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# Taking Action on Fire and Life Safety

Facilities Management

July 13, 2018



# Taking Action on Fire & Life Safety

- We accept the Auditor General's recommendations and are acting quickly to address issues identified in the report
- City staff take fire and life safety (FLS) seriously. City staff will support and work with Agencies and Corporations on FLS actions.
- This presentation outlines actions that Facilities Management (FM) has already undertaken to strengthen FLS in City buildings, as well as an action plan to implement the Auditor General's recommendations
- FM will work in collaboration with Toronto Fire Services and other City partners to achieve the following:
  - 1) Compliance
  - 2) Education and Training
  - 3) Process and Tools

# Fire and Life Safety in FM-Managed Buildings

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## FLS Compliance in FM-Managed Buildings

- Prioritized and completed an independent third-party review of 19 key buildings. FM has initiated corrective action to address deficiencies identified by the third-party reviewer. The majority of deficiencies found were related to documentation
  - Work has been completed in 17 sites. Two (2) sites are working to remedy documentation deficiencies
  - Follow-up inspections to verify compliance are in progress and will be complete by August 1, 2018
- FM is conducting a review of FLS compliance across remaining FM-Managed buildings (250) and is addressing deficiencies\*. An independent third party will audit compliance in a sample set of buildings via the City-wide FLS Task Force
- Reinforcement of staff responsibilities under the Ontario Fire Code. To date, 94% of FM management and operations staff have received re-training. Remaining staff will be re-trained by the end of July. FM will issue a letter to vendors operating in FM-managed buildings that reinforces FLS requirements
- FM has now established a centralized repository for all FLS documentation and records

\*Sites will be prioritized based on vendor, building size, occupancy, and hours of operation.

# Fire and Life Safety City-Wide

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## City-Wide\* FLS Compliance: FLS Task Force

- A dedicated FLS Task Force will develop and implement the City-Wide FLS compliance approach and address recommendations from the Auditor General's report, including:
  - Current state overview of FLS compliance City-wide (2502 buildings, excl. TCHC)
    - Gathering and reviewing FLS compliance information for all City buildings
    - Prioritizing buildings based on risk in collaboration with Toronto Fire Services
    - Identifying deficiencies and required corrective actions in collaboration with Divisions, Agencies and Corporations, beginning with high risk buildings
    - Validating FLS compliance through an independent third-party audit of a sample of City buildings spanning different vendors, building types, and City entities
  - Development of a City-Wide FLS governance process outlining accountabilities and responsibilities for FLS
  - Development of supporting processes and tools (procurement, vendor and contract management, education and training, quality assurance)
- Regular status updates will be provided to the City Manager
- **Progress update on all compliance actions to City Council in Q1 2019.**

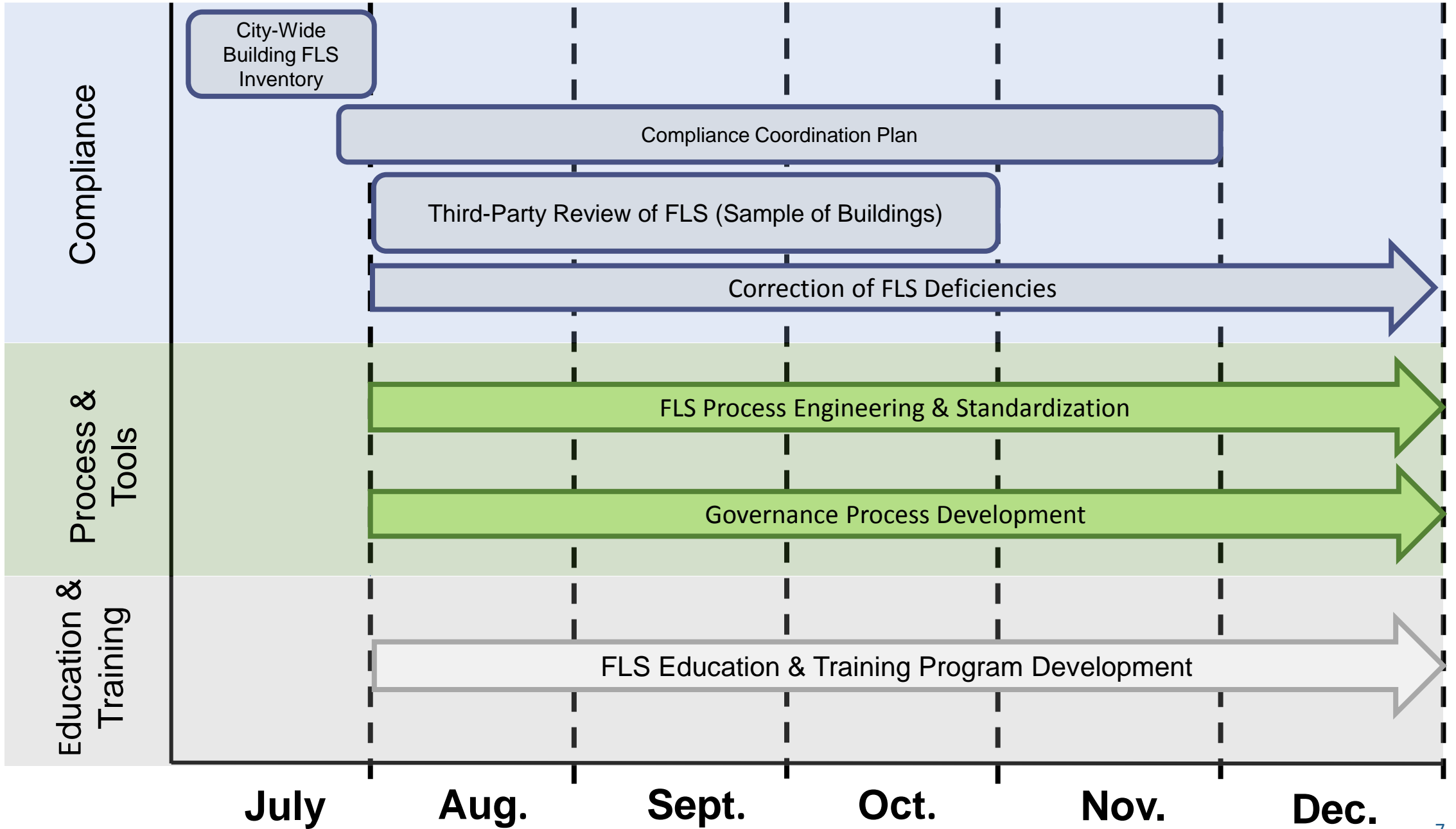
\*City-wide refers to all City Divisions, Agencies, and Corporations, excluding Toronto Community Housing.

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## Other City-Wide Actions

- The City Manager will issue a communication reinforcing staff's responsibility to report wrongdoing to the Auditor General, as per the City of Toronto Act and the Toronto Public Service By-Law (Toronto Municipal Code § 192-32)

# FLS Task Force: Timeline for 2018 (detailed work plan to be developed by FLS Task Force)





# Appendix

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## City-wide total properties

Division, Agency, or Corporation	Number of Buildings
Total City Properties	8,446
Non-building Infrastructure	3,830
Total Buildings	4,616
Total Buildings (excl. TCHC)	2,502
Agencies and Corporations (excl. TCHC)	643
City of Toronto Divisions	1,859
Under FM jurisdiction and management (included above)	270

Data Source: City-Wide Real Estate Review (2017) and SAP data extract