Minutes – Executive Policy Committee – April 23, 2014

Minute No. 284
Report – Standing Policy Committee on Protection and Community Services – April 14, 2014

Item No. 1 Current Enforcement Procedures – Hazardous Materials

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Protection and Community Services and submitted the following to Council:

1. A. That a collaborative approach between Winnipeg Fire Paramedic Service and the Planning, Property and Development Department be established to provide:

    i. Identification of "at risk" hazardous occupancies or properties.
    ii. Inspection based upon occupancy and hazardous processes.
    iii. Inspection based upon Building and Fire Code compliance.
    iv. Fire operations preplanning and hazardous materials identification.

    B. That an identification and planning tool be developed to provide inspectors with specific building and occupancy criteria to be made available at point of inspection.

    C. That the following new inspection schedule for hazardous occupancies be established:

    i. High Hazard (F1) Occupancies – Annual Inspection frequency.
    ii. Medium Hazard (F2) Occupancies – Three year inspection frequency.
    iii. Low Hazard (F3) Occupancies – Five year inspection frequency.

2. That The Fire Prevention By-law No. 150/2004 be amended to include an inspection fee for High Hazard (FI) Occupancies as per attached Appendix A.

3. That an increase to the civic staff establishment of one FTE Fire Prevention Officer in the Winnipeg Fire Paramedic Services Fire Prevention Branch be authorized.

4. That the Proper Officers of the City be authorized to do all the things necessary to implement the foregoing.

Minutes – Executive Policy Committee – April 23, 2014

Report – Standing Policy Committee on Protection and Community Services – April 14, 2014

DECISION MAKING HISTORY:

Moved by Councillor Mayes,

That the recommendation of the Standing Policy Committee on Protection and Community Services be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On April 14, 2014, the Standing Policy Committee on Protection and Community Services concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

On March 10, 2014, the Standing Policy Committee on Protection and Community Services granted a further extension of time of 30 days for the Winnipeg Public Service to report back on the matter.

On February 10, 2014, the Standing Policy Committee on Protection and Community Services granted a further extension of time of 30 days for the Winnipeg Public Service to report back on the matter.

On January 13, 2013, the Standing Policy Committee on Protection and Community Services granted a further extension of time of 30 days for the Winnipeg Public Service to report on the matter.

On November 7, 2013, the Standing Policy Committee on Protection and Community Services granted an extension of time of up to 60 days for the Winnipeg Public Service to report back on the on the matter.

On October 8, 2013, the Standing Policy Committee on Property and Development requested that the Winnipeg Public Service report back on the current enforcement practices and procedures of city by-laws, provincial acts, and federal railway regulations related to hazardous materials to the November 4, 2013, meeting of the Standing Policy Committee on Protection and Community Services.

ADMINISTRATIVE REPORT

Title: Current Enforcement Practices and Procedures of City By-laws, Provincial Acts and Federal Railway Regulations Related to Hazardous Materials

Critical Path: Standing Policy Committee on Protection and Community Services - Executive Policy Committee - Council

AUTHORIZATION

Author	Department Head	CFO	CAO
Bill Clark	Bill Clark	M. Ruta	D. Joshi A/CAO

RECOMMENDATIONS

1. That Standing Policy Committee on Protection and Community Services endorse the following:
    - That a collaborative approach between WFPS and PP&D be established to provide:
        - Identification of "at risk" hazardous occupancies or properties
        - Inspection based upon occupancy and hazardous processes
        - Inspection based upon Building and Fire Code compliance
        - Fire operations preplanning and hazardous materials identification

    - That an identification and planning tool be developed to provide inspectors with specific building and occupancy criteria to be made available at point of inspection.

    - That the City establish the following new inspection schedule for hazardous occupancies:
        - High Hazard (F1) Occupancies – Annual Inspection frequency
        - Medium Hazard (F2) Occupancies – Three year inspection frequency
        - Low Hazard (F3) Occupancies – Five year inspection frequency

2. That Council authorize the implementation of an inspection fee for high hazard (F1) occupancies to be included under Schedule "A" Fee Schedule in the Fire Prevention By-law No. 150/2004. Attached as Appendix A is a draft by-law to amend Schedule "A". Attached as Appendix B is a current listing of fire inspection fees and service rates.

3. That Council authorize an increase to the civic staff establishment of one FTE Fire Prevention Officer in the WFPS Fire Prevention Branch.

4. That the proper Officers of the City be authorized to do all the things necessary to implement the foregoing.

REASON FOR THE REPORT

1. At the Standing Policy Committee (SPC) on Property and Development meeting of October 8, 2013 (Minute No. 246), the Planning, Property and Development Department report, "Mission Industrial Neighbourhood – Planning Approaches for Mitigating Conflicts Between Residential and Industrial Uses" was presented and SPC concurred in the recommendation of the Winnipeg Public Service. The SPC on Property and Development also requested that the Winnipeg Public Service report back on the current enforcement practices and procedures of city by-laws, provincial acts and federal railway regulations related to hazardous materials to the November 4, 2013 meeting of the Standing Policy Committee on Protection and Community Services.

2. Council approval is required to enact the amending by-law to amend Schedule "A" of the Fire Prevention By-law No. 150/2004.

3. Council approval is required to increase civic staff establishment.

IMPLICATIONS OF THE RECOMMENDATIONS

There will be increased inspection and enforcement activities directed at high hazard occupancies. The Province of Manitoba is considering developing a mandated inspection frequency for high hazard (F1) occupancies, however the anticipated time frame is unknown.

The current Fires Prevention and Emergency Response Act requires that the Chief of any municipality (also known as the local assistant under the Fires Prevention and Emergency Response Act) has the authority to develop an inspection frequency for hazardous occupancies.

Due to existing workload and current mandatory inspection schedule, the WFPS Fire Prevention Branch would not be able to complete any additional inspections without additional resources. One additional Fire Prevention Officer FTE, to be effective approximately July 1, 2014, will be required to provide the necessary human resource to accomplish the required training and inspection services. The estimated 2014 cost for this position including salary and benefits is $66,470.

