

May 30, 2020

FOI No: 2020-20

VIA E-MAIL – Redacted

# Redacted

Dear Redacted

Re: Request for Record  
*Freedom of Information and Protection of Privacy Act*

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The City of White Rock has processed your request for access to the following record pursuant to the *Freedom of Information and Protection of Privacy Act* (the Act):

- *a copy of the fire department/incident report involving Unit 301 at NW307 – Wedgewood Park (1437 Foster Street, White Rock) from Monday, April 6 2020*

Access to this record is available. However, some of the information in the record is excepted from disclosure under the Act. I have severed the excepted information so that I could disclose the remaining information to you as attached.

The severed information is excepted from disclosure under section 22 of the Act. Severing was necessary to avoid disclosing any third-party personal information without permission.

Please contact our office if you have any questions or concerns.

Sincerely,



Ken Overton  
Manager, Property, Risk Management, and FOI  
604-541-2104

Att.

Corporate Administration  
P: 604.541.2212 | F: 604.541.9348

City of White Rock  
15322 Buena Vista Avenue, White Rock BC, Canada V4B 1Y6

**WHITE ROCK**  
*City by the Sea!*

[www.whiterockcity.ca](http://www.whiterockcity.ca)

If you believe that the City of White Rock has been unreasonable in its handling of your request, you may ask the Information and Privacy Commissioner to review our response. You have 30 days from receipt of this notice to request a review by writing to:

Office of the Information and Privacy Commissioner  
3rd Floor, 756 Fort Street  
Victoria BC V8W 1H2

Should you decide to request a review, please provide the Commissioner's office with:

1. your name, address and telephone number;
2. a copy of this letter;
3. a copy of your original request sent to the City of White Rock; and
4. the reasons or grounds upon which you are requesting the review.



# **FIRE INVESTIGATION REPORT**

**FOR**

**INCIDENT:  
CWR 2020 04 06 07**

**301 - 1437 FOSTER STREET  
WHITE ROCK**



THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
15315 PACIFIC AVENUE, WHITE ROCK, BC V4B 1R1

FIRE/RESCUE DEPARTMENT

TEL 604.541.2121 FAX 604.541.2120

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**FIRE INVESTIGATION REPORT FOR: CWR 2020 04 06 07**

**INVESTIGATED BY: DEPUTY CHIEF ED WOLFE & ACTING DEPUTY CHIEF KEN MOLLAND**

**LOCATION: #301 – 1437 FOSTER STREET**

**DATE OF FIRE: APRIL 6, 2020 TIME FIRE DEPT RECEIVED CALL: 07:28: 04**

**DATE OF INVESTIGATION: APRIL 6, 2020**

**SUMMARY OF FINDINGS**

- A. AREA OF ORIGIN: MASTER BEDROOM SITUATED AT NORTH END OF SUITE
- B. POINT OF ORIGIN: TOP OF QUEEN MATTRESS, APPROX. 12" NORTH AND 6" EAST OF CENTER
- C. IGNITING OBJECT: 6510, HALOGEN READING LAMP
- D. FORM OF HEAT: HOT OBJECT - CONDUCTION
- E. MATERIAL FIRST IGNITED: BEDDING
- F. ACT OR OMISSION: HUMAN FAILING – ASLEEP WITH READING LAMP ON BED

**OTHER AGENCIES INVOLVED: RCMP FILE # 20-1570,  
CORONER: ALIX MOSBY**



THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
15315 PACIFIC AVENUE, WHITE ROCK, BC V4B 1R1

