

August 4, 2020

FOI No: 2020-31

VIA E-MAIL – **Redacted**

**Redacted**

Dear **Redacted**

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

---

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

- *WRFD Incident Report and Investigation Report for fire at 1442 Blackwood Street on June 7<sup>th</sup>, 2020.*

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

The severed information is excepted from disclosure under section 22 of the Act. Severing is 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 06 07 17**

**1442 BLACKWOOD 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

---

**FIRE INVESTIGATION REPORT FOR: CWR 2020 06 07 17**

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

**LOCATION: #307 – 1442 BLACKWOOD STREET, WHITE ROCK, BC**

**DATE OF FIRE: JUNE 7, 2020 TIME FIRE DEPT RECEIVED CALL: 17:27:22**

**DATE OF INVESTIGATION: JUNE 8, 2020**

**SUMMARY OF FINDINGS**

- A. AREA OF ORIGIN: LIVING ROOM AT NORTH WEST SIDE OF THE SUITE
- B. POINT OF ORIGIN: FLOOR AREA NEAR WALL APPROX. 3' SOUTH OF NORTH WEST CORNER
- C. IGNITING OBJECT: UNDETERMINED
- D. FORM OF HEAT: UNDETERMINED
- E. MATERIAL FIRST IGNITED: SOFA
- F. ACT OR OMISSION: UNDETERMINED

**OTHER AGENCIES INVOLVED: RCMP FILE# 2020-2810  
BCAS  
TECHNICAL SAFETY BC**



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 06 07 17**

**BACKGROUND:** ON JUNE 7<sup>TH</sup>, 2020 AT APPROX. 17:27 WRFR WAS DISPATCHED TO A MULTI-RESIDENTIAL STRUCTURE FIRE AT 1442 BLACKWOOD ST. IN WHITE ROCK, B.C. DISPATCH STATED, INITIAL CALLER FROM 1467 MARTIN, THE BUILDING IMMEDIATELY TO THE NORTH, ADVISED "SMOKE AND FIRE COMING FROM THIRD FLOOR" OF 1442 BLACKWOOD. ANOTHER CALLER INDICATED UNIT 307. WRE1 ARRIVED ON THE MARTIN ST. SIDE AT 17:32 AND ESTABLISHED MARTIN COMMAND ADVISING SMOKE SHOWING FROM THE SOFFITS ON THE DELTA SIDE (NORTH SIDE OF BUILDING). A 2 ½" ATTACK LINE WAS DEPLOYED AND WATER APPLIED TO THE FIRE COMPARTMENT FROM THE EXTERIOR OF THE BUILDING. THE EXTERIOR ATTACK TEAM STATED THE FIRE WAS SELF VENTING AT THE PATIO DOOR AND FLAMES COULD BE SEEN ROLLING ACROSS THE CEILING AND ALSO VISIBLE THROUGH THE BEDROOM WINDOW EAST OF THE PATIO. AN INTERIOR ATTACK TEAM WAS ESTABLISHED AND MADE THEIR WAY TO THE THIRD FLOOR ENCOUNTERING MEDIUM SMOKE CONDITIONS IN THE THIRD FLOOR HALLWAY. THE INTERIOR ATTACK TEAM COORDINATED ENTRY INTO THE SUITE THROUGH THE INCIDENT COMMANDER AND REPORTED FIRE STRUCK. THEY PROCEEDED TO CONDUCT A PRIMARY SEARCH OF THE SUITE AND DETERMINED THERE WERE NO OCCUPANTS. THE CREW CHECKED FOR ANY FIRE EXTENSION INTO THE STRUCTURE, REMOVING ALUMINUM SOFFIT PANELS ON THE PATIO AND A PORTION OF THE GYPSUM BOARD CEILING IN THE FIRE COMPARTMENT. A THERMAL IMAGING CAMERA WAS USED TO CHECK FOR ANY OTHER HOT SPOTS. NONE WERE FOUND.

