



New Albany Fire Department (IN)  
INCIDENT REPORT

Official Law Enforcement Report - Unauthorized Dissemination is Prohibited



Incident Type: Fire / Accidental  
Agency Incident ID: 17-F00531

Result Type:  
BATS ID: i- 455313

**Incident Date/Time/Location**

**Status**

Investigation Closed

**Start Date/Time**

2/25/2017 05:14 Saturday

**Address - Street Address**

411 E Spring Street

**City/State/Zip**

New Albany, IN 47150

**Jurisdiction**

Primary

**End Date/Time**

2/26/2017 07:00 Sunday

**County**

Floyd

**Investigator Information**

**Name**

John C Koehler

**Phone**

812-786-7879

**Email**

c.koehler@newalbanyfire.com

**Title**

Fire Marshal/ CFEI

**Badge Number**

1322

**Property Use or Target Information**

**Type**

Residential

**Subtype**

Multifamily Dwelling

**Status**

Under Construction

**Secondary Type**

Residential

**Secondary Subtype**

Multifamily Dwelling

**Custom Agency Information**

**District**

3

**Number of Buildings Involved**

1

**Number of Residential Units**

>6

**Detectors**

Present

**Automatic Extinguishing System**

None present



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**Scene Details**

*Area of Origin/Device Placement*

**Area of Origin**

Service, Equipment Areas

**Area of Origin Subtype**

Heating room or area, water heater area

**Fire Descriptors**

Arcs and sparks  
 Carelessness, lack of or disregard of fire safety principles  
 Open Flame

*Damage and Casualties*

**Pre Incident Value**  
 \$0.00

*Miscellaneous Information*

**Other Agencies Involved**  
 YES

**Sky Conditions**

Overcast

**Precipitation**

None

**Wind Speed/Direction**

28 MPH / W

**Temperature**

43F

**Precipitation Amount**

0.00 Inches

**Humidity**

56%

**Activity Codes**

Residential Property  
 Occupancy Dwelling

**Latitude**

38.358021

**Longitude**

-85.767537

*Custom Agency Information (Scene Details)*

<b>Foundation Type</b>	<b>Foundation Material</b>	<b>Exterior Covering</b>	<b>Wood Frame</b>
Slab	Concrete	Other	Ordinary



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### Mortgages

Mortgage Company	Mortgage Type	Mortgage Term
First Merchants Bank	Other	24 Months
Mortgage Holder Name(s)	Date Issued	
Flaherty & Collins	10/30/2015	
Mortgage Representative	Telephone Office	Secondary Phone
Michael D. Mathew	317-844-2082	317-590-0007

### Additional Comments

10333 N. Meridian Street/ Suite #350  
Indianapolis, Indiana 46290  
Maturity date is October 30, 2018 with a 24 month conversion option.



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Insurance

Insurance Information

Insurance Company Name  
Travelers Insurance

Insurance Type  
Commercial

Insurance Holder

Insured's Name  
Flaherty & Collins

Telephone Office  
000-000-0000

Secondary Phone  
317-816-9301

Fax  
317-710-2069

Email  
jschoettle@flco.com

Policy Number  
QT-660-6G131170-TIL-15

Effective Date  
10/30/2015

Expiration Date  
4/1/2017

Insurance Coverage  
Structure/Building  
\$0.00

Insurance Company  
Point of Contact  
Bill Brunndon

Telephone Office  
330-714-6455

Fax  
866-847-6767

Insurance Agent  
Point of Contact  
Bill Brunndon

Telephone Office  
330-714-6455

Email  
Wbrunsdo@travelers.com

Additional Comments  
Travelers Insurance  
One Tower Square  
Hartford, Connecticut 06183



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#### Contact Arrival

Requesting Person	Requesting Agency	Requested Date	Arrival Date	Scene Released Date
Battalion Chief Chris Rainbolt	New Albany Fire Department	2/25/2017 5:48 AM	2/25/2017 7:10 AM	2/26/2017 6:30 PM

#### Additional Comments

Met with Deputy Chief Brian Gadd and Battalion Chief Chris Rainbolt. We talked for a few minutes and continued my investigation.





