

INSPECTION ORDER

Made under section 21 of the *Fire Protection and Prevention Act, 1997*

Kitchener Fire Department

Order Number: 25-120115-1

Kitchener Fire Department

270 Strasburg Road

Kitchener, Ontario

N2E 3M6

Phone: (519) 741-2495

Email: fireprevention@kitchener.ca



This Order is issued to: **250 FREDERICK INC.**

On **July 16, 2025**, I, Harsh Patel, an Inspector under section 19(1) of the *Fire Protection and Prevention Act, 1997* inspected the following property Owned by you:

Property Location: **250 FREDERICK STREET
KITCHENER, ON, N2H 2N1**

Based on this inspection:

Measures necessary to ensure fire safety at this property are ordered under section 21(1)(g) of the *Fire Protection and Prevention Act, 1997*.

The reasons for this Order and the action required by this Order are set out on the following pages.

You must complete the action required by this Order by: **January 15, 2026**.

The municipal building department should be contacted to determine if a building permit is required before starting any work. Under section 22(2) of the *Fire Protection and Prevention Act, 1997*, repairs, alterations or installations carried out in compliance with this Order, will be deemed not to contravene the Building Code established under the *Building Code Act, 1992*.

Other information, including information about the right to request a review of this Order by any person who considers themselves aggrieved by this Order, is also provided.

Signed,



Harsh Patel, Fire Prevention Officer

Inspector under section 19(1) of the *Fire Protection and Prevention Act, 1997*

A copy of this Order is provided to the Chief Building Official as required by section 22(3) of the *Fire Protection and Prevention Act, 1997*, for Orders requiring repairs, alterations or installations to a building, structure or premises.

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PROPERTY DESCRIPTION:

The property is a 17-storey residential rental apartment building with two (2) levels of underground parking (P1, P2). It is classified as Group C occupancy and falls under Section 3.2.6 (High Building) of the Ontario Building Code. The building is a non-combustible construction.

The building is equipped with a fire alarm system that is electrically monitored by a central monitoring station.

Sprinkler coverage is partial:

Sprinklers are installed in the service rooms, garbage room, garbage chute and storage/locker areas. The residential floors including units and corridors are not sprinklered.

Fire hose cabinets are in the corridors at each end of the stairwells, from the parking levels up to the 18th floor. A fire pump is installed in the sprinkler room on Level P2 Parking.

The fire department connection is located at the front of the building.

Diesel powered emergency generator serves as emergency power supply to the building. Building is not equipped with battery operated emergency lighting in corridors and it is not provided to review if these lightings are connected to generator and tested as required at the time of inspection.

Reasons for Order and Action Required:

Item: 1	Fire Code Reference: As Amended Ontario Regulation 213/07, Div. B. 2.7.3.3. (3) Emergency lighting unit equipment shall be tested (a) monthly to ensure that the emergency lights will function upon failure of the primary power supply, and (b) annually to ensure that the unit will provide emergency lighting for a duration equal to the design criteria under simulated power failure conditions. 2.7.3.3. (4) After completion of the test required in Clause (3)(b), the charging conditions for voltage and current and the recovery period shall be tested to ensure that the charging system is in accordance with the manufacturer's specifications. Reasons: At the time of inspection, upon asking, records of emergency lighting tests were not provided to review. Emergency lighting shall be tested monthly to ensure it's functional upon failure of the primary power supply. Emergency lighting shall also be tested annually for full load test, in this building it is required to be tested for 2 hours of full load test, to ensure it functions as intended for. If the emergency lighting in the corridors is connected to the
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	emergency generator, it shall be tested in accordance with the Ontario fire code and as described by the generator test in the item number 7 of this order. Action Required: Provide monthly and annual tests reports of the emergency lighting units from the years 2023, 2024 and 2025 with no deficiencies recorded in it as described above in the code section, if the light is connected to the generator, list all the light locations and provide a test report with along with generator tests report.
Item: 2	Fire Code Reference: As Amended Ontario Regulation 213/07, Div. B. 6.4.3.2. (1) Standpipe system piping shall be hydrostatically tested for 2 hours at a pressure of not less than (a) 1400 kPa (gauge), or (b) 350 kPa (gauge) in excess of the normal hydrostatic pressure when the normal hydrostatic pressure is in excess of 1050 kPa (gauge). 6.4.3.6. (1) Standpipe system piping which normally remains dry shall be hydrostatically tested in accordance with Article 6.4.3.2. at intervals of not more than five years. Reasons: At the time of inspection, no records were available to confirm that the standpipe system piping has been hydrostatically tested as required. This test must be completed to ensure the piping can withstand the required pressure and remains in safe operating condition. Action Required: Provide a hydrostatic test report for the standpipe system, confirming that the system is fully operational and that no deficiencies were found. Reports must cover at least one test carried out in last five years for system that normally remains dry as per 6.4.3.6(1), or annual reports as per 6.4.3.2(1) from 2024 and 2025 for the system that normally stays wet.
Item: 3	Fire Code Reference: As Amended Ontario Regulation 213/07, Div. B. 6.4.3.7. (1) The dry portion of the fire department connection piping of a standpipe system shall be hydrostatically tested at a pressure of not less than 1050 kPa (gauge) for 2 hours at intervals of not more than five years where (a) the fire department connection piping has been in service for more than thirty years, or (b) the age of the fire department connection piping cannot be determined. 6.4.3.7 (2) Despite Sentence (1), if, on July 1, 2018, fire department connection piping has