OWNER **Redacted S. 22** STATED HE AND **s. 22** **Redacted S. 22** RETURNED HOME **Redacted S. 22** AROUND 14:00. **s. 22** AND **Redacted S. 22** TOOK A NAP WHILE **s. 22** WENT TO THE GROCERY STORE. WHEN SHE RETURNED TO THE SUITE SHE PREPARED SOME FOOD IN THE KITCHEN BEFORE THE FAMILY LEFT THE APARTMENT BETWEEN 17:00 AND 17:15 TO GO MEET WITH FRIENDS AT THE BEACH.

**s. 22** DOES SMOKE BUT ALWAYS OUTSIDE THE BUILDING OR ON THE PATIO WHERE HE PLACES THE CIGARETTE BUTTS INSIDE A GLASS JAR WITH A METAL LID. EVIDENCE OF THE GLASS JAR WITH LID CONTAINING THE REMAINS OF SMOKING MATERIALS WAS FOUND ON THE PATIO DURING THE INVESTIGATION, CONSISTENT WITH **s. 22**'S STATEMENT.

DURING THE INTERVIEW WITH **s. 22** AND **s. 22**, **s. 22** SAID THE COUPLE TYPICALLY CHARGE THEIR CELLULAR PHONES AND TABLETS IN THE ELECTRICAL OUTLET BETWEEN THE SOFA AND THE CORNER BOOKSHELF. HE WAS UNSURE IF ANY ITEMS HAD BEEN LEFT CHARGING.

**STRUCTURE:** 1442 BLACKWOOD IS A 62 UNIT, THREE-STOREY, WOOD FRAME STRUCTURE BUILT IN 1979. THE INTERIOR FRAMING IS PROTECTED BY GYPSUM BOARD WHILE THE EXTERIOR OF THE BUILDING IS ALUMINUM SIDING OVER TAR PAPER ON PLYWOOD AND A FLAT ASPHALT ROOF. THE BUILDING HAS HOT WATER BASEBOARD HEATING THROUGHOUT

**INVESTIGATION FINDING:** THE AREA OF ORIGIN WAS THE LIVING ROOM LOCATED AT THE NORTH WEST PORTION OF THE SUITE. THE POINT OF ORIGIN WAS AT OR NEAR THE FLOOR AREA ALONG THE WEST WALL AND APPROX. 3' SOUTH OF THE NORTH WEST CORNER BETWEEN A SMALL CORNER BOOKSHELF AND A SOFA. THIS IS CONSISTENT WITH THE HEAVIER CHARRING AND MASS LOSS ON THE SOUTHERN MOST SIDE OF THE BOOK SHELF, AND GREATER MASS LOSS OF THE SOFA AT THE NORTHERN END INDICATING THEY HAD BEEN EXPOSED TO THE HIGHEST LEVELS OF HEAT FOR THE LONGEST DURATION OF TIME. THE POINT OF ORIGIN WAS FURTHER DETERMINED BY THE FACT THERE WAS A CLEAN BURN ON THE WALL BETWEEN THE SOFA AND THE CORNER BOOKSHELF THAT BEGAN AT THE FLOOR LEVEL, AND A "V" PATTERN FURTHER ALONG THE WALL. CLEAN BURN OCCURS WHEN A NON-COMBUSTIBLE SURFACE HAS SOOT DEPOSITS BURNED AWAY BY DIRECT FLAME CONTACT OR INTENSE RADIANT HEAT, LEAVING A CLEAN AREA BORDERED BY SOOTY STAINS.

WITHIN THE AREA OF ORIGIN, POTENTIAL IGNITION SOURCES INCLUDE ELECTRICAL OUTLETS, A MASSAGE CHAIR, A VARIETY OF ELECTRONICS, SMOKING MATERIALS, AND AN ELECTRIC FIREPLACE.

THE SMOKING MATERIALS WERE RULED OUT AS THEY WERE LOCATED ON THE EXTERIOR PATIO IN A GLASS JAR SEALED WITH A METAL LID. NO EVIDENCE OF SMOKING MATERIALS WAS FOUND INSIDE THE LIVING ROOM.