FIRE/RESCUE DEPARTMENT

TEL 604.541.2121 FAX 604.541.2120

**FIRE INVESTIGATION REPORT FOR: CWR 2020 04 06 07**

**BACKGROUND:** ON APRIL 6<sup>TH</sup> AT APPROX. 07:28 WRFR WAS DISPATCHED TO A MULTI-RESIDENTIAL STRUCTURE FIRE AT 1437 FOSTER ST. IN WHITE ROCK B.C. DISPATCH STATED, CALLER INDICATED "ALARM SOUNDING IN UNIT 301, THE UNIT IS FULL OF SMOKE AND THERE MAY BE A LADY IN THE BACK BEDROOM". WRE1 ARRIVED AT 07:32 AND ESTABLISHED FOSTER COMMAND AND ADVISED, NOTHING SHOWING. A FIRE HYDRANT ON THE EAST SIDE OF FOSTER STREET WAS SECURED AS A WATER SUPPLY SOURCE. TWO 2 ½ SUPPLY LINES WERE CONNECTED TO THE BUILDINGS STANDPIPE CONNECTION AT THE SOUTH EAST END OF THE BUILDING. THE ATTACK CREW PROCEEDED TO THE THIRD FLOOR ENCOUNTERING LIGHT SMOKE IN THE HALLWAY. UPON ARRIVING AT UNIT 301, THE ATTACK TEAM COULD HEAR A SMOKE ALARM SOUNDING WITHIN THE UNIT. AS THE CREW PREPARED TO MAKE ENTRY, A NEIGHBOR PASSED BY **Redacted S. 22** AND OPENED THE SUITE DOOR WITH A KEY SHE HAD IN HER POSSESSION. SHE STATED "THERE'S A CHANCE SOMEONE IS STILL IN THE SUITE". THE ATTACK CREW ENTERED THE UNIT, ENCOUNTERING LIGHT SMOKE. A QUICK CHECK OF THE KITCHEN AND LIVING AREA DID NOT IDENTIFY A SOURCE. THE ATTACK TEAM PROCEEDED TO THE TWO BEDROOMS AT THE NORTH END OF THE UNIT. THE DOOR TO BEDROOM 1 WAS OPEN. THE DOOR TO THE SECOND BEDROOM AT THE VERY NORTH END OF THE UNIT WAS CLOSED AND WARM TO THE TOUCH. THE ATTACK TEAM SLOWLY OPENED THE DOOR, ENCOUNTERING HEAVY SMOKE, BUT NO FIRE. THEY COULD SEE A BODY ON THE FLOOR A FEW FEET INTO THE BEDROOM. THE ATTACK TEAM PERFORMED A PATIENT ASSESSMENT AND DETERMINED THE PATIENT WAS DECEASED. THE ATTACK TEAM CONDUCTED A SEARCH OF THE BEDROOM AND DETERMINED THE MATTRESS TO BE THE SOURCE OF SMOKE AND HEAT. THEY APPLIED MINIMAL WATER TO WHAT WAS LEFT OF THE BEDDING, MATTRESS AND BOX SPRING TO ENSURE THE FIRE WAS STRUCK. A POSITIVE PRESSURE FAN WAS USED TO VENTILATE SMOKE FROM THE BEDROOM THROUGH A WINDOW THAT WAS OPENED UP ON THE WEST WALL. A THERMAL IMAGING CAMERA WAS USED TO CHECK FOR HOT SPOTS AND FIRE EXTENSION. NEITHER WERE FOUND TO BE PRESENT.

**Redacted S. 22** DOB **Redacted S. 22** WAS THE OWNER OF UNIT # 301. **Redacted S. 22** WAS IDENTIFIED AS THE VICTIM FOUND ON THE FLOOR BETWEEN THE DOOR AND THE BED IN THE MASTER BEDROOM.

**Redacted S. 22** STATED THAT **s. 22** WORE HEARING AIDS AND THAT IT WAS DEBATABLE WHETHER OR NOT SHE WOULD HAVE HEARD THE SMOKE DETECTOR SOUNDING IN THE HALLWAY LEADING TO HER BEDROOM. **s. 22** HEARING AIDS WERE LOCATED ON THE NIGHT TABLE NEXT TO HER BED. **Redacted S. 22**

s. 22 HAD SPOKEN WITH s. 22 AT 2300HRS ON APRIL 5 DISCUSSING THE LOCAL NEWS. A MISSED CELL PHONE CALL ON s. 22 PHONE INDICATED s. 22 HAD CALLED AGAIN AT APPROX. 2330HRS. A HALF FULL COFFEE CUP CONTAINING RED WINE WAS PRESENT ON THE BED SIDE NIGHT TABLE.