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	not been hydrostatically tested within the previous five years, the first test required by Sentence (1) shall be completed before January 1, 2019. Reasons: At the time of inspection, no records were available to confirm that the fire department connection piping of the standpipe system has been hydrostatically tested as required. This test must be completed every five years when system is more than 30 years in service to ensure the piping can withstand the required pressure and remains in safe operating condition. Action Required: Provide a hydrostatic test report for the fire department connection piping of the standpipe system, confirming that the system is fully operational and that no deficiencies were found. Reports must cover at least one test carried out in last five years.
Item: 4	Fire Code Reference: As Amended Ontario Regulation 213/07, Div. B. 6.4.3.7. (3) Fire department connection piping shall be inspected annually with any plugs or caps removed to ensure that (a) the fire department connection is physically unobstructed and readily accessible, (b) the fire department connection identification sign is in place and visible, (c) the fire department connection is free of wear, rust or obstruction, (d) couplings or swivels are not damaged and rotate smoothly, (e) gaskets are in place and in good condition, (f) the check valve is not leaking, (g) the automatic drain valve is in place and operating properly, and (h) fire department connection clappers are in place and operating properly. 6.4.3.7. (4) The annual inspection referenced in Sentence (3) shall be recorded and kept in accordance with Subsection 1.1.2. Reasons: At the time of inspection, no records were available to confirm that the annual inspection of the fire department connection piping has been completed as required. This inspection ensures the connection is accessible, functional, and free of damage or obstruction. Action Required: Provide records confirming that the annual inspection of the fire department connection piping has been completed for the years 2024 and 2025, with no deficiencies recorded. These records must meet the requirements of the Ontario Fire Code and be retained in accordance with the recordkeeping standards outlined in Items 1 and 2 of this order.

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Item: 5	Fire Code Reference: As Amended Ontario Regulation 213/07, Div. B. 6.6.3.3. (1) Fire pumps shall be operated at least once per week at rated speed. Reasons: At the time of inspection, no records were available to confirm that the fire pump tests are being conducted. The fire pump must be tested regularly to ensure it is functioning properly and capable of delivering the required water pressure to the sprinkler and standpipe systems. Weekly testing is required under the Ontario Fire Code, and monthly testing is required under NFPA 25. Action Required: Provide reports confirming that the fire pump is being tested weekly as required by the Ontario Fire Code, or monthly as permitted under NFPA 25 from years 2023, 2024 and 2025 with no deficiencies recorded in it.
Item: 6	Fire Code Reference: As Amended Ontario Regulation 213/07, Div. B. 6.6.3.5. Fire pumps shall be tested annually at full rated capacity to ensure that they are capable of delivering the rated flow. Reasons: At the time of inspection, no records were available to confirm that the annual full-capacity test of the fire pump has been completed. This test is necessary to verify that the pump can deliver the required pressure and flow to the sprinkler and standpipe systems during an emergency and to identify any maintenance needs. Action Required: Provide reports confirming that the fire pump has been tested annually at full capacity for the years 2024 and 2025 with no deficiencies recorded in it.
Item: 7	Fire Code Reference: As Amended Ontario Regulation 213/07, Div. B. 6.7.1.1. (1) Except as provided in Sentence (2), and Articles 6.7.1.2. to 6.7.1.5., emergency power systems shall be inspected, tested and maintained in conformance with CSA-C282, "Emergency Electrical Power Supply for Buildings". 6.7.1.3. Despite the requirements of Subsection 1.1.2., written records shall be maintained as required in CSA-C282, "Emergency Electrical Power Supply for Buildings". Reasons: At the time of inspection, no records were available to confirm that annual and periodic inspections, testing, and maintenance of the emergency power generator have been

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completed.

