for process description
(Recommendation made).

HIGH PILING:

None.

HAZARDOUS MATERIAL:

Safe. See occupants

HOUSEKEEPING:

Overall, good.

EXPOSURES:

None within 45.75 m (150 ft).

PROCESS DESCRIPTION:

-See Overview of Fire Division.

ACTIVITY:

This building operates 8 to 24 hours a day, 5 to 7 days a week.

SMOKING RESTRICTED:

Smoking is prohibited, or restricted to designated areas, in various
tenants' units.

AUTOMATED EQUIPMENT:

Computer equipment is provided in the offices. Additional details available upon request.

NUMBER OF PRODUCTION WORKERS:

See 'Tenants' for further details.

SAMPLE

--- PROTECTION ---

MUNICIPAL PROTECTION:

FUS Classification: 04
Responding Fire Department: Chatham (HPA)
Type of Fire Department: Career
Distance to Fire Hall: < 2.5 km
Public Hydrants: Standard
Accessability: Good
Congested Area: No

INTERNAL PROTECTION:

Extinguishers: Standard
Portable fire extinguishers were last checked in March of 1997.

Standpipe & Hose: Standard
Standpipe and hose stations are maintained by the Public Works Department on an annual basis.

Watchman Service: None

Fire Detection Alarm System: Supervised Partial Protection

--- SPRINKLERED PROTECTION ---

PERCENT SPRINKLERED (excl. concealed spaces):

87% sprinklered

TYPE OF SPRINKLER SYSTEM: The building is sprinklered for the most part except as noted in recommendations - 100 % wet.

SPRINKLER PROTECTION:

Sprinkler Installation Date: Automatic sprinkler protection was installed in 1965 (35 %), 1972 (49 %) and 1980 (16 %). Sprinkler heads and associated piping were updated to suit tenant changes as required.

Protection Against Freezing:

Yes. In order, however the solution in anti-freeze sprinkler loop has not been recently checked for solution strength in the eastern and western shipping docks (Recommendation made).

Additional Sprinkler Protection Required:

Yes. Additional protection required in numerous non sprinklered areas (see recommendations for further details).

Equipment Standard:

Standard, however electrical connection to fire pump is downstream of disconnect switches (Recommendation made).

Alarms:

Full supervisory sprinkler system supervisory service to an ULC listed monitoring station of ADT monitoring gate, low pressure water flow signals, and all pump functions.

Also, local alarms consisting of inside electric alarm bells and outside water motor gongs.

(GRADING: 20 %)

Primary Water Supplies:

Standard municipal water supplies from two 203.2 mm (8 in) connections to a 254 mm (10 in) one-way fed street main in Park Avenue East. Static pressure 345 kPa (50 psi), residual pressure 310.5 kPa (45 psi) with the 50 mm (2 in.) sprinkler main drain flowing and fire pump shut-off (1994 test results).

The volume and pressure of the municipal supply are boosted by an electric fire pump operating at 5700 dm³/min (1500 US gpm) at 690 kPa (100 psi). This supplies all sprinkler risers, except the 76.2 mm (3 in) office riser which is supplied by a 177.8 mm (7 in) private yard main. The electric pump is operated by a ULC listed controller and is considered reliable in operation. Electrical feed is downstream of disconnect switches, consequently, its operation could be hampered during electrical shut down in event of emergency (Recommendation made).

A water flow test conducted along Park Avenue East indicates that a flow of 3252.8 L/min (856 US gpm) is available at a pressure of 248.4 kPa (36 psi) with a static pressure of 345 kPa (50 psi) which is adequate with the fire pump in operation.

Secondary Water Supplies:

None. Not required.

SPRINKLER PROTECTION DETAILS:

Automatic sprinkler protection is provided by eight alarm valves. The former dry-pipe valve system has been removed, consequently the rear 15.25 m (50 ft) by 48.8 m (160 ft) canopy is no longer protected by automatic sprinklers.

This Ordinary Hazard Group 2 occupancy requires a minimum 3800 L/min (1500 US gpm) at a pressure 241.5 kPa (44 psi) at base of risers. The required water supply is available.