RESIDENT **Redacted S. 22** FROM UNIT **s. 22** STATED THAT ON THE MORNING OF APRIL 6, 2020 AT APPROX. 0635, SHE DETECTED AN ODD SMELL PERMEATING INTO HER UNIT AS SHE WAS LEAVING FOR HER MORNING WALK. SHE PROCEEDED ON HER WALK AND UPON RETURNING TO THE BUILDING, AGAIN DETECTED THE ODOR. SHE WALKED THROUGH THE BUILDING FLOOR BY FLOOR INVESTIGATING THE SOURCE OF THE SMELL. WHEN SHE GOT TO THE SOUTH END OF THE THIRD FLOOR, SHE COULD HEAR THE SMOKE DETECTOR SOUNDING IN UNIT 301. SHE KNEW THAT THE UNIT BELONGED TO **Redacted S. 22** AND THAT HER NEIGHBOR ON THE 4<sup>TH</sup> FLOOR, **Redacted S. 22**, HAD A KEY. SHE PROCEEDED UP TO THE FOURTH FLOOR AND SUMMONED **s. 22** WITH HER KEY AND RETURNED TO UNIT 301 TO OPEN THE DOOR. THEY FOUND THE UNIT FULL OF SMOKE AND PROCEEDED INTO THE SUITE TO OPEN THE PATIO DOOR IN AN ATTEMPT TO VENTILATE THE ROOM. THEY DID NOT PROCEED TO THE BEDROOM AS THE SMOKE WAS TOO HEAVY. BOTH WOMEN EXITED THE UNIT, GOING BACK UP TO UNIT **s. 22** SO **s. 22** COULD CALL 911. THE OPERATOR ADVISED, "PULL THE FIRE ALARM AND EVACUATE THE BUILDING".

**STRUCTURE:** 1437 FOSTER IS A 39 UNIT, THREE-STOREY, STRATA-TITLE APARTMENT CONSTRUCTED IN 1975. IT IS TYPE 3 CONSTRUCTION, WITH A FLAT ASPHALT ROOF. IT HAS BRICK AND PLASTER SIDING WITH BASEBOARD HEAT THROUGHOUT.

**INVESTIGATION FINDING:** THE AREA OF ORIGIN WAS THE MASTER BEDROOM (BEDROOM # 2) LOCATED AT THE NORTH END OF THE UNIT.

THE POINT OF ORIGIN WAS THE TOP SIDE OF A QUEEN SIZE MATTRESS, APPROX. 12 INCHES NORTH (TOWARDS THE HEAD) AND 6 INCHES EAST FROM THE MIDDLE POINT OF THE MATTRESS. THE MATTRESS WAS ON TOP OF A BOX SPRING, ON A METAL FRAME, SITUATED UP AGAINST THE NORTH BEDROOM WALL, APPROX. 24 INCHES OFF THE WEST BEDROOM WALL.

THE POINT OF ORIGIN WAS DETERMINED DUE TO THE FACT THIS AREA OF THE MATTRESS SUSTAINED THE MOST DAMAGE. THE BEDDING, MATTRESS PAD AND MATERIALS THAT COVERED THE MATTRESS THROUGH THE MIDDLE SECTION HAD BURNED AWAY EXPOSING THE MATTRESS SPRINGS. THE IGNITING OBJECT WAS ALSO LOCATED IN THIS AREA. THE MATTRESS, BOX SPRING AND HEADBOARD WERE THE ONLY ITEMS IN THE ROOM TO SUSTAIN DIRECT FIRE DAMAGE.