Costs for the additional FTE will be recovered through the establishment of a $150.00/hr fee for high hazard inspections. Revenue generated from the inspection fee is estimated to be $157,500.00 annually (300 inspections at an average of 3.5 hrs each at $150.00/hr). The estimated 2014 revenue to be generated from these inspections is $78,750.00.

Some of the high hazard occupancies may not be in compliance with the building code, fire code or other regulations, which may affect their ability to continue with current business processes. To offset this affect, WFPS will provide notice to all high hazard occupancies that an inspection process has been established and inspection criteria will be outlined.

The objective of this process is to provide continued safety for the community, for industry, and for the environment, and to provide for a collaborative approach that will increase code and safety compliance and to ensure, as much as possible, the continued financial and economic viability of the industry.

HISTORY

On October 1, 2012 a significant fire engulfed the Speedway International plant at 40 Nicolas Street. The fire completely destroyed the facility and resulted in the evacuation of homes and businesses encompassing an 800 metre radius of the incident. The fire required significant resources of the City of Winnipeg, including: Winnipeg Fire Paramedic Service (WFPS), Winnipeg Police Service (WPS), Public Works, Transit, and Corporate Communications. Additional Provincial resources requested were; The Office of the Fire Commissioner (OFC) Investigators, Department of the Environment, and Federal Military resource 17 Wing crash foam unit.

The matter is currently subject to prosecution initiated by the City of Winnipeg.

The fire and subsequent investigation resulted in a review of the entire mission industrial area with recommendations submitted in a report to SPC on Property and Development on October 8, 2013.

The Winnipeg Fire Paramedic Service was requested to provide "the current enforcement practices and procedures of city by-laws, provincial acts and federal railway regulations related to hazardous materials", to the November 4, 2013 SPC on Protection and Community Services. Due to the depth and complexity of the information requested WFPS requested an extension. The November 4, 2013 meeting of the Standing Policy Committee on Protection and Community Services was rescheduled to November 7, 2013. At the November 7, 2013 meeting (Minute No. 7) the SPC on Protection and Community Services granted an extension of time of up to 60 days for the Winnipeg Public Service to report back on the matter. In order for final review of the report to take place at Agenda Management a further extension was requested. At the January 13, 2014 meeting (Minute No. 33) the SPC on Protection and Community Services granted a further extension of time of 30 days for the Winnipeg Public Service to report back on the current enforcement practices and procedures of city by-laws, provincial acts and federal railway regulations related to hazardous materials. At the February 10, 2014 meeting (Minute No. 44) the SPC on Protection and Community Services granted a further extension of time of 30 days for the Winnipeg Public Service to report back on the matter.

Discussion

Under the Manitoba Fire Code an ***Industrial occupancy*** means the *occupancy* or the use of a *building*, or part thereof, for the assembling, fabricating, manufacturing, processing, repairing or the storing of goods and materials. Industrial occupancies are sub-categorized as FI (high hazard)[1], F2 (medium hazard)[2], and F3 (low hazard)[3].

The difference between a medium-hazard industrial (Group F, Division 2) occupancy and a low-hazard industrial (Group F, Division 3) occupancy is the limits on the combustible content. A low-hazard industrial occupancy has a maximum limit on the combustible contents (e.g. not more than 50kg per sq. meter or 1200 MJ per sq. meter) in the building, whereas a medium-hazard industrial has no upper limit. However, for a high-hazard (F1) occupancy, it is not primarily the combustible content (concentration/amount) that governs, but the nature of those combustible contents in the building. That

[1] ***High-hazard industrial occupancy*** **(Group F, Division 1)** means an *industrial occupancy* containing sufficient quantities of highly *combustible* and flammable or explosive materials which, because of their inherent characteristics, constitute a special fire hazard.

[2] ***Medium-hazard industrial occupancy*** **(Group F, Division 2)** means an *industrial occupancy* in which the *combustible* content is more than 50 kg/m^2 or 1200 MJ/m^2 of *floor area* and not classified as a *high-hazard industrial occupancy*.

[3] ***Low-hazard industrial occupancy*** **(Group F, Division 3)** means an *industrial occupancy* in which the *combustible* content is not more than 50 kg/m^2 or 1200 MJ/m^2 of *floor area*.

is, highly combustible and flammable or explosive materials will determine if an occupancy is deemed to be high-hazard.

There are numerous Legislation, Acts, Regulations, Policies, Standards and Guidelines in effect which govern and control hazardous materials within Canada. They are far too lengthy and detailed for the intent of this report, and many require in depth technical expertise to understand and apply. The key intent of this report is to recognize that there are several processes in place to ensure the proper use and handling of hazardous materials, however, the question resides with enforcement level and jurisdictional authority of the many governmental agencies which have a key role to play.

Current Enforcement Practices

Applications for building permits are submitted by the owner to Planning, Property & Development (PP&D). PP&D provides a review of the application and associated architectural/engineered drawings to ensure that the construction intended under the scope of the permits are in compliance with the Manitoba Building Code. Once the plans have been approved by PP&D a building permit will be granted to the owner to begin the construction process. During the construction process PP&D inspectors will do site inspections along with the owner and architect/engineer to help ensure that the work is meeting the standards set out in the relevant codes.

The WFPS is responsible to inspect buildings in the City of Winnipeg based on the Manitoba Fire Code and the Manitoba Building Code, both of which are mutually supportive documents. The OFC also currently mandates specific inspections that must occur at frequencies specified by the mandate. Refer to Appendix C. All other occupancies not included in the mandated list are inspected for violations based on three criteria, which is fundamentally a complaint driven process, as follows:

1. A complaint is lodged with the WFPS Fire Prevention Branch. Upon receipt of the complaint WFPS inspectors will inspect the property as soon as is practicable.
2. The owner may request an inspection based on their own concerns.
3. Fire crews will file a report based on observations made during a response to a property.

All other occupancies are inspected at the discretion of the Fire & Paramedic Chief, who acts as the local assistant to the OFC.

