

Re: MACINNIS PLACE HOUSING DEVELOPMENT

Appearing on the agenda for the March 28, 1977 meeting of Council is a report on MacInnis Place (Item 17 on page 154). Following is a further report from the Chief Building Inspector on this matter.

This is for the information of Council.

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To: MUNICIPAL MANAGER

Date: March 25, 1977

From: CHIEF BUILDING INSPECTOR

Subject: MacInnis Place Housing Development
Supplementary Information

Further to our report of March 16, 1977, this is to clarify the responses made to enquiries (b) and (f) and the following supplementary information is submitted:

(b) "Apparent lack of insulation...."

A dwarf wall at the rear of a walk-in closet in the master bedroom in the patio home at 9218 Gildwood is not an outside wall. It does however close off a small unheated space under the roof next to the exterior of the building. Insulation required by the building specifications and by the Building Code should have been placed between the roof rafters overhead in the closet and should extend down to the vertical exterior wall, thereby providing all exterior roof/wall surface with insulation.

(f) "There are no studs...."

The statement of "no studs" was made in reference to an apparent looseness of the drywall finish to the wall studs in the patio home at 9218 Gildwood.

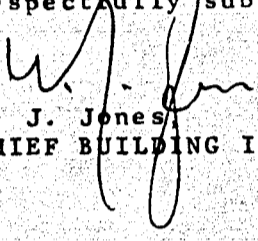
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ITEM 20 (SUPPLEMENTARY)
MANAGER'S REPORT NO. 23
COUNCIL MEETING Mar. 28/77

173

The writer has been advised today that the contractor, Frank Stanzl Construction Ltd., has been requested by the Housing Corporation of B. C. to undertake floor repair at 9218 Gildwood and the contractor is just awaiting a time convenient to the owners to carry out the work. During that time of carrying out the work, the contractor will double check a reported "cold" condition at the back of the walk-in closet and the reported lack of studs or drywall fastening elsewhere in the dwelling. Any omission of material or other corrective action will be taken care of by the contractor if found necessary.

Respectfully submitted,


M. J. Jones
CHIEF BUILDING INSPECTOR

MJJ/cg
CC PLANNING DIRECTOR
MUNICIPAL SOLICITOR