THE MASSAGE CHAIR WAS PLUGGED INTO THE TOP OUTLET OF AN ELECTRICAL BOX LOCATED ON THE WALL DIRECTLY BEHIND THE CHAIR APPROX. 9' TO THE SOUTH OF THE POINT OF ORIGIN. INSPECTION OF THE POWER CORD, MOTOR AND ELECTRICAL OUTLET REVEALED NO INDICATION OF HEAT OR PHYSICAL DAMAGE. A CHARGING BLOCK WITHOUT A CORD WAS IN THE LOWER OUTLET OF THAT SAME ELECTRICAL BOX AND WAS COMPLETELY INTACT WITH NO INDICATIONS OF HEAT OR PHYSICAL DAMAGE.

THE ELECTRIC FIREPLACE WAS PLUGGED INTO THE TOP OUTLET OF AN ELECTRICAL BOX NEAR THE HALLWAY. INSPECTION OF THE CORD, PRONGS AND OUTLET REVEALED NO INDICATION OF HEAT OR PHYSICAL DAMAGE. THE FIREPLACE ASSEMBLY SHOWED NO SIGNS OF DAMAGE OTHER THAN DISCOLOURING ON THE FRONT CAUSED BY RADIANT HEAT AND THE MATERIALS FROM THE TELEVISION MOUNTED TO THE WALL IMMEDIATELY ABOVE IT.

A DESK LOCATED IN THE NORTH EAST CORNER OF THE LIVING ROOM APPROX. 10' EAST OF THE POINT OF ORIGIN HAD A COMPUTER MONITOR ON THE TOP SURFACE WITH A SHELF ABOVE WHERE A PRINTER SAT. UNDERNEATH THE DESK SITTING DIRECTLY ON THE LAMINATE FLOORING WAS A COMPUTER TOWER WITH AN INTERNET MODEM SITTING ON TOP. OTHER ITEMS UNDER THE DESK INCLUDED CLASS A COMBUSTIBLE MATERIALS AND A POWER BAR WITH MULTIPLE EXTENSION CORDS PLUGGED INTO IT. THE DESK AREA AND ITEMS WERE THOROUGHLY INSPECTED AND SHOWED EVIDENCE OF HEAT AND FLAME IMPINGEMENT FROM THE TOP CONSISTENT WITH THE FLAME ROLLOVER DESCRIBED BY THE EXTERIOR ATTACK CREW. OTHER

SUPPORTING FACTS THAT DETERMINED THIS AREA WAS NOT THE POINT OF ORIGIN WERE SHADOWING PATTERNS BEHIND THE ITEMS ON THE SHELVES, CLEAN PROTECTED AREA ON THE UNDERSIDE OF THE DESK INDICATING THE HEAT CAME FROM ABOVE AND ALL ELECTRICAL CORDS AND PLUGS WERE CLEAN AND INTACT.

AN ELECTRICAL OUTLET LOCATED AT THE POINT OF ORIGIN ON THE WALL APPROX. 1' ABOVE THE FLOOR AND 3' SOUTH OF THE NORTH WEST CORNER, WAS SEVERELY DAMAGED BY DIRECT FLAME CONTACT. THERE WAS INTERNAL AND EXTERNAL DAMAGE TO THE OUTLET AND BOX. THE REMAINS OF PRONGS FROM AN ELECTRICAL CORD OR CHARGING BLOCK WERE VISIBLE IN THE OUTLET AND COPPER STRANDS CONSISTENT WITH A SMALLER WIRE GAUGE CHARGING CORD WERE FOUND IN THE DEBRIS ON TOP OF THE HOT WATER BASEBOARD AND RUNNING ONTO THE FLOOR. NO EVIDENCE WAS FOUND OF AN ELECTRONIC DEVICE NEAR THE END OF THE WIRE STRANDS.

INSPECTION OF THE ELECTRICAL FUSE PANEL WITHIN THE SUITE REVEALED THE FUSES FOR CIRCUITS # 3 AND #5 WERE BLOWN. BOTH FUSES WERE 15 AMP. THE FUSE PANEL WAS NOT LABELLED EXCEPT FOR THE SPARE FUSE THAT WAS MISSING FROM CIRCUIT #6.

**SUMMARY:** THE CAUSE OF THE FIRE IS UNDETERMINED.

**REPORT BY:** FIRE CHIEF ED WOLFE, LAFC #2685

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