Overall Sprinkler Grading:

Fire Division [1]: $68.85 = 90.0 \text{ (EF)} * 85.0/100 \text{ (RF)} * 90.0/100 \text{ (AT)}$

(EF) Unsprinklered areas.

(RF) Non standard electrical feed to fire pump.

One way municipal feed.

(AT) No automatic sprinkler system test records.

--- BUSINESS INTERRUPTION ---

Seasonal:

No.

Operation:

Tenants' operating hours vary from 8 to 24 hours a day, 5 to 7 days a week.

Interdependency Internal Operations:

No.

Raw Materials:

Domestic (100 %).

Stock on Hand:

Varies.

Stock Replacement Time:

Varies.

Computer Programming:

No.

Single Train Production:

No.

Vital Machinery Custom Made:

No.

Replacment Time of Vital Machinery:

Varies.

Private Power Generation:

No.

Alternate Power Generation:

No.

Pollution Control:

No.

Interdependency on Suppliers:

No.

Interdependency on Customers:

No.

SAMPLE

--- ADDITIONAL PERILS ---

WINDSTORM: No unusual hazards, however there are changes in roof elevations.

LIGHTNING FEATURES: No unusual hazards. No special protection.

EXPLOSION:

SPRINKLER LEAKAGE:

Stock Skidded or Shelved: Yes.

Stock Susceptible to Large Water Damage: Yes. Light to severe water damage to tenants' stock.

Floors Drained: Yes, in part.

SMOKE DAMAGE SUSCEPTIBILITY:

Light to severe smoke damage to tenants' stock.

RIOT, VANDALISM, MALICIOUS ACTS:

Access Restricted: No.

Guard Supervised: No guards.

Yards Fenced: No.

Yards Lit: Yes. Yards are lit by exterior perimeter light fixtures and post-mounted light fixtures.

Remote from Populated Areas: No.

COLLAPSE: No unusual hazards, however there are changes in roof elevations.

FLOOD: Risk is not located in a flood plain.

No unusual hazards.

SAMPLE

EARTHQUAKE ZONE: 0

IMPACT HAZARDS:

By Aircraft: No.

By Road Vehicles: Possible impact damage from street and parking lot traffic, and the loading and unloading of transport vehicles.

By Trains: No.

By Floating Vessels: No.

--- CRIME ---

Building is located in an industrial sector within eastern Chatham, Ontario, near the intersection of Park Avenue East and Creek Road. Crime in area is low. No unusual hazards were noted with respect to break and enter exposures. The building is located opposite of police headquarters which may present an added vandalism exposure. There was no evidence of vandalism to building. The building exterior is well lighted. Building physical protection is fair due to the use of spring locks. There is no building security alarm system. Target stock could include tenants' electronic office equipment.

This section provides basic crime information only. For more detailed information, a comprehensive crime survey may be ordered.

--- MANAGEMENT - LOSS PREVENTION PROGRAMMES ---

Basic Fire Protection: Control Required & Exercised

Satisfactory, however automatic sprinkler test results have not been submitted to the Toronto office of the IAO for review.

Self-Inspection: Control Required & Exercised

Informal inspection program of portable fire extinguishers, automatic sprinkler systems and life safety equipment.

Fire Protection Equipment: Control Required & Exercised

Satisfactory. Fire protection equipment is serviced by a recognized service contractor.

Pre-Emergency Planning: Control Not Required

Satisfactory for size of risk.

Plant Security: Control Required & Exercised

Adequate physical building security with the exception of spring locks on exterior man doors. There is no building security alarm system.

Private Fire Brigade: Control Not Required

None.

Smoking Regulations: Control Required & Exercised

Smoking is prohibited, or restricted to designated areas, in tenants' areas.

Welding, Cutting and Gridding: Control Required & Exercised

Adequate cutting, welding and grinding procedures.

Impairment Notification: Control Required & Exercised

Impairment notification program in effect.

SAMPLE

Preventative Maintenance:

Control Required & Exercised

Standard.

SAMPLE