



Fire Safety Brief Regarding: Lanark Arena

Lanark and District Community Centre and Arena 24 September 2018
67 Princess St, Lanark

The Township is in receipt of an engineering report regarding the Lanark and District Community Centre (Arena). I prepared the following report in consultation with the Office of the Fire Marshall and Emergency Services who were reached by phone.

The engineering report was written by Eastern Engineering Group Inc. and contained information that complimented a previous "Fire and Safety Inspection Report" report written June 19th, 2018 and submitted to Council June 26th, 2018. In both reports, it was determined that the Lanark Arena is in immediate need of repairs and updating to make the building itself compliant with the Ontario Fire Code, as well as the Ontario Building Code.

The Engineering report identified structural concerns (the primary issue with this building) which is a building concern that is separate from Fire Code concerns. Any Fire Code provisions will not remediate the identified structural issues. Additionally, even though this building is subject to Retrofit requirements under O. Reg. 213/07 as amended, these provisions will not address the structural issues.

As identified in the report, knowing that the building may not conform to building code requirements and/or the retrofitted Fire Code requirements, the fire department cannot be assured of how the building may perform during fire conditions; potentially exposing both the public and emergency responders to an unacceptable risk of injury caused by a fire if the building were to remain occupied.

Alternatively, as we have discussed, if the building is to remain occupied immediate measures should take place to ensure rudimentary containment, means of egress, detection and suppression features are in place as the structural issues and fire safety features are upgraded.

1. A fire safety plan must be prepared, approved and implemented including all requirements under section 2.8 of the Fire Code.
 - a. Including the training of supervisory staff.
 - b. Posting emergency evacuation routes and emergency procedures in conspicuous places including near manual pull stations.
 - c. Consideration of Fire Watch being conducted when the building is occupied **EFFECTIVE IMMEDIATELY.**

2. Ensure that all existing fire safety systems are inspected as required under the Fire Code (annual inspection for the fire alarm system and emergency lighting, monthly



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and annual inspection requirements of fire extinguishers). In the event of any deficiencies of the system, a Fire Watch shall be implemented until deficiencies are corrected.

3. Removal of all combustible materials in any means of egress or open public spaces (under the bleachers, etc.).
4. Ensure that all exit doors are operable with appropriate signage and can include access to exit signage.
5. Restrict access to the second storey to the public, staff etc. until the building department confirms and mitigates any unsafe building issues. Restrict all private function rentals of the facility.

Additionally, the Lanark Highland's webpage indicates an occupant load of up to 1400 persons for this facility. We would need to restrict the occupant load as much as possible in order to accommodate an acceptable amount of persons using the facility. <https://www.lanarkhighlands.ca/CommunityServices/Arena.php>

Solutions to the issues presented in the Engineering report cannot be done independently by the Fire Chief or the Ontario Fire Marshall without addressing the building issues.

It must be understood that the Fire Code will not address the structural issues of the building and the identified state of the building may cause additional fire safety hazards and risks as the building may not perform as anticipated.

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