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Person/Organization Information

Name

WILSON, DUSTIN L

DOB

Sex

M

Juvenile

No

Relationship(s)

Interviewed Party

Business Name

DAUENHAUER PLUMBING

Race

White

Ethnicity

Age at time of Incident

Address Information

Street Address

City/State/Zip

County

Contact Information

Primary Phone



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Drivers License Info

DL Number	State	Country
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**Name**

FIORIELLO, ROSS R

DOB

Sex

M

Juvenile

No

Relationship(s)

Interviewed Party

**Business Name**

DAUENHAUER PLUMBING

Race

Ethnicity

White

Age at time of Incident

**Address Information**

Street Address

City/State/Zip

County

**Contact Information**

Primary Phone

**Drivers License Info**

DL Number

State

Country





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Name

LEE, THEODORE R

DOB

Sex

M

Juvenile

No

Relationship(s)

Interviewed Party

Business Name

MOVING REALTORS

Race

White

Ethnicity

Age at time of Incident

Address Information

Street Address

City/State/Zip

County

Contact Information

Primary Phone



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Name

MILLER, JOE

Business Name

DEL MONDE HEATING & AIR  
CONDITIONING

Race

White

Sex

M

Juvenile

No

Relationship(s)

Interviewed Party



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Name

Business Name

FLAHERTY & COLLINS,

Flaherty & Collins

Juvenile

No

Relationship(s)

Owner

Address Information

Street Address

One Indiana Square

City/State/Zip

Indianapolis, 46204

County

Marion

Contact Information

Primary Phone

317-816-9300



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Name

Business Name

JOHNSON, ETHAN

REPORTED TO 911

Juvenile

No

Relationship(s)

Reporting Party

Address Information

Street Address

City/State/Zip

County





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Name

SMITH, JOHN L  
DOB

Sex  
M  
Juvenile

No  
Relationship(s)

Interviewed Party

Business Name

DIANCAFIORO MASONARY COMAPANY

Race Ethnicity  
White

Age at time of Incident

Notes

MASONARY  
COMPANY IS IN  
LAFAYETTE.  
INDIANA

Address Information

Street Address

City/State/Zip County

Contact Information

Primary Phone



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---

Drivers License Info

DL Number	State	Country
	IN	USA
Issue Date	Expiration Date	



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## Narrative(s)

Title	Author
FIRE MARSHAL	John Koehler 8127867879 c.koehler@newalbanyfire.com

## Description

### NOTIFICATION:

ON SATURDAY FEBRUARY 25, 2017, AT 0646 HRS. I RESPONDED ON A DISPATCH TO AN APARTMENT BUILDING ON FIRE AT 411 E. SPRING STREET, NEW ALBANY, INDIANA 47150.

### PARTICIPATING FIRE INVESTIGATORS:

CAPTAIN/FIRE MARSHAL CHRIS KOEHLER, NEW ALBANY FIRE DEPARTMENT

### SECURITY:

THE SCENE WAS SECURED BY SUPPRESSION COMPANIES FROM THE NEW ALBANY FIRE DEPARTMENT, WHO REMAINED ON THE SCENE UNTIL MY ARRIVAL.

### OWNER:

FLAHERTY & COLLINS PROPERTIES  
ONE INDIANA SQUARE, SUITE 3000  
INDIANAPOLIS, INDIANA 46204

### FIRE DISCOVERY:

CALLED IN BY A NEIGHBOR--ETHAN JOHNSON--422 EAST 5TH STREET, NEW ALBANY INDIANA 47150-- HE CALLED 911

### WITNESS STATEMENTS:

ON DIGITAL RECORDER

### FIRE SUPPRESSION:

BATTALION CHIEF CHRIS RAINBOLT WAS FIRST ON THE SCENE AND ORDERED TRUCK-1 TO SET UP FOR AERIAL OPERATIONS DUE TO HEAVY SMOKE AND FIRE COMING FROM THE THIRD FLOOR CORNER APARTMENT. ENGINE 3 ADVANCED HAND LIKE VIA STAIR WELL. THEY STARTED REPORTING FLOOR COLLAPSE. ALL COMPANIES WERE BACKED OUT TO SAFE LOCATIONS. MASTER STREAMS WERE BEING SET UP. COMPANIES BEGAN TRYING TO





