



**Tom Pepper, B.Eng., CFEI, P.Eng.**

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**EXPERT SUMMARY**

Mr. Tom Pepper is the Practice Lead for the Civil/Structural Group at 30 Forensic Engineering. Tom’s background in structural and electrical engineering, municipal building inspections, and significant hands-on construction experience enables him to distill complex engineering and building and fire code matters into plain language and practical solutions. He has been qualified as an expert witness in the Ontario Superior Court of Justice in matters relating to the field of Civil/Structural engineering and Building Code, and his diverse experience, which spans construction and project management, building inspections, code consulting and forensic engineering, has allowed him to develop a deep understanding of the Canadian building and fire codes and their applications, and establish himself as a leading code expert.

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**SPECIALIZED PROFESSIONAL COMPETENCIES**

- Building and Fire Code Compliance Assessment
- Fire Protection Systems
- Civil/Structural Engineering
- Electrical Engineering
- Building Fire Loss and Damage Assessments and Construction Failures
- Assessment of Municipal Inspections and Plans Examination Review
- Qualified as an Ontario Building Code Designer in Powers and Duties of CBO, Building Services, Building Structural, Complex Buildings, Detection Lighting & Power, House, HVAC House, Large Buildings, Plumbing All Buildings, Plumbing House, Small Buildings: BCIN 19260
- Project Management, Construction and General Contracting—Residential

**ACADEMIC BACKGROUND**

Bachelor of Engineering (Electrical Engineering), Carleton University, Ottawa, Ontario, 2001

Fire Protection Systems Certificate, Seneca College, 2009



## ADDITIONAL COURSES

- Hilti: Firestopping 1010, 2021
- WETT: Site Basic Inspections, 2019
- Canadian National Advanced Fire, Arson & Explosion Training Program, 2018
- University of Waterloo: ME 671, Fire Dynamics, 2018
- WETT: Wood-burning Systems, 2018
- EPIC: Structural Design of Industrial Buildings, 2012
- EPIC: Elementary Structural Design, 2012
- Fall Protection Training, 2012
- NFPA 80: Inspection, Testing & Maintenance of Swinging Fire Doors, 2011
- STI: Fire Stopping Systems 2011
- WETT: Code Compliance, 2010
- CFAA: Fire Alarm Technology, 2009
- Standard First Aid with CPR Level C, 2009
- HRIA: Residential Integrated Combo Systems, 2008
- HRIA: Residential Radiant Hydronics Design, 2008
- HRIA: Residential Mechanical Ventilation Installation, 2007
- AMVIC ICF Installation Training: 2007
- HRIA: Residential Heat Loss & Heat Gain Calculations, 2006
- HRIA: Residential Air System Design, 2006
- Building Envelope, 2004
- Building Health and Safety, 2004

## PROFESSIONAL EXPERIENCE

### **30 Forensic Engineering**

Practice Lead, Property Claims  
2017 – Present, Toronto ON

- Fire investigations
- Construction, building systems and structural failure analysis
- Building and fire code assessments, including personal injury claims
- Evaluation of building department inspections and plans examination
- Management of team of engineers



Senior Associate, Civil/Structural  
2012 – 2017, Toronto, ON

- Construction, building systems and structural failure analysis
- Building and fire code assessments, including personal injury claims
- Drawing review and building permit submissions
- Evaluation of building department inspections and plans examination
- Technical support, mentoring junior employees and collaboration with other engineers

### **LRI Fire Protection and Building Code Consulting Engineers**

Technical Consultant  
2010 – 2012, Toronto, ON

- Provided technical assistance relating to Canadian Building Codes, Fire Codes, and Standards
- Conducted building and life safety audits of residential, commercial and institutional properties for the purpose of assessing conformance to the Building and Fire Codes, Municipal Bylaws and Standards
- Reviewed architectural designs and recommended design improvements, and corrective action specific to onsite conditions
- Formulated Building and Fire Code alternative solutions
- Liaised between Colleagues, Contractors, Design Teams, Architects, Engineers and City Officials