THE BOX SPRING WHICH WAS SITUATED UNDER THE MATTRESS SUSTAINED CHARRING TO THE ENTIRE TOP SIDE ALONG WITH A 10 INCH CIRCULAR BURN THROUGH AREA, LOCATED ON IT'S EAST SIDE, APPROX. 18 INCHES SOUTH (TOWARDS FOOT OF BED) FROM THE BOX SPRINGS MID POINT.

POTENTIAL IGNITION SOURCES IN THE AREA OF ORIGIN INCLUDE 2 LIGHT SWITCHES LOCATED ON THE EAST WALL, 1 FOR THE BEDROOM AND 1 FOR THE WALK-IN CLOSET, BOTH RULED OUT DUE TO THEIR LOCATION IN RELATION TO THE POINT OF ORIGIN AND THE FACT THEY REMAINED IN OPERATIONAL CONDITION.

AN ELECTRICAL OUTLET ON THE SOUTH WALL, MID SECTION APPROX. 12 INCHES OFF THE FLOOR. THIS OUTLET HAD A POWER BAR PLUGGED INTO IT PROVIDING 6 ADDITIONAL OUTLETS IN

WHICH 4 HAD ELECTRICAL APPLIANCES PLUGGED IN. THE ELECTRICAL OUTLET, POWER BAR AND APPLIANCES WERE RULED OUT AS POTENTIAL IGNITION SOURCES DUE TO THEIR LOCATION IN RELATION TO THE POINT OF ORIGIN AND THE APPLIANCES PLUGGED IN REMAINED IN OPERATIONAL CONDITION.

AN ELECTRICAL OUTLET LOCATED ON THE WEST WALL, MID SECTION, APPROX. 12 INCHES OFF THE FLOOR. THIS OUTLET HAD A POWER BAR PLUGGED INTO IT ALONG WITH A READING LIGHT CONTAINING A COMPACT FLUORESCENT BULB. THE OUTLET AND THE POWER BAR WERE RULED OUT AS POTENTIAL IGNITION SOURCES DUE TO FACT THE POWER BAR WAS IN GOOD CONDITION AND REMAINED OPERATIONAL WITH NOTHING PLUGGED INTO IT. THE LAMP WAS RULED OUT DUE TO THE FACT IT WAS NOT TURNED ON, ITS OVERALL CONDITION AND ITS LOCATION IN RELATION TO THE POINT OF ORIGIN.

A CEILING LIGHT AT THE NORTH WEST CORNER OF THE ROOM WAS RULED OUT DUE TO ITS LOCATION IN RELATION TO THE POINT OF ORIGIN AND THE SWITCH BEING IN THE OFF POSITION. A BASEBOARD HEATER LOCATED ON THE WEST WALL WAS RULED OUT DUE TO IT REMAINING IN GOOD CONDITION, IT BEING OFF AT THE TIME AND ITS LOCATION IN RELATION TO THE POINT OF ORIGIN.

AN ELECTRICAL OUTLET LOCATED ON THE NORTH BEDROOM WALL, MID SECTION, APPROX. 12 INCHES UP FROM THE FLOOR WAS RULED OUT AS A POTENTIAL IGNITION SOURCE. THIS ELECTRICAL OUTLET HAD A THREE OUTLET ADAPTER PLUGGED INTO THE LOWER RECEPTACLE THAT HAD A CORDLESS PHONE CHARGER AND A HALOGEN READING LAMP PLUGGED INTO IT. THE ELECTRICAL OUTLET, CORDLESS PHONE CHARGER AND ADAPTER WERE RULED OUT AS IGNITION SOURCES DUE TO THE FACT THEY REMAINED IN OPERATIONAL CONDITION AND THERE LOCATION IN RELATION TO THE POINT OF ORIGIN.

