



In-Station Training

TM 25-27 Residential Fire-Under Renovation



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Purpose

Fires in buildings under construction or renovation present challenges due to potential for rapid fire spread and collapse.

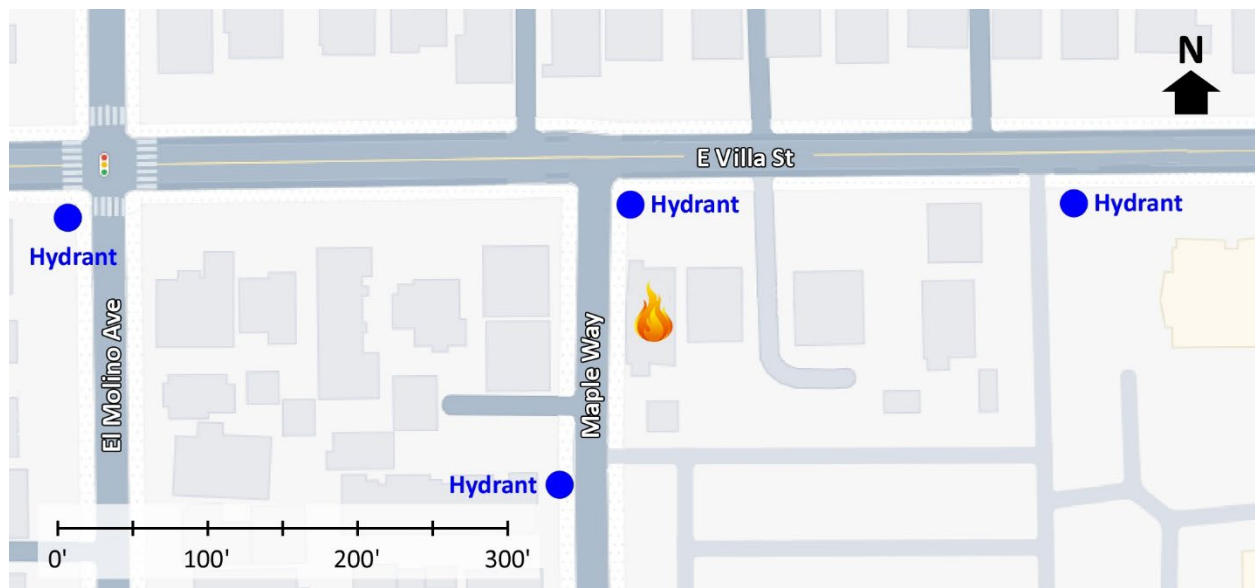
Learning Outcomes

Firefighters and officers perform an effective size-up, select an appropriate strategy, and implement tactics based on the strategic decision-making model.

Conducting the Drill

This incident involved a fire in a single-family house that was being renovated at 712 E Villa Street, Pasadena, California on Tuesday, June 17, 2025, at 00:36 (The411, 2025 & Taylor, 2025). Review the map and photos (Figures 1-6) to gain an understanding of the building and area involved.

Figure 1. Map of the Incident Area



Note: Adapted from Google. (2025a). [Map, 712 E Villa Street, Pasadena, CA]. <https://bit.ly/467s5Ow>.

Figure 2. Aerial View



Note: Adapted from Google. (2025b). [Aerial view 712 E Villa Street, Pasadena, CA].

<https://bit.ly/4kUy7H3>.

The closest hydrant is at the intersection of East Villa Street and Maple Way (Alpha/Delta Corner of the Main Fire Occupancy). In addition, there are other hydrants in the area as illustrated in Figure 1.

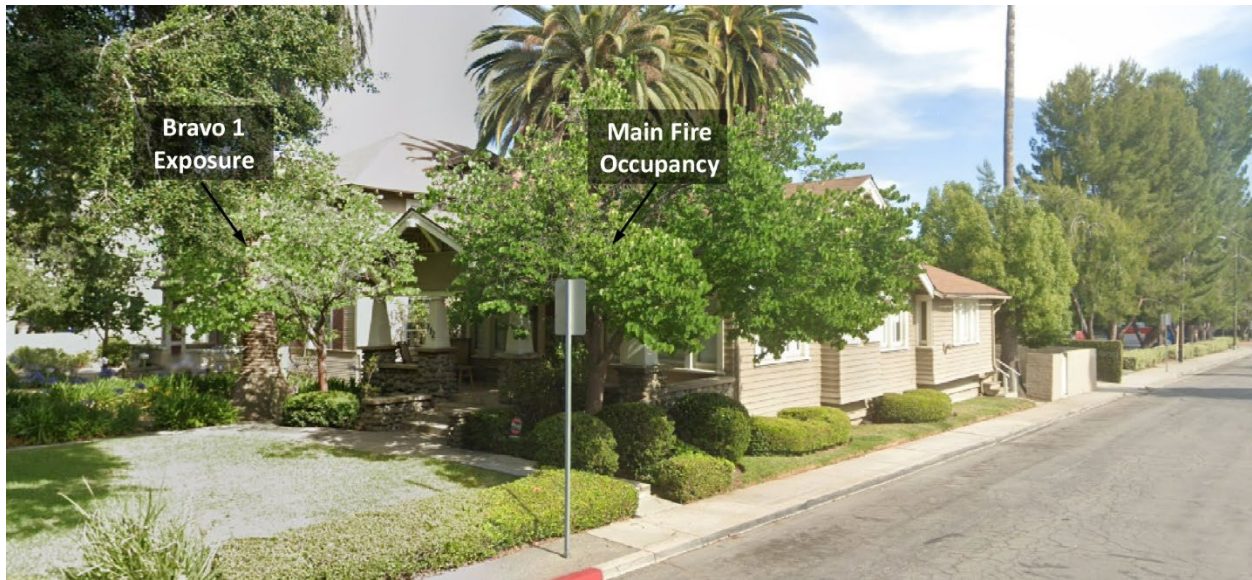
Figure 3. Side Alpha



Note: Adapted from Google. (2022a). [Street view 712 E Villa Street, Pasadena, CA].

