



Tom Pepper, C.F.E.I., P.Eng.

Toronto ON

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SPECIALIZED PROFESSIONAL COMPETENCIES

- Building/Fire Code Compliance Assessments
- Fire Protection Systems
- Civil/Structural Engineering
- Electrical Engineering
- Building Fire 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

COURT EXPERIENCE

Expert witness qualified in the Ontario Superior Court of Justice relating to the Ontario Building Code, Municipal Zoning By-laws, Municipal lighting standards, and scene investigations with respect to slip, trips and falls.

ACADEMIC EDUCATION

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

Fire Protection Systems Certificate, Seneca College, 2009

ADDITIONAL EDUCATION AND TRAINING

- University of Waterloo: ME 673, Fire Modelling, 2025
- Hilti: Firestopping 101, 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
- HRIA: Residential Heat Loss & Heat Gain Calculations, 2006
- HRIA: Residential Air System Design, 2006
- Building Envelope, 2004
- Building Health and Safety, 2004

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PROFESSIONAL ASSOCIATIONS

- Professional Engineers of Ontario (PEO), Member
- Association of Professional Engineers and Geoscientists of Alberta (APEGA), Member
- National Association of Fire Investigators, Certified Fire and Explosion Investigator, Member
- Former Member of Ontario Building Official Association (OBOA)
- Formal Member of Canadian Fire Alarm Association (CFAA)
- Former Member of Heating, Refrigeration, Air Conditioning Institute (HRAI)

EMPLOYMENT EXPERIENCE

PepperEng Forensics Inc.

President and Technical Consultant
November 2024 – Present, Toronto ON

- Building and fire code assessments
- Fire investigations
- Construction, building systems and structural failure analysis
- Evaluation of building department inspections and plans examination

-30- Forensic Engineering

Practice Lead, Building and Fire Codes
January 2017 – November 2024, Toronto ON

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

Senior Associate—Civil/Structural
February 2012 – January 2017, Toronto, ON

- Construction, building systems and structural failure analysis
- Building and fire code assessments
- 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

June 2010 – February 2012, Toronto, ON

- Provided technical assistance relating to Canadian Building Codes, Fire Codes, and Standards to Colleagues, Contractors, Design Teams, Architects, Engineers and City Officials
- 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

Town of Markham

Building Inspector

November 2005 – June 2010, Toronto, ON

- Reviewed drawings and inspected residential, commercial and institutional properties during construction for conformance to the Ontario Building Code and Municipal Bylaws
- Provided technical assistance relating to Ontario Building Code, Municipal Bylaws and Standards to the public, Contractors, Designers, Architects and Engineers
- Recommended improvements and corrective action specific to onsite conditions and design details
- Enforced construction by-laws, Construction Orders, and gathered evidence for court proceedings

City of Oshawa

Building Inspector

April 2005 – October 2005, Oshawa, ON

- Reviewed drawings and inspected residential, commercial and institutional properties during construction for conformance to the Ontario Building Code and Municipal Bylaws
- Provided technical assistance relating to Ontario Building Code, Municipal Bylaws and Standards to the public, Contractors, Designers, Architects and Engineers
- 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

J.R. Smith Roofing

Supervisor/Estimator/Shingler

April 1994 – November 2004, Ottawa, ON

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

SPEAKING ENGAGEMENTS

- “Municipal & Public Entity Risk Conference”, Leaners LLP, Toronto, April 2024
- “Advanced Investigations of Slip, Trips & Falls and Personal Injury Claims”, SPIAO Annual Conference, Huntsville, June 2023
- “Construction, Codes and Failures”, Southern Alberta Canadian Bar Association, January 2022
- “Building Envelope and Environmental Failures”, Southern Alberta Canadian Bar Association, June 2022
- “How and Why People Fall”, Zurich Insurance, March 2021
- “A Forensic Engineering View: Construction, Codes & Standards”, Canadian Association of Mutual Insurance Companies, Toronto, March 2019
- “Codes, Standards and Personal Injury Claims”, Black Sutherland LLP, Toronto, September 2018
- “Building Codes and Human Factors in Forensic Personal Injury Investigations”, Aviva Trial Lawyers, Toronto, July 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