### **Town of Markham**

Building Inspector  
2005 – 2010, Toronto, ON

- Inspected residential, commercial and institutional properties during construction for the purpose of assessing conformance to the Ontario Building Code and Municipal Bylaws
- Provided technical assistance relating to Ontario Building Code, Municipal Bylaws and Standards
- Recommended improvements and corrective action specific to onsite conditions and design details
- Enforced construction by-laws, Construction Orders, and gathered evidence for court proceedings
- Liaised between Public, Colleagues, Contractors, Design Teams, Architects and Engineers

### **City of Oshawa**

Building Inspector  
2005 – 2005, Oshawa, ON

- Inspected residential, commercial and institutional properties during construction for the purpose of assessing conformance to the Ontario Building Code and Municipal Bylaws
- Provided technical assistance relating to Ontario Building Code, Municipal Bylaws and Standards
- Recommended improvements and corrective action specific to onsite conditions and design details



- Enforced construction by-laws, issued and enforced Construction Orders, gathered evidence for court proceedings
- Liaised between Public, Colleagues, Contractors, Design Teams, Architects and Engineers

### **J.R. Smith Roofing**

Supervisor/Estimator/Shingler  
1994 – 2004, Ottawa, ON

- Procurement of custom renovation projects, client & consultant liaison
- Diagnosed onsite construction defects and recommended improvements and corrective action
- Estimating, Budgeting, Cost Control, Purchasing, Site and Trade Supervision
- Equipment Purchasing & Maintenance

### **PROFESSIONAL SOCIETIES AND ASSOCIATIONS**

- Professional Engineers of Ontario (PEO), Professional Member
- Association of Professional Engineers and Geoscientists of Alberta (APEGA), Professional Member
- Professional Engineers and Geoscientists of British Columbia (EGBC), Professional Member
- Engineers Geoscientists Manitoba, Professional Member
- National Association of Fire Investigators, Certified Fire and Explosion Investigator, Professional Member
- Standards Council of Canada Mirror Committee SMC/ISO/TC 2/SC 7—Reference Standards, Professional Member
- Formerly Ontario Building Official Association
- Formerly Heating, Refrigeration, Air Conditioning Institute

### **COURT AND OTHER APPEARANCES**

- Qualified as an expert witness in the Ontario Superior Court of Justice in matters relating to the field of Civil/Structural engineering and Building Codes

### **SPEAKING ENGAGEMENTS**

- “A Forensic Engineering View: Construction, Codes and Standards”, Canadian Association of Mutual Insurance Companies, Toronto 2019
- “Codes, Standards and Personal Injury Claims”, Black Sutherland LLP, Toronto, 2018
- “Building Codes and Human Factors in Forensic Personal Injury Investigations”, Aviva Trial Lawyers, Toronto, 2018
- “A Forensic Engineering View of Fire and Property Loss Investigations”, Ottawa, June 2018



- “Construction Requirements and the Ontario Building Code”, Ontario School Board Insurance Exchange (OSBIE) Risk Management Seminar, Toronto, October 2017
- “Codes, Property Claims and Subrogation”, Royal Sun Assurance, Mississauga, June 2017
- “Codes, Standards and Property Claims”, Wawanesa Insurance, Toronto, May 2017
- “Advanced Investigations of Slip, Trips & Falls and Personal Injury Claims”, Ontario Mutual Insurance Association, Cambridge, June 2016
- “Advanced Investigations of Slip, Trips & Falls and Personal Injury Claims”, Insurance Institute, Thornhill, June 2014
- “Building Liability Conference”, Toronto, May 21, 2014
- “Advanced Investigations of Slip, Trips & Falls and Personal Injury Claims”, Insurance Institute, Kitchener, October 2012
- “Advanced Investigations of Slip, Trips & Falls and Personal Injury Claims”, Insurance Institute, London, October 2012
- “Advanced Investigations of Slip, Trips & Falls and Personal Injury Claims”, Insurance Institute, Oshawa, October 2012
- “Ministry of the Attorney General In-house Training: Mastering Winning Discovery Techniques & Working with Experts”, The Advocates’ Society, Hamilton, 2012