The inspection of high hazard occupancies followed the same complaint driven process as for all occupancies that are not required under the mandated inspection schedule established by the OFC. It is clear that from the lessons learned from the fire of October 1, 2012 that a proactive and effective inspection process is required. The WFPS has been working with the OFC to develop an inspection process and frequency for high hazard occupancies listed in the F1 category, and expects receipt of a schedule for mandated high hazard inspections to be established. Under the Act, the Fire Paramedic Chief listed as the local assistant to the Fire Commissioner has the authority to inspect all properties within the assigned jurisdiction. This report recommends a scheduling and strategy for inspections of high, medium and low hazard occupancies be established through joint collaboration between WFPS and PP&D.
The Building Code covers the fire safety and fire protection features that are required to be incorporated in a building at the time of its original construction. Subsequent changes to building code standards after occupancy is established typically do not apply retroactively to the building or its occupancy, but would apply if the building is undergoing alteration or change of use, or being demolished. Changes to the Fire Code standards may apply retroactively.

The Fire Code only provides for enforcement related to:

- the on-going maintenance and use of the fire safety and fire protection features incorporated in buildings
- the conduct of activities that might cause fire hazards in and around buildings
- limitations on hazardous contents in and around buildings
- the establishment of fire safety plans
- fire safety at construction and demolition sites

The Building Code requirements generally apply based on the code in effect at the time of building permit application, enforced through the original permit approvals and subsequent occupancy inspections and permits. On-going or subsequent fire inspections help ensure that the safety features required at the time of occupancy permit approval are maintained, and that ongoing activities do not introduce new hazards that were not part of the original use or occupancy.

The Fire Code requirements for the establishment of fire safety plans offers a significant opportunity for improved contributions by WFPS for city regulatory oversight and also with regard to basic life safety for emergency responders who attend buildings with unknown hazards and unapproved occupancies and uses. These plans are required under the Manitoba Fire Code and must be prepared in cooperation with the WFPS and other applicable regulatory authorities (Province, PP&D, Transport Canada). Building owners will find it very difficult to secure a fire safety plan for a structure or application that is in violation of the occupancy permit or the various codes. When fire safety plans are created/reviewed, or at the time of inspection, it may become clear to the owner where any deficiencies may lie.

The bulk of inspection requirements could be enhanced by the involvement of the fire operations crews. Inspections of this type will infuse greater knowledge for the City as a whole and permit a readily identifiable and enforceable process. Uninspected buildings of a high hazard type can create unnecessary risk due to a lack of current or accurate information related to occupancy type/use, construction type, floor plan layouts, contact information, hazardous materials on site, life safety systems and fire protection systems. WFPS is currently investigating the possibility of improvement in this area.

Procedures of City By-Laws

The initial building and subsequent occupancy permit process is the foundation of the system that secures initial compliance to relevant codes. A new occupancy permit is required at the time of initial construction, extensive renovations, change of use, or changes in hazardous materials storage. An occupy-only permit would likely be required in the case of a change of tenant or new owner occupancy. As changes may occur without the knowledge of the City, it is incumbent on the owner to inform the City of these changes through the building and occupancy permit process. If the changes are not reported through the permitting process by the owner, it can become extremely difficult for the City to become aware of the changes that have been made subsequent to establishing the occupancy permit.

The current occupancy information maintained by PP&D does not facilitate an easy (on-site) means for a fire inspector to check whether a building or business has a valid occupancy permit, if the occupancy permit accurately reflects the type of use of the property, the type of fire safety and fire protection systems that are in place or which are required given the nature of the occupancy. There exists a Provincial database that has relevant information such as environmental licensing. Properties and businesses can frequently change owners, business type within a property may come and go, storage types and quantities change, extensive renovations are often completed, and/or a complete change of use occurs without ever having an engineering review or confirmation that the building codes are complied with.

Provincial Acts

The main undergirding documents that provide for inspection and enforcement are the Manitoba Building Code and the Manitoba Fire Code, which are produced by the Federal Government and adopted by the Provinces. Several other Federal and Provincial Legislations, Acts, Regulations, Guidelines, Standards, etc., provide the necessary authority to ensure the proper construction, installation, storage, transportation, usage, recycling, disposal, etc., of hazardous commodities. The Manitoba Municipalities Act, the Fires Prevention and Emergency Response Act, and by-laws such as The City of Winnipeg Fire Prevention By-law also contribute to the necessary enforcement of the various policies.

Federal Railway Safety Regulations

The governance of railways in Canada is complex and has many tiers: acts of parliament, regulations, rules, and directives are only some of the instruments that impact this industry. The bulk of regulation falls under Transport Canada who has the responsibility and authority to propose and enforce laws and regulations to ensure safe, secure, efficient and clean transportation. Transport Canada, based on risks, develops safety standards and regulations, provides oversight and gives expert advice (through the Canadian Transport Emergency Centre — CANUTEC) on dangerous goods accidents to promote public safety in the transportation of dangerous goods by all modes of transport in Canada.

Transportation of Dangerous Goods Act and Regulations promote public safety in the transportation of dangerous goods. Although there are several Acts and Regulations that govern the transportation of dangerous goods, in terms of Federal Railway Regulations, the fundamental Act in place is the "Railway Safety Act".

The objectives of this Act are to:

a) promote and provide for the safety and security of the public and personnel, and the protection of property and the environment, in railway operations;

b) encourage the collaboration and participation of interested parties in improving railway safety and security;

c) recognize the responsibility of companies to demonstrate, by using safety management systems and other means at their disposal, that they continuously manage risks related to safety matters; and

d) facilitate a modern, flexible and efficient regulatory scheme that will ensure the continuing enhancement of railway safety and security.

Other regulations apply, specifically Part 10 of the Transportation of Dangerous Goods (TDG) Regulations referring to transportation of dangerous goods into Canada or reshipping within Canada. Transport Canada ensures that strong federal railway safety regulations are in place to ensure the safety and protection of the public.