THE HALOGEN READING LAMP THAT WAS PLUGGED INTO THE EAST ADAPTER OUTLET WAS IDENTIFIED AS BEING THE IGNITING OBJECT. THE PLUG BLADES FROM THE LAMP CORD WERE CLEAN INSIDE THE ADAPTER OUTLET. THE FIRST 18 INCHES OF THE CORD LEAVING THE ELECTRICAL OUTLET WAS IN GOOD SHAPE. THE CORD RAN FROM THE EAST ADAPTER OUTLET PLUGGED INTO THE ELECTRICAL RECEPTACLE ON THE NORTH BEDROOM WALL, UP THE NORTH EAST SIDE OF THE BOX SPRING AND MATTRESS, UNDER THE PILLOW ON THE NORTH EAST END OF THE BED (HEAD END) AND INTO THE BASE OF THE HALOGEN READING LAMP. THE LAMP WAS LOCATED ON TOP OF THE BEDDING THAT COVERED THE MATTRESS, MID-LINE, APPROX. 28 INCHES FROM THE NORTH END OR HEAD END. THE CORD CASING WAS MELTED AND CHARRED FROM WHERE IT RAN UP THE EAST SIDE OF THE MATTRESS. THE CORD SEVERED WHERE IT RAN UNDER THE PILLOW SITUATED AT THE NORTH EAST END OF THE BED. THE CORD COULD STILL BE FOLLOWED INTO THE BASE OF THE LAMP FROM ITS LOCATION UNDER THE PILLOW. IT APPEARED A SECTION OF THE LAMP CORD HAD BURNED AWAY UNDER THE PILLOW. THE PLASTIC BASE OF THE HALOGEN LAMP HAD MELTED EXPOSING THE TRANSFORMER. WIRING FROM THE TRANSFORMER COULD BE TRACED UP THE STEM OF THE LAMP LEADING TOWARDS THE BULB. THE HALOGEN BULB WAS PROTECTED BY A CIRCULAR SHAPED STEEL LAMP SHADE, APPROX. 4.5" IN DIAMETER ON ONE SIDE WITH A STEEL SCREEN PROTECTING THE BULB ON THE OTHER. THE BULB REMAINED INTACT, WITH REMNANTS OF BEDDING MATERIAL FOUND AGAINST THE PROTECTIVE SCREEN MESH.

A SET OF METAL FRAME GLASSES AND A TV REMOTE WERE ALSO LOCATED ON TOP OF THE MATTRESS NEXT TO THE BASE OF THE LAMP.

THE ELECTRICAL PANEL FOR UNIT 301 HAD ONE 40AMP BREAKER IN THE OFF POSITION. THIS BREAKER WAS IDENTIFIED AS BEING FOR THE RANGE. ALL OTHER BREAKERS REMAINED IN THE ON POSITION. **Redacted S. 22** STATED THAT HE HAD TURNED THE RANGE BREAKER OFF AS A SAFETY MEASURE TWO MONTHS EARLIER TO ENSURE THE RANGE WAS NOT LEFT ON BY MISTAKE. HE STATED **Redacted S. 22** DID NOT USE THE RANGE TO COOK.

INVESTIGATION REVEALED THE MOST LIKELY CAUSE OF THE FIRE WAS THAT THE RESIDENT, **Redacted S. 22** FELL ASLEEP IN BED WITH THE HALOGEN READING LAMP ON, SITUATED ON TOP OF HER BED.

AT SOME POINT, THE LAMP FELL TOWARDS THE SOUTH END (FOOT END) OF THE BED, WITH THE BULB AND PROTECTIVE MESH SIDE OF THE STEEL LAMP SHADE ENDING UP LAYING ON TOP OF THE BEDDING (FACEDOWN).