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OVERHAUL AND CHECK FOR EXTENSION. AS THEY OPENED WALLS AND CEILINGS FIRE WAS TRAVELING IN VOID SPACES. THIS WAS ALSO BEING PUSHED BY HIGH WINDS. OPERATIONS CHANGED FROM AN INTERIOR ATTACK TO A EXTERIOR ATTACK BECAUSE OF SEVERAL FLOOR COLLAPSES. ADDITIONAL MUTUAL AID WAS REQUESTED FOR LADDER TRUCKS FOR MASTER STREAM OPERATIONS AND ADDITIONAL COMPANIES TO COVER THE REST OF THE CITY.

#### WEATHER AT TIME OF INCIDENT:

WIND WAS AT 28 MPH. TEMPERATURE WAS 43 DEGREES FAHRENHEIT, HUMIDITY WAS 56%, 0 PERCIPITATION, WIND DIRECTION WAS FROM THE WEST, SKY CONDITIONS WAS OVERCAST.

#### BUILDING CONSTRUCTION & CONDITION:

BUILDING WAS UNDER CONSTRUCTION AND WAS DUE TO BE COMPLETED IN MARCH 2017. BUILDING IS A MULTI STORY, PART OF IT IS 3 STORIES AND THE OTHER PART IS 4 STORIES. THE PART OF THE BUILDING THAT IS 3 STORIES IS LABELED AS B-1. AND THE 4 STORY PART IS LABELED B-2.

#### PROPERTY USE & STATUS:

THIS PROPERTY IS RESIDENTIAL. AND WAS NOT OCCUPIED AT TIME OF INCIDENT ON FEBRUARY 25, 2017. THE DEVELOPEMENT WAS SLATED TO OPEN IN MARCH 2017.

#### UTILITIES:

THE ELECTRIC WAS TURNED ON TO THIS BUILDING. DUKE ENERGY WAS CALLED AND SHUT TRANSFORMERS OFF AT A REQUEST MADE BY THE NEW ALBANY FIRE DEPARTMENT. LATER THE ELECTRIC WAS TURNED ON TO 1 TRANSFORMER THAT POWERED THE OFFICE AND THE BUILDING B-1. THIS WAS TO ALLOW THE OFFICE BUILDING AND PART OF THE BULDING B-1 TO HAVE ELECTRIC. DEPUTY CHIEF BRIAN GADD WENT WITH PROJECT MANAGER GARY WATERS TO BUILDING B-1 TO SHUT OFF THE MAIN ELECTRIC SHUT OFF, IN BULDING B-1.

#### FIRE PROTECTION SYSTEMS:

FIRE ALARM-SYSTEMS AND SPRINKLER SYSTEMS WERE INSTALLED BUT NOT FULLY ACTIVATED, WHICH IS STANDARD PROCEDURE CONSIDERING THAT THE BUILDING WAS STILL UNDER CONSTRUCTION. AS WITH ANY BUILDING UNDER CONSTRUCTION, SPRINKLER SYSTEM WAS PRESENT AND INSTALLED BUT WAS UNABLE TO BE FULLY ACTIVATED UNTIL HEATING SYSTEMS WERE INSTALLED.

#### LEGAL CONSIDERATIONS:



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THE SCENE EXAMINATION WAS CONDUCTED CONTEMPERANEOUS OF FIRE SUPPRESSION AND LOSS CONTROL EFFORTS.

SCENE PROCESSING:

THE SCENE WAS PROCESSED BY VISUAL EXAMINATION AND PHOTOGRAPHIC DOCUMENTATION.

EXTERIOR EXAMINATION:

I NOTED HEAVY SMOKE AND FIRE VISIBLE FROM THE EXTERIOR OF THE BUILDING ON MY ARRIVAL ON THE 4TH STREET AND ELM STREET SIDES OF THE BUILDING. FIRE SUPPRESSION WAS IN OPERATION UPON MY ARRIVAL.

INTERIOR EXAMINATION:

NO INTERIOR EXAMINATION OF BUILDING TO DUE LIFE SAFETY ISSUES, BUILDING HAD MULTIPLE PLACES OF COLLAPSE AND PERSONNEL WERE EVACUATED.