Transport Canada does not advise railway operators in advance of inspections for equipment and operations, except for the inspections of tracks. Transport Canada's oversight role includes monitoring railway companies for compliance with rules, regulations and standards, as well as the overall safety of railway operations through audits, inspections, and investigations. Rail companies are inspected regularly as part of Transport Canada's risk-based inspection program. If regulations are not followed, the department does not hesitate to take enforcement action.

Building upon recent safety advisories from the Transportation Safety Board and to further enhance rail safety operations, on July 23, 2013, Transport Canada announced an emergency directive pursuant to section 33 of the Railway Safety Act requiring all railway operators to adhere to further safety regulations.

Federal Railway Safety Regulations work concomitantly with Transport Canada Regulations along with the Transportation of Dangerous Goods Act and Regulations. These may need to be considered more carefully if industry is using rail cars as semi-permanent storage facilities. Occupancies that have been approved for use under permit despite no adequate permanent storage facilities required for the occupancy type of use may have the potential to contribute to violations of the Federal Railway Safety Regulations.

Attached as Appendix D is a listing of occupancies that have been issued high hazard (F1) permits within the City of Winnipeg.

FINANCIAL IMPACT

Financial Impact Statement

Date: March 13, 2014

Project Name:

Current Enforcement Practices & Procedures

First Year of Program **2014**

	2014	2015	2016	2017	2018
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ 66,470	$ 136,276	$ 141,606	$ 143,885	$ 147,327
Less: Incremental Revenue/Recovery	78,750	157,500	157,500	157,500	157,500
Net Cost/(Benefit)	$ (12,280)	$ (21,224)	$ (15,894)	$ (13,615)	$ (10,173)
Less: Existing Budget Amounts	-	-	-	-	-
Net Budget Adjustment Required	$ (12,280)	$ (21,224)	$ (15,894)	$ (13,615)	$ (10,173)

Additional Comments:

1. The estimated salaries & benefits for the additional Fire Prevention Officer FTE will be funded through increased revenue generated from the inspection fee. The rates include negotiated increases as well as 33% benefits. The costs are estimated to be effective July 1st, 2014; therefore, only a half year of costs is shown for 2014.
2. Revenue generated from the inspection fee is estimated to be $157,500.00 annually (300 inspections at an average of 3.5 hrs each at $150.00/hr). The program will be commencing July 1, 2014, therefore, only a half year revenue is shown for 2014.

Original signed by

J. Romaniuk, CGA
Manager of Finance
Winnipeg Fire Paramedic Service

CONSULTATION

In preparing this report there was consultation with:

Planning, Property & Development
Legal Services

SUBMITTED BY

Department: Fire Paramedic Service
Division: Administration
Prepared by: Bill Clark
Date: *March 13, 2014*
File No.

Appendix A

THE CITY OF WINNIPEG

BY-LAW NO.

A By-law of THE CITY OF WINNIPEG to amend *Schedule A* of The Fire Prevention By-law No. 150/2004

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

Schedule A of The Fire Prevention By-Law amended

*1 Schedule A of The Fire Prevention By-law No. 150/2004 is amended by adding the following immediately below "*Requested or mandatory inspections*":*

Inspection fee for high hazard (F1) occupancies (per hour or part thereof) (payable by high hazard (F1) occupancy permit holder)	$150.00

DONE AND PASSED, this day of , 2014.

_____
Mayor

_____
City Clerk

Approved as to content:

_____
Acting Fire & Paramedic Chief

Approved as to form:

_____
For Acting Director of Legal Services and City Solicitor

DRAFT

Appendix B

City of Winnipeg
Fire Paramedic Service
Fire Inspection Fees and Service Rates

(Effective January 1, 2014)

Inspection Fees (GST applicable)	Unit(s)*	Rate
Residential care facility	Each	$170
Elderly person's housing	Per Hour	$98
Child care centre	Per Hour	$98
Personal care home	Per Hour	$98
Hospital	Per Hour	$98
Premises licensed by the Manitoba Liquor Control Commission	Per Hour	$98
Public or private School	Per Hour	$98
University or college	Per Hour	$98
Arena	Per Hour	$98
Curling rink	Per Hour	$98
Community club	Per Hour	$98
Hotel or motel	Per Hour	$98
Restaurant (located in residential building)	Per Hour	$98
Second and subsequent re-inspection	Each	$81
Third and subsequent re-inspection to check on compliance when fire crews have conducted initial inspection	Each	$109
Post-Fire Inspection	Per Hour	$98
Inspections of a building when a response to a complaint reveals the need for a full inspection	Per Hour	$98
After normal business hours inspection	Per Hour	$98
Requested inspection	Per Hour	$98
Fireworks site inspection - less than 3 hours inspection time	Each	$217
Fireworks site inspection - for each additional hour or part thereof	Per Hour	$98
Fireworks site inspection outside of regular office hours	Per Hour	$98

Appendix B

Permit Fees (GST not applicable)	Unit(s)	Rate
Fireworks display permit - pryotechnic special effects	Each	$163
Fireworks display permit - high hazard	Each	$163
Fireworks display permit - low hazard	Each	No Charge
Small quantity fireworks distribution storage permit (annual fee)	Each	$26
Fireworks distribution permit (annual fee)	Each	$109
Dangerous quantities fireworks storage permit (annual fee)	Each	$217
Residential back yard fire pit	Each	No Charge
Open-air fire permit	Each	$81
Permit cancellation fee	Each	$26

Miscellaneous Fees	Unit(s)	Rate
Second and subsequent review of Fire Safety Plan	Each	$109
Emergency installation of smoke alarm	Each	$109
Annual license fee for licensed service person	Each	$21
Fine for unlicensed service person (discounted to $300.00 for early payment)	Each	$540
Public education services provided outside regular office hours	Per Hour	$86

Per Hour Inspection Charge: A $98.00 per hour charge will apply to each full or part hour and will include inspection time for the initial and first re-inspection, report writing time and travel time.