THE HALOGEN BULB CREATED ENOUGH HEAT TO START THE PROCESS OF PYROLYSIS. THE BEDDING ON TOP OF THE MATTRESS WAS THE FIRST MATERIAL IGNITED (THE FUEL). WITH THE ORIENTATION OF THE FUEL BEING HORIZONTAL, THE FIRE CONSUMED THE FUEL AT A RELATIVELY SLOW RATE. AT THE EARLY STAGES, THE FIRE WAS FUEL CONTROLLED. A PLUME OF HOT GASES AND FLAMES FORMED, MIXING WITH THE COOLER AIR IN THE ROOM EVENTUALLY RISING TO THE CEILING. THE HOT GASES SPREAD HORIZONTALLY ACROSS THE CEILING AND MUSHROOMED, FORMING A CEILING JET. WHEN THE HOT GASES CONTACTED COMPARTMENT SURFACES AND ROOM CONTENTS THEY TRANSFERRED HEAT CAUSING SOME PLASTICS WITHIN THE ROOM TO MELT AND THE GLASS WINDOW, MIRROR AND CEILING LIGHT TO CRACK. AS THE VOLUME AND TEMPERATURE OF THE HOT GAS LAYER INCREASED SO DID THE PRESSURE PUSHING THE THERMAL LAYER DOWN WITHIN THE ROOM. DISCOLORATION OF THE WALLS AND FURNITURE SHOW THE THERMAL LAYER DROPPED TO WITHIN 1 FOOT OF THE FLOOR. FLASHOVER DID NOT OCCUR DUE TO EITHER LACK OF HEAT, AIR OR BOTH. FURTHER FIRE DEVELOPMENT WAS LIMITED DUE TO A LACK OF AIR SUPPLY. THE BEDROOM DOOR AND WINDOW WERE BOTH CLOSED AT THE TIME OF THE FIRE.

EVENTUALLY THE FIRE DECAYED, AS THE FUEL WAS CONSUMED AND THE OXYGEN CONCENTRATION LIKELY FELL BELOW THE POINT WHERE FLAMING COMBUSTION COULD BE SUPPORTED. WHEN THE ATTACK CREW ENTERED THE BEDROOM, THEY FOUND THE FIRE HAD BURNED ITSELF OUT.

THE WOODEN HEADBOARD SITUATED AGAINST THE NORTH BEDROOM WALL DISPLAYED INVERTED CONE PATTERNS IN THE MID SECTION, INDICATING A SMALL FIRE WITH A LOW HEAT RELEASE RATE.

A VENTILATION GENERATED PATTERN WAS EVIDENT ON BOTH SIDES OF THE BEDROOM DOOR INDICATING HOT GASES FLOWING OVER AND AROUND THE DOOR.

HOT GAS LAYER PATTERNS FORMED BY RADIANT HEAT WERE EVIDENT ON ALL HORIZONTAL SURFACES WITHIN THE ROOM.

ALL AREAS OF THE MASTER BEDROOM INCURRED EXTENSIVE SMOKE DAMAGE.

THERE WAS MINOR SMOKE DAMAGE SUSTAINED THROUGHOUT THE REST OF UNIT 301.

THE BUILDING SUSTAINED MINOR SMOKE DAMAGE ON THE SOUTH END OF THE THIRD AND FOURTH FLOOR COMMON CORRIDORS ALONG WITH THE CENTRAL STAIRWELL. THE BUILDING ALSO SUSTAINED SOME WATER DAMAGE IMPACTING SEVERAL SUITES THAT OCCURRED DUE TO



AN OPEN STANDPIPE VALVE LOCATED ON THE NORTH STAIRWELL LANDING BETWEEN THE SECOND AND THIRD FLOORS. THIS WATER DAMAGE WAS UNRELATED TO THE FIRE.

**SUMMARY:**

THE CAUSE OF THIS FIRE WAS HUMAN FAILING – ASLEEP WITH READING LAMP ON BED.

THE IGNITION SOURCE WAS DETERMINED TO BE THE HALOGEN READING LAMP. HIGH INTENSITY LAMPS THAT USE QUARTZ HALOGEN BULBS ARE A COMPETENT IGNITION SOURCE AND IF PLACED IN CLOSE PROXIMITY TO COMBUSTIBLE MATERIALS MAY RESULT IN FLAMING IGNITION.

**REPORT BY:                   DEPUTY CHIEF Ed WOLFE, LAFC #2685**

*Photos and drawings for this report are in the file and on the computer for this incident.*