CSA-C282 requires weekly, monthly, semi-annual, and annual checks/inspections/tests to ensure the generator remains in proper working condition.

Action Required:

Provide reports confirming that test, inspection, and maintenance activities for the emergency power generator have been completed in conformance with CSA-C282, with no deficiencies recorded in the report, for the years 2024 and 2025 with no deficiencies recorded in it.

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COMPLIANCE WITH ORDER:

The owner and/or occupant named on page 1 of this Order is responsible for compliance with this Order.

Under section 30 of the *Fire Protection and Prevention Act, 1997*, a person who fails to comply with an Order is guilty of an offence and, on conviction, is subject to a fine of up to \$20,000 for each day during which the non-compliance continues. A conviction or payment of the fine does not relieve the person from complying with the Order.

Compliance with this Order does not relieve the owner and/or occupant from compliance with other Fire Code requirements not referenced in this Order or with other applicable law such as the *Building Code Act, 1992* or the *Planning Act*.

SERVICE INFORMATION:



Served by: Harsh Patel

Signature: _____

This Order is served to each owner and/or occupant named on page 1 of this Order.

Service to Owner and/or Occupant Named in Order:

250 FREDERICK INC.

Date: October 15, 2025

☒ Owner ☐ Occupant

Manner of service:

☐ Personal ☒ Regular letter mail ☐ Email ☐ Fax ☒ Other Posted on Site

A copy of this Order is also served to other owners and/or occupants that are not named on page 1 of this Order. Only those named on page 1 are responsible for compliance with this Order.

Service to Other Occupant:

Name: All Residents at 250 Frederick ST, Kitchener

Date: October 15, 2025

Manner of service:

☒ Posted at multi-unit building ☐ Personal ☐ Regular letter mail ☐ Email ☐ Fax ☐ Other []

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ADDITIONAL PERSONS SERVED:

A copy of this Order may be served to additional persons.

Service to:

Darren Fink (In C/O 250 Frederick Inc.)

Date: October 15, 2025

☐ Director/Officer of Corporation

☒ Other

Property Manager

Manner of service:

☐ Personal

☐ Regular letter mail

☒ Email

☐ Fax

☒ Other Posted on Site

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RIGHT TO REQUEST A REVIEW OF THIS ORDER:

Any person who is aggrieved by this Order may make a request to the Fire Marshal for a review of the Order. For more information, see Part VI of the *Fire Protection and Prevention Act*, 1997.

IMPORTANT INFORMATION:

- A request to the Fire Marshal for a review of this Order must be made in writing and received by the Fire Marshal within **15 calendar days** after the Order is served.
- If you miss this deadline or if you need more time to make this request, you may apply to the Fire Marshal for an extension. Your application for an extension must be received by the Fire Marshal within **30 calendar days** after the Order is served. You must provide reasons why you need more time to request a review of this Order.
- You are not required to comply with this Order while it is under review by the Fire Marshal until a decision is issued, however, there may be exceptions where necessary for public safety.
- Following a review of this Order, the Fire Marshal may confirm, amend or rescind the Order, or may make a new Order. The Fire Marshal may also refuse to consider your request and refer the matter directly to the Fire Safety Commission. The Fire Marshal is not required to hold a hearing when conducting a review.

INSTRUCTIONS:

- A request to the Fire Marshal for a review of an Order, or an application to extend the time for requesting a review, may be made online at:
www.ontario.ca/firemarshal
 - Select 'Orders / Fire Marshal Reviews'.
 - Complete the online application form and upload a copy of the Order as an attachment.
- Alternatively, these requests may be made by either email, fax, or mail at:
Email: OFMEMReviews@ontario.ca
Fax: 416-628-3739
Mail: Fire Marshal – REVIEWS
Office of the Fire Marshal and Emergency Management
25 Morton Shulman Avenue, 2nd Floor, Toronto, ON M3M 0B1
 - Contact the Office of the Fire Marshal and Emergency Management at 647-329-1100 to obtain a copy of the "Application for a Fire Marshal Review of an Order" form.
 - Complete and submit the form together with a full copy of the Order.