EVIDENCE:

NO PHYSICAL ITEMS OF EVIDENCE WERE COLLECTED IN RELATION TO THIS INCIDENT.

FIRE PROGRESSION TO OTHER STRUCTURES:

THE FIRE WAS CONTAINED TO THE STRUCTURE OF ORIGIN AND DID NOT DAMAGE ANY OTHER STRUCTURES NOT ATTACHED TO THIS STRUCTURE.

FATALITIES AND/OR INJURIES:

NONE

ESTIMATED VALUE OF LOSS:

THE EXTIMATED VALUE OF THE STRUCTURE IS APPROXIMATELY \$9,000,000 TO \$12,000,000.

MISCELLANEOUS INFORMATION:

DISCUSSION OF SCIENTIFIC METHOD (NFPA 921, 2014 ed., Ch. 4):

- 4.3.1. Recognize the Need
- 4.3.2. Define the Problem
- 4.3.3. Collect Data





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4.3.4. Analyze the Data

4.3.5. Develop a Hypothesis

4.3.6. Test the Hypothesis

CONCLUSION:

AFTER CONSIDERATION OF DATA COLLECTED FOR FIRE ORIGIN AND CAUSE DETERMINATION, AND USING THE OVERALL METHODOLOGIES BY APPLYING THE SCIENTIFIC METHOD AS DISCUSSED IN THE 2014 EDITION OF "NFPA 921-GUIDE FOR FIRE AND EXPLOSION INVESTIGATION", IT IS IN MY OPINION THAT THE FIRE ORIGINATED IN APARTMENT 217 IN THE CEILING AREA ABOVE THE MECHANICAL ROOM AND THAT THE IGNITION SOURCE WAS FROM A FIRE STARTED BY A HVAC INSTALLER.

ACCORDING TO STATEMENTS MADE BY JOE MILLER WITH DEL MONDE HEATING AND AIR CONDITIONING, HE WAS USING AN OXY-ACETYLENE TORCH OUTFIT TO BRAZE A COPPER LINE FOR THE HEATING AND AIR CONDITIONER UNIT ON FRIDAY, FEBRUARY 24, 2017 BETWEEN 1300 HOURS AND 1430 HOURS. THE INSULATION AROUND THE COPPER PIPE IGNITED DUE TO DIRECT FLAME CONTACT FROM THE TORCH. THE HVAC INSTALLER STATED THAT HE TRIED TO PUT THE FIRE OUT HIMSELF BY USING MULTIPLE FIRE EXTINGUISHERS FOR APPROXIMATELY 45 MINUTES. THE INSTALLER HAD CUT APPROXIMATELY A 10 INCH HOLE AROUND THE LINE-SET OF THE WORK BEING DONE. THE HVAC INSTALLER STATED THAT ONCE THE FIRE STARTED HE CUT APPROXIMATELY A 2 FOOT BY 2 FOOT HOLE TO GET THE INSULATION OUT THAT WAS ON FIRE AND THAT HE DISCHARGED A COUPLE OF FIRE EXTINGUISHERS INTO THE AREA. THE HVAC INSTALLER INDICATED THAT HE THOUGHT HE HAD PUT THE FIRE OUT.

MULTIPLE OTHER CONTRACTORS STATED THAT THEY SAW SMOKE AND KNEW SOMETHING WAS ON FIRE. AT NO TIME DID ANYONE NOTIFY THE FIRE DEPARTMENT ABOUT THE SITUATION, AND SOME WERE EVEN ASKED IF THEY HAD ANY FIRE EXTINGUISHERS. ALONG WITH THE STATEMENTS OBTAINED, INFORMATION WAS GATHERED FROM FIRE DEPARTMENT PERSONNEL THAT WERE INSIDE THE BUILDING. PER FIRE PERSONNEL THE FLOOR HAD COLLAPSED AROUND THE AREA OF THE DOOR TO THE CORNER APARTMENT ON THE THIRD FLOOR WHICH IS ABOVE APARTMENT 217 AND IN PROXIMITY TO THE STATED FIRE CAUSED BY HVAC INSTALLATION.

END OF REPORT.