Appendix C

Inspections Mandated by Province of Manitoba

Frequency: Annually

- Child Care Centres
- Residential Care Centres
- Elderly Persons Housing
- Personal Care Homes
- Hospitals

Frequency: Every 3 Years

- MLCC Licensed Premises
- Private and Public Schools
- Universities and Colleges
- Arenas, Curling Rinks and Community Clubs
- Hotels and Motels
- Restaurants in Residential Buildings

Appendix D

F1 Occupancies

File No.	Address	Unit No.	Bldg No.	Occupancy Classification	Occupancy Name
100009650-0	112 ALEXANDER AV	2			SUPER BLINDS AND DRAPERIES
2140003-0	2 ALLEN DYNE RD				AERO RECIP CANADA
12345928-0	45 ARCHIBALD ST				Freedom Elevator Ltd.
5110005-0	45 ARCHIBALD ST				FREEDOM LIFT LTD
5220002-0	172 ARCHIBALD ST				CENTRAL GRAIN
5120026-0	223 ARCHIBALD ST				J & L CUSTOM CABINETS LTD
5120028-0	223 ARCHIBALD ST	5			AACTION GLASS AND WINDOW
12346727-0	303 ARCHIBALD ST			Spray painting	ULTRA AUTOBODY
5220165-0	350 ARCHIBALD ST				FRANK FAIR INDUSTRIES
5220149-0	454 ARCHIBALD ST				MID CANADA TOWING
5250028-0	738 ARCHIBALD ST				SWIFT CANADA V K MASON
5250081-0	746 ARCHIBALD ST	1			DEMOLISHED
1413155-0	1038 ARLINGTON ST				IMPERIAL SEED (1979) LTD
1413163-0	1040 ARLINGTON ST				UNIVERSAL BATTERY
1128003-0	270 ASSINIBOINE AV				GUERTIN BROS PAINT 1976 LTD/GEORG
2132009-0	660 BERRY ST		BG1		BRISTOL AEROSPACE LT
2134001	800 BERRY ST			Factories	FLINT INK
2134003-0	905 BERRY ST				ASSOCIATED BRANDS
12348383-0	452 BROOKLYN ST				ABAR/INSIGN ARCHITECTURAL SIGNAGE
1320231-0	271 BURNELL ST	REAR			OCCUPIED
4280017	111 BURNETT AV			Spray painting	TATRA IRON WORKS
6180160-0	1214 CHEVRIER BV	UNB			AGASSIZ NORTH ASSOCIATES
3480209-0	1522 CHURCH AV			Spray painting	ELGIN CABINETS
12350620-0	1260 CLARENCE AV		2		NEW HOLLAND - RE-WORK AND PARTS DEPT.
12350621-0	1260 CLARENCE AV		3		NEW HOLLAND - SHIPPING
12350623-0	1260 CLARENCE AV		7		NEW HOLLAND - HAZARDOUS WASTE BLDG.
6180033-0	1429 CLARENCE AV		A		SIGNATURE MOTORS
6180159-0	1429 CLARENCE AV		B		SIGNATURE MOTORS
1440041-0	1051 COULTER AV			Grain elevators	VITERRA
12347124-0	195 DAFOE RD				AGRI FOOD CANADA
5220032-0	220 DAWSON RD N				WESTERN INDUSTRIAL SERVICES LTD.
100004935-0	302 DAWSON RD N				WESTERN INDUSTRIAL SERVICES LTD.
5220040-0	415 DAWSON RD N				HAWK AUTO & TRUCK ACCESSORIES
5220041-0	450 DAWSON RD N	MULT		Warehouses	ST BONIFACE WAREHOUSING LTD

Appendix D

F1 Occupancies					
File No.	Address	Unit No.	Bldg No.	Occupancy Classification	Occupancy Name
5220295-0	463 DAWSON RD N				ICG PROPANE INC
5220296-0	463 DAWSON RD N				I C G LIQUID GAS LTD OFFICE
6280100-0	101 DE VOS RD			Grain elevators	MAN POOL-CHICKEN BAR
5260101-0	214 DEBAETS ST	03/04/13			ANACHEMIA SCIENCE
5130084-0	490 DES MEURONS ST				SPECIALLASER TECH
4130009-0	522 DOBBIE AV				WEST CAN INSPECTION LTD
4130012-0	566 DOBBIE AV				ABESCO LTD
9950641-0	1450 DUBLIN AV			Rubber proc	RELIABLE TIRE RECYCLING
3130121-0	524 DUFFERIN AV	MULT			CHAMPION IND 522-24-26-28-30
5220294-0	922 DUGALD RD				H R KLASSEN LTD
5240011-0	1575 DUGALD RD				SOBERING AUTO ELECTRIC LTD
5240014-0	1591 DUGALD RD			Bulk storage/haz	NEXEO SOLUTIONS CANADA CORP.
4410013-0	3001 DUGALD RD		BG1	Bulk storage/haz	DOMINION MALTING LTD
4410020-0	3001 DUGALD RD		BG2		DOMINION MALTING LTD
4410022-0	3001 DUGALD RD		BG4		DOMINION MALTING LTD
4410023-0	3001 DUGALD RD		BG5		DOMINION MALTING LTD
4420029-0	4197 DUGALD RD				CARGILL WINNIPEG EAST
5220338-0	381 DUPUY AV				BITUMINEX ASPHALT SERVICE
100002799-0	445 EGESZ ST				RKR HESSE FURNITURE FINISH MFG.
100004739-0	455 EGESZ ST	1			RKR HESSE FURNITURE FINISH MANUFACTURING
12350608-0	111 ELAN	G		Repair garages	NEW FLYER
2400005-0	1 ELEVATOR RD				MANITOBA POOL ELEVATOR
1310367-0	805 ELLICE AV			Service stations	HUSKY
1341130-0	777 ERIN ST			Repair garages	MAPLE LEAF CONST
1350048-0	1525 ERIN ST				EMPRESS FOODS LTD
1350055-0	1599 ERIN ST				PETRO CANADA-KAREN H
6150010-0	9 FENNELL ST			Chemical manuf/proc	CHEM CRAFT SADOLIN LTD
5370002-0	1740 FERMOR AV				DEMOLISHED
3330191-0	2501 FERRIER ST		BG2		NORTONSTEEL
3360003-0	2505 FERRIER ST				Joh-Mar Fiberglass Ltd.
1240049-0	534 FLEET AV				HICKS-BAKER LTD.
12350594-0	55 FURNITURE PARK				PALLISER FURNITURE
1126178-0	280 GARRY ST				A & M HURTIG LTD-FURRIERS
4280060-0	1221 GATEWAY RD	UNA			Chirotec