<https://bit.ly/44cFpyr>.

Figure 4. Alpha/Delta Corner



Note: Adapted from Google. (2022b). [Street view 712 E Villa Street, Pasadena, CA].
<https://bit.ly/4egc2zT>.

Figure 5. Exposure Delta 1



Note: Adapted from Google. (2022c). [Street view 712 E Villa Street, Pasadena, CA].
<https://bit.ly/3GcJ7jN>.

As illustrated in Figure 6, the Main Fire Occupancy has a detached garage that is accessed from Maple Way.

Figure 6. Side Charlie (from Maple Way)



Note: Adapted from Google. (2018). [Street view 712 E Villa Street, Pasadena, CA].

<https://bit.ly/3Iac28D>.

The temperature is currently 68° F with wind from the northwest at 3 mph (Weather Underground, 2025). **You are the company officer of an engine company.** It is Tuesday, June 17th, and you have been dispatched along with two other engines, a ladder company, medic unit, and command officer to 712 E Villa Street at 00:36 for a residential fire. The engines and ladder have four-person staffing¹.



Time starts now! Answer the first eight questions within the next 10 minutes. Decide and put your answers in the form of communication you would have with your crew, other companies, and the first arriving command officer. Save discussion for after answering the first eight questions.

1. What critical factors would you consider when dispatched and during response? What conversations would you have with your crew during response?

You hear a command officer, two other engines, a ladder company, and an advanced life support ambulance go en route. You will arrive first, approaching from the east on East Villa Street. The ladder company will arrive from the same direction shortly after you. The second engine will arrive from the

¹ If your first alarm deployment is different, use your own resource assignment and staffing with the first and second arriving resources typical for your agency (e.g., two engines vs. engine and ladder).

west several minutes after the ladder company. The command officer will arrive shortly after the second engine. All other units dispatched on the first alarm will arrive after the command officer.

While responding, the dispatcher advises that multiple callers are reporting smoke and flames from a house on the corner of East Villa Street and Maple Way. Approaching the incident location, there are flames from windows on Sides Alpha and Bravo (Alpha/Bravo Corner), the front porch is well involved, and there is limited extension to the exterior of the Bravo 1 Exposure. Watch the first 01:10 of the [incident video](#) (The411, 2025) and examine Figure 7, illustrating conditions on arrival.

Figure 7. Conditions on Arrival (Side Delta)



Note: Adapted from The411. (2025). Pre arrival fully involved house fire under construction Pasadena CA. <https://bit.ly/443UeTW>.

2. State your initial radio report (IRR) exactly as you would transmit it to dispatch.

3. What specific actions would you take (as the company officer) immediately upon arrival and exiting the apparatus and what task orders would you give your crew?

Conditions are consistent with your observations on approach, flames are showing from windows on Sides Alpha and Bravo (Alpha/Bravo Corner), the front porch is well involved, and there is limited extension to the exterior of the Bravo 1 Exposure. Smoke is pushing from the gables on all sides of the house.

4. Would you change the action you are taking or modify the assignments given to your crew? If so, what task orders would you provide?
5. State your update report exactly as you would transmit it to dispatch.
6. Ladder 1 arrives and advises that they are Level 1 on East Villa Street east of the incident. State the tactical assignment you would give them exactly as you would transmit it.
7. Engine 2 arrives and reports that they are Level 1 on a hydrant on East Villa Street at El Molino Avenue. State the tactical assignment you would give them exactly as you would transmit it.
8. Based on observed and anticipated effectiveness of your tactical operations, state your conditions, actions, and needs (CAN) report that you would provide to the first arriving command officer as part of command transfer to IC #2.



Reflect on your strategic decision-making and responses to questions one through eight before answering the next six questions. Give some thought to what cues, patterns, or anomalies (differences from conditions that you would anticipate) inform your answers.

9. What was the problem?
10. What was getting in the way of achieving your tactical priorities?

11. Was there anything in this incident that could have hurt or killed you (right now)?
12. Was it reasonable to believe that the Main Fire Occupancy was occupied?
13. Was there searchable space?
14. If you believed it was reasonable that the building was occupied and there was searchable space, what could you do about it?

Watch the [incident video](#) (The411, 2025) from 01:10 to 03:00 before answering the next several questions.

15. In this incident, a ladder company was tasked with performing vertical ventilation. Given the size and design of this building, was this a reasonable tactic? Why or why not? What other alternatives may have provided effective ventilation to support fire control and search?
16. How might the design of this building and stage of renovation impact on firefighting operations and post fire control overhaul?
17. In this incident the fire extended from the Main Fire Occupancy to the exterior of the Bravo 1 Exposure and vegetation. How did you address the need to both protect the exposure and control the fire in the Main Fire Occupancy? What factors influenced your choice of tactics and task level assignments?

Additional Learning: Quick water makes a difference! Get out and stretch some hose. Practice and time the various options you have for quick water on the fire including small and larger attack lines, portable and apparatus mounted master streams. Focus on efficiency and explore how your crew can increase their effectiveness in deployment of each of your fire control options.

References

- Google. (2018). [Street view 712 E Villa Street, Pasadena, CA]. Retrieved June 23, 2025, from <https://bit.ly/3Iac28D>.
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