

ITEM 3

MANAGER'S REPORT NO. 68

COUNCIL MEETING Oct. 23/72

3. Re: Proposed Demolition of Municipal Property
Lot "A", Block 25, D.L. 151/153, Plan 6387
6557 Nelson Avenue (Barrett)

The subject single family dwelling was built in 1912 and was purchased by the Municipality three years ago. The house at the time of purchase was in poor condition, but as it was occupied by Mr. and Mrs. Barrett, they were allowed to stay until other accommodations became available. Since that time the house has reached the stage where it is no longer fit for occupancy.

Following is a report from the Building Department regarding the present condition of the dwelling:

"ELECTRICAL:

1. The existing service is a 100 Amp. - x.o. type panel (no main switch or circuit breaker). The B.C. Hydro line insulator is off the wall at the building, thereby causing a strain on the service wires.
2. A dryer has been installed without the benefit of an electrical permit and the circuit double-tapped off the range is not approved.
3. 110 volt hot water heater - immersion type - partially wired from the heater junction box to the thermostat is not approved and loomex cable tapped off hot water heater and feeding plug-in laundry area is not approved. Plug must be rewired to Electrical Code requirements.
4. The basement bathroom ceiling plug and light fed off unapproved loomex cable splices not approved and the range cable and junction box run over bath area is not approved.
5. Cords plugged in to feed the toilet area light and up through the floor to the living room must all be removed.
6. There is considerable unapproved splicing of loomex cables throughout the basement and to added outlets.
7. Original portions of knob and tube wiring are dried out and insulation has become brittle.

Continued.....

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8. Some plugs on the main floor are broken and inoperative and a rewire and replacement of plugs is required.

Wiring has apparently been added in the past in an unapproved manner. All old wiring needs to be changed to conform to Electrical Code requirements and corrections should be undertaken immediately, due to the potential hazard of existing conditions. Extensive wiring repairs are required in this building.

PLUMBING:

1. The water piping requires renewing.
2. The water heater needs replacing.
3. The operation of the plumbing fixtures appears satisfactory.

BUILDING:

1. This is a frame structure in poor condition.
2. The exterior finish is in very rough shape.
3. The eaves troughs are missing in places.
4. The asphalt shingle roof is in poor shape.
5. The front porch and stairs have decayed and are settling.

To repair this dwelling to a reasonable standard would entail spending a considerable amount of money and the expenditure would not be warranted. It is, therefore, recommended that the dwelling be demolished."

Mr. and Mrs. Barrett will be vacating the premises in about one month.

RECOMMENDATION:

THAT the dwelling at 6557 Nelson Avenue be demolished after it becomes vacant.