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File No.	Address	Unit No.	Bldg No.	Occupancy Classification	Occupancy Name
1411048-0	61 GERTIE ST				WPG HOUSING & REHABILITATION
1210029-0	394 GERTRUDE AV				NORTHERN PAINT CAN I
4130017-0	521 GOLSPIE ST				RICHARDSON MFG LTD
3110060-0	121 GOMEZ ST N				SIMMONS LIMITED
1230117-0	917 GROSVENOR AV				METRO CLEANERS
100003647-0	595 GUNN RD		B	Storage/parking garages	STORAGE GARAGE
100003648-0	595 GUNN RD		C	Chemical manuf/proc	ALUMINIUM PLANT
100003650	595 GUNN RD		E	Warehouses	AMONIUM PHOSPHATE WAREHOUSE
100003652-0	595 GUNN RD		G		AQUA PRODUCTION BLDG
100003653-0	595 GUNN RD		H	Chemical manuf/proc	SULPHURIC ACID PLANT
1411056-0	462 HARGRAVE ST				WARKOV-SAFEER LEATHER LTD
1411062-0	521 HARGRAVE ST			Paint factories	THE WESTERN PAINT AND WALLCOVERING CO. LTD.
1431185-0	833 HENRY AV				QUALITY SPRING & MATTRESS
1432008-0	1147 HENRY AV				
3110083-0	7 HIGGINS AV				ADM MILLING CO.
5220159-0	275 HOLDEN AV			Bulk storage/haz	OCCUPIED
5220159-1	275 HOLDEN AV			Bulk storage/haz	MOHAWK
3480071-0	211 HUTCHINGS ST	1			SYNTEX
3480073-0	255 HUTCHINGS ST				FIAT PRODUCTS LTD
100010367-0	40 INKSBROOK DR				
100004267-0	140 INKSBROOK DR			Repair garages	TOROMONT CAT
3480077-0	1300 INKSTER BV			Spray painting	WELDERS SUPPLY LTD.
3120069-0	242 JARVIS AV				DONER PAINT
3120017-0	274 JARVIS AV				G III LTD
2134212-0	35 KEITH RD			Warehouses	MICRON COATINGS
6670089-0	561 KENASTON BV	P15			C F B-S E-POL STORAGE
6520006-0	1191 KENASTON BV		BG1		INLAND CEMENT LTD
6520021-0	1191 KENASTON BV		BG3		INLAND-RAIL UNLOADING
6520022-0	1191 KENASTON BV		BG4		INLAND-WASH MILL BLDG & KLIN BLD
2134056	875 KING EDWARD ST			Bulk storage/haz	BOLGASES CANADA
12346181-0	1693 KING EDWARD ST				
5270049-0	739 LAGIMODIERE BV	MULT			ARNOLD BROS TIRE SHOP
12349149-0	821 LAGIMODIERE BV				RAILWAY YARD
12349201-0	821 LAGIMODIERE BV				CANADIAN NATIONAL RAILWAY COMPANY

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File No.	Address	Unit No.	Bldg No.	Occupancy Classification	Occupancy Name
5270016-0	821 LAGIMODIERE BV				C N R REEFER SHOP
5270017-0	821 LAGIMODIERE BV				C N R DIESEL SHOP
5270022-0	821 LAGIMODIERE BV	B27			C N R SIGNAL MAINT SHED 027
5270027-0	821 LAGIMODIERE BV				C N R E TOWER CAB SUPPLY
5270028-0	821 LAGIMODIERE BV				C N R CAR SHOP SHED
5270029-0	821 LAGIMODIERE BV				C N R CAR SHOP
5270030-0	821 LAGIMODIERE BV				C N R CAR SHOP GARAGE
5270034-0	821 LAGIMODIERE BV	B24			C N R PUMP HOUSE 024
100004595-0	845 LAGIMODIERE BV	8		Factories	POLYTECH
5250045-0	870 LAGIMODIERE BV				MAPLE LEAF MEATS LTD TANK
5260020-0	875 LAGIMODIERE BV			Bulk storage/haz	GEORGE C MACLEAN PUM
5260063-0	911 LAGIMODIERE BV				BURRON FURNITURE STORAGE SHED
5260022-0	955 LAGIMODIERE BV				CROWN METAL PACKAGING CANADA LP
5350043-0	38 LAKEWOOD BV				ESSO SERVICE - TIGER EXPRESS
100005461	70 LEXINGTON PK			Factories	
1431212-0	745 LOGAN AV	PGOV		Laboratories	ENVIRO-TEST LABORATO - DO NOT INSPECT
1432020-0	1032 LOGAN AV				
6580032-0	1255 LOUDOUN RD				THE FURNITURE WIZARDS
6520078-0	99 LOWSON CR				UNIVAR CANADA LTD
6520079-0	169 LOWSON CR			Bulk storage/haz	FORT STORAGE
2132076-0	471 MADISON ST				NEMCO RESOURCES LTD
12347449-0	481 MADISON ST	B			FAVERI'S FURNITURE
1128071-0	123 MAIN ST	37			WEST-POLLUTION CONTROL BLDG
1128072-0	123 MAIN ST	38			EAST-POLLUTWN CONTROL BLDG
1128044-0	142 MAIN ST			Service stations	R.D. BOSEK ENT
3260047-0	1829 MAIN ST				DONS PHOTO
3360013-0	2230 MAIN ST		BG6		AIR PRODUCTS
5160121-0	366 MARION ST				DE GAGNE MOTORS
5250017-0	660 MARION ST				DEMOLISHED
5250039-0	660 MARION ST				DEMOLISHED
5250043-0	660 MARION ST				DEMOLISHED
5250044-0	660 MARION ST				DEMOLISHED
5220076-0	715 MARION ST				EAST-MAN FEEDS (WEST WAREHOUSE)
5220148-0	715 MARION ST				EAST-MAN FEEDS SEED BLDG
5220135-0	791 MARION ST				YORK TIRE MANUFACTURE

