LAGO AT THE WATERFRONT

TORONTO, ONTARIO, CANADA

FIRE PROTECTION CASE STUDY

PROJECT

TYPE OF FACILITY:

Condominium

VICTAULIC SOLUTIONS:

Compressed Schedule
Ease & Speed of Installation
Ease of Maintenance
Reliability

OWNER:

Monarch Group

CONTRACTOR:

Star Fire Systems

ENGINEER/CONSULTANT:

Elite Sprinkler Design

COMPLETED DATE:

2016

Lago, the latest project from developer Monarch Group, is a 49-storey glass tower with a three-storey podium and 6 levels of parking overlooking Lake Ontario.

To ensure timelines were met, the contractor, Star Fire Systems, opted to use Victaulic® products for the fire protection system. Given the height of the building, system pressure needed to be reduced from 350psi at the fire pump to 150 psi at the highest floors. Victaulic addressed this with an industry leading hydraulic control solution, installing eight 6"/150mm grooved end Series 867-7UL pressure reducing valves. Reducing high, unstable upstream pressure to maintain precise stable downstream pressure (regardless of upstream pressure or flow) the Victaulic hydraulic control valves require only existing line pressure to operate. Featuring superior flow capacity, decreased water hammer and simplified in-line inspection, on-site service can be performed up to 8 times faster than other valves to increase operating life and reduce total cost of ownership.

Also installed were twelve 4"/100mm FireLock NXT™ Series 768N dry devices offering a single set-point of 13psi/90kPa, easy access to internal parts and streamlined trim for easy maintenance and inspection. A variety of Victaulic FireLock™ couplings, valves, fittings and sprinklers (V27 upright, V38 conceal pendent and V34 upright) were also part of the system.

“Due to compressed building schedules and tight deadlines, we chose Victaulic products for its ease of install and reliability backed by a great guarantee” said Peter Adrian, Operations Manager at Star Fire Systems.

SPECIFICATIONS

SERVICES:	PIPE MATERIALS:	PIPE SIZE RANGE:
Fire Protection	Carbon Steel	4 - 6”/100 - 150mm

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