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**Title**

Dustin Wilson

**Author**

John Koehler  
8127867879  
c.koehler@newalbanyfire.com

**Description**

DATE OF INTERVIEW: February 25, 2017

PERSON INTERVIEWED: Dustin Wilson with Danhauer Plumbing

LOCATION OF INTERVIEW: Inside my NAFD vehicle during incident.

INVESTIGATORS PRESENT: Capt. Chris Koehler

AUDIO/VIDEO RECORDED: No

SUMMARY OF STATEMENT: Dustin stated that the HVAC guys had to move a copper pipe line set from a closet the mechanical room in apartment 217.



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---

### Title

CALL OUT

### Author

John Koehler

8127867879

c.koehler@newalbanyfire.com

### Description

I WAS CALLED TO INVESTIGATE AN APARTMENT BUILDING FIRE AT 0646 HRS. NO INJURIES WERE REPORTED TO ME AT THIS TIME AND I ARRIVED ON THE SCENE AT APPROXIMATELY 0710 HRS.





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**Title**

Ross Rosario Fiorello

**Author**

John Koehler  
8127867879  
c.koehler@newalbanyfire.com

**Description**

DATE OF INTERVIEW: February 25, 2017

PERSON INTERVIEWED: Ross Rosario Fiorello

LOCATION OF INTERVIEW: Inside my NAFD vehicle at incident.

INVESTIGATORS PRESENT: Capt. Chris Koehler

AUDIO/VIDEO RECORDED: No

SUMMARY OF STATEMENT: Ross stated that he saw smoke on the 3rd floor around 2 p.m. on February 24, 2017. He stated he saw smoke around the water heater area in apartment 317. He went to the 2nd floor to apartment 217 where the HVAC guys were working and told them there was smoke on the 3rd floor and they said they were braising the A/C copper lines. Ross took a fire extinguisher to apartment 317 with him because Zach Williams called him and said that he thought the hot water heater was on fire and Ross said that the hot water heater was not on fire, but smoke was coming from apartment 217. Ross did not discharge the fire extinguisher.



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**Title**

Joe Miller

**Author**

John Koehler

8127867879

c.koehler@newalbanyfire.com

**Description**

DATE OF INTERVIEW: February 25, 2017

PERSON INTERVIEWED: Joe Miller/ Field Supervisor with Del Monde Heating and Air Conditioning.

LOCATION OF INTERVIEW: Via cell phone in my NAFD vehicle while at incident.

INVESTIGATORS PRESENT: Capt. Chris Koehler

AUDIO/VIDEO RECORDED: Yes

SUMMARY OF STATEMENT: This is what I (Chris Koehler) wrote down also while talking with him.

Mr. Miller stated that he left the building at 3 p.m. on February 24, 2017 and was sitting in his van in the parking lot @ 3:30 p.m. He stated that the fire extinguishers were discharged to try and put out fire around 1 p.m. He used 2-3 fire extinguishers.

He stated that he would have a Mike P. Bill the Multi Family Manager for Del Monde to call me on Monday February 27, 2017. His number is 859-393-2778.





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**Title**

Theodore Lee

**Author**

John Koehler  
8127867879  
c.koehler@newalbanyfire.com

**Description**

DATE OF INTERVIEW: February 25, 2017

PERSON INTERVIEWED: Theodore Lee with Moving Realtors (Flooring)

LOCATION OF INTERVIEW: Inside my NAFD vehicle at the incident.

INVESTIGATORS PRESENT: Capt. Chris Koehler

AUDIO/VIDEO RECORDED: Yes

SUMMARY OF STATEMENT: Mr. Lee stated that he put all kinds of floors down in this building and that he saw a few fire extinguishers that had been discharged around the bathroom closet area on the 2nd floor between the times of 3:30 p.m. and 4:00 p.m. He stated that there were 4 extinguishers in a closet and 5 out in the room of apartment 217.



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#### Title

Insurance Information

#### Author

John Koehler

8127867879

c.koehler@newalbanyfire.com

#### Description

Insurance Information:

\$19,400,00.00 Liability amount which includes Contents and Structure amounts.



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Property



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This section intentionally left blank

*John C. Koehler*

*3-2-17*

Fire Marshal/ CFEI - Koehler, John

Date

Approving Official

Date