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File No.	Address	Unit No.	Bldg No.	Occupancy Classification	Occupancy Name
5220153-0	1011 MARION ST			Bulk storage/haz	MARION MOHAWK GAS BA
5230009-0	1031 MARION ST				ERNIE'S GUN & TACKLE SHOP
6520040-0	2395 MCGILLIVRAY BV		BG2		LAFARGE CANADA INC-MACHINE SHOP
6520041-0	2395 MCGILLIVRAY BV		BG3		LAFARGE CANADA INC-CARPENTER SHOP
6520042-0	2395 MCGILLIVRAY BV		BG4		LAFARGE CANADA INC-SERVICE GARAGE
6520043-0	2395 MCGILLIVRAY BV		BG5		LAFARGE CAN INC-LUNCH RM & BAG ST
6520044-0	2395 MCGILLIVRAY BV		BG6		LAFARGE CANADA INC-BAG FILLING
6520045-0	2395 MCGILLIVRAY BV		BG7		LAFARGE CANADA INC-CEMENT STORAGE
6520046-0	2395 MCGILLIVRAY BV		BG8		LAFARGE CAN INC-OIL PUMP HOUSE
6520047-0	2395 MCGILLIVRAY BV		BG9		LAFARGE CANADA INC-SUB STN #1
6520048-0	2395 MCGILLIVRAY BV		BG10		LAFARGE CANADA INC-SUB STN #2
6520049-0	2395 MCGILLIVRAY BV		BG11		LAFARGE CANADA INC-MILL BLDG
6520050-0	2395 MCGILLIVRAY BV		BG12		LAFARGE CANADA INC-STORAGE HALL
6520051-0	2395 MCGILLIVRAY BV		BG13		LAFARGE CAN INC-CRUSHER BLDG
6520052-0	2395 MCGILLIVRAY BV		BG14		LAFARGE CAN INC-BASIN BLDG
6520053-0	2395 MCGILLIVRAY BV		BG15		LAFARGE CAN INC-CORRECTION TANK B
6520054-0	2395 MCGILLIVRAY BV		BG16		LAFARGE CAN INC-KILN ROOM
6520055-0	2395 MCGILLIVRAY BV		BG17		LAFARGE CAN INC-WASH MILL
6520056-0	2395 MCGILLIVRAY BV		BG18		LAFARGE CAN INC-CAR DUMP BLDG
6520057-0	2395 MCGILLIVRAY BV		BG19		LAFARGE CAN INC-IMPACTOR BLDG
6520058-0	2395 MCGILLIVRAY BV		BG20		LAFARGE CANADA INC-SCREEN HOUSE
6520059-0	2395 MCGILLIVRAY BV		BG21		LAFARGE CAN INC-OIL HOUSE NORTH
6520060-0	2395 MCGILLIVRAY BV		BG22		LAFARGE CAN INC-STORAGE SHED #1
6520061-0	2395 MCGILLIVRAY BV		BG23		LAFARGE CAN INC-STORAGE SHED #2
6520062-0	2395 MCGILLIVRAY BV		BG24		LAFARGE CAN INC-STORAGE SHED #3
6520063-0	2395 MCGILLIVRAY BV		BG25		LAFARGE CAN INC-TIME CLOCK OFF
6520064-0	2395 MCGILLIVRAY BV		BG26		LAFARGE CAN INC-SOUTH OIL HOUSE
6520065-0	2395 MCGILLIVRAY BV		BG27		LAFARGE CAN INC-WATER PUMP HOUSE
6560002-0	2400 MCGILLIVRAY BV				UNITED GRAIN GROWERS
1440061-0	150 MCPHILLIPS ST			Warehouses	WELDERS SUPPLIES LTD
3410053-0	470 MCPHILLIPS ST				FLAM COMB LIQ COMP GAS
3410068-0	470 MCPHILLIPS ST				OIL STORAGE PUMP HOUSE
3410071-0	470 MCPHILLIPS ST				PAINT SHOP - REOPENED FEB/98
3410098-0	470 MCPHILLIPS ST				PUMPING STATION OIL
3410099-0	470 MCPHILLIPS ST				OIL SEPARATION BLDG

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File No.	Address	Unit No.	Bldg No.	Occupancy Classification	Occupancy Name
3410018	635 MCPHILLIPS ST			Bulk storage/haz	PRAX-AIR PRODUCTS INC.
3480116-0	75 MILNER ST				SWIFT ADHESIVES
5210006-0	1035 MISSION ST				CARLSON DECORATING
5210010-0	1035 MISSION ST				CARLSON DELO-FIBRE GLASS PL
5220174-0	1085 MISSION ST				PETRO CANADA PRODUCTS
5220176-0	1089 MISSION ST				BISON ROCK & ASHPALT PROD LTD
5220175-0	1093 MISSION ST				
4210160-0	650 NAIRN AV	1			WINNIPEG WELDING SUPPLIES LTD
4210034-0	730 NAIRN AV			Repair garages	BOYD AUTO BODY
4210084-0	1180 NAIRN AV				EAST GATE SELF SERVE
5220163-0	60 NICOLAS AV				BOLAND BROS LIMITED
2134084-0	2136 NOTRE DAME AV	MULT			DENRAY TIRE
2160040-0	150 OMANDS CREEK BV				PETRO-CANADA DISTRIB
100003429-0	150 PANDORA AV E			Spray painting	FREIGHT PAINT SHOP
4420006-0	700 PANDORA AV E				PRAXAIR
4420007-0	770 PANDORA AV E			Factories	PALLISER FURN LODG &
5220101-0	50 PANET RD				GUERTIN BROS
100001107	70 PANET RD			Warehouses	GUERTEN BRS. LTD.
5260029-0	95 PAQUIN RD				PHILLIPS PAINT PROD
3480499-0	56 PARAMOUNT RD				NATCO MANUFACTURING & DIST
3480366-0	85 PARAMOUNT RD				Inland Pacific Distributors Inc.
3480493-0	91 PARAMOUNT RD				CANADIAN WASTE SERVICES INC.
5220112-0	542 PLINGUET ST				G D JOHNSON LTD
5220141-0	627 PLINGUET ST			Feed mills	CARGILL GRAIN LTD.
5220117-0	644 PLINGUET ST				CAN-SOL CHEMICALS
5220119-0	681 PLINGUET ST			Chemical manuf/proc	Brenntag
5220302-0	707 PLINGUET ST			Chemical manuf/proc	STANCHEM A UNIT OF C
5220121-0	775 PLINGUET ST				RAKOWSKI CARTAGE
1110069-0	2 POINT DOUGLAS AV			Waste paper proc	GATEWAY INDUSTRIES
1110132-0	2 POINT DOUGLAS AV				STOCK PREPARATION AREA MACH SHOP
1110134-0	2 POINT DOUGLAS AV				DIST WAREHOUSE
1110135-0	2 POINT DOUGLAS AV				DOMTAR CONSTRUCTION MAT
1110137-0	2 POINT DOUGLAS AV				SHIPPING & RECEIVING
1126230-0	132 PORTAGE AV E				SCOTT-BATHGATE - NUTTY CLUB
2390066-0	4000 PORTAGE AV	3&4			CHAPEL LAWN MEMORIAL SERVICE

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File No.	Address	Unit No.	Bldg No.	Occupancy Classification	Occupancy Name
4430053-0	122 REGENT AV W				D & S AUTO SERVICE
4310191-0	1462 REGENT AV W	UNB			ALTAR BREAD PLACE
12348227-0	1500 REGENT AV W	4		Spray painting	COLOR MELT LTD.
1360033-0	811 SANFORD ST S				GASCAN INC EDSKINNER MGR
2140084-0	SARGENT AV				SHELL CANADA BULK STORAGE
6550071-0	40 SCURFIELD BV			Chemical manuf/proc	APOTEX FERMENTATION Inc.
6550100-0	43 SCURFIELD BV			Chemical manuf/proc	APOTEX FEMENTATION
3420050-0	1770 SELKIRK AV				WESTERN FIBRE CRAFT LTD
2134098	1093 SHERWIN RD			Chemical manuf/proc	RELIANCE PRODUCTS
5240022-0	385 SOFTLEY RD			Bulk plants/flam	MCASPHALT
5250025-0	17 SPEERS RD			Feed mills	FEED RITE LTD MILL
5510045-0	175 ST ANNES RD				REGAL ESSO
5610040-0	530 ST ANNES RD				MEADOWOOD GAS BAR
1431154-0	321 STANLEY ST			Chemical manuf/proc	SUN CHEMICAL
3110316-0	80 SUTHERLAND AV	B			MARK TRENT 80 LTD
1412148-0	185 TECUMSEH ST				FUEL SERVICE DEPOT
5240058-0	45 TERRACON PL	A&B		Bulk storage/haz	CEDA ENVIRONMENTAL SERVICES
100009460	895 THOMAS AV			Warehouses	
5220330-0	440 TURENNE ST	REAR			L M G RELIANCE
1341126-0	910 WALL ST	UN1			COOP GAS BAR
1341146-0	920 WALL ST	UN2			LANPRO AUTO CARE
5220173-0	131 WARMAN RD			Service stations	Flying J Travel Plaza
6180119-0	1420 WAVERLEY ST		BG2		ESSO COMMERCIAL CARDLOCK
1450237-0	1415 WHYTE AV				DEMOLISHED
6510009-0	1248 WILKES AV		BG1	Bulk storage/haz	SUPERIOR PROPANE INC
6510019-0	1248 WILKES AV		BG2		SUPERIOR PROPANE INC
6510020-0	1248 WILKES AV		BG3		SUPERIOR PROPANE INC
6510021-0	1248 WILKES AV		BG4		SUPERIOR PROPANE INC-BOTTLEING DO
6510010-0	1284 WILKES AV		BG1		G W G-CITY GATE-CONTROL CENTRE
6510022-0	1284 WILKES AV		BG2		GWG-PEAK SHAVING COMPRESSOR BG
6510023-0	1284 WILKES AV		BG3		GWG-GARAGE
6510024-0	1284 WILKES AV		BG4		GWG-ADTEK BDG
6510025-0	1284 WILKES AV		BG5		GWG-REFRIGERATION BDG
6510026-0	1284 WILKES AV		BG6		G W G-MOTOR CONTROL CENTRE
6510027-0	1284 WILKES AV		BG7		G W G-MATERIAL STORAGE

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File No.	Address	Unit No.	Bldg No.	Occupancy Classification	Occupancy Name
6510028-0	1284 WILKES AV		BG8		G W G-PUMPER BDG
6510029-0	1284 WILKES AV		BG9		GWG-ELECTRICAL DIST CENTRE
6510030-0	1284 WILKES AV		BG10		GWG-OIL STORAGE BDG#1
6510031-0	1284 WILKES AV		BG11		GWG OIL STORAGE BDG#2
6830015-0	7355 WILKES AV		BG4		MAN POOL ELEVATOR-FERTILIZER SHED
1412082-0	750 WILLIAM AV	F2		Laboratories	CADHAM PROVINCIAL LAB
6150073-0	1450 WILLSON PL				CHEMCRAFT FINISHES LTD.
12347854-0	185 YOUNG ST		2		BROADWAY OPTIMIST C.C. STORAGE BLDG.