

ITEM 13
MANAGER'S REPORT NO. 30
COUNCIL MEETING 1978 04 17

Re: LETTER FROM MRS. A. KELSO
#204 - 6750 BALMORAL STREET, BURNABY
ELECTRICAL SYSTEM IN AN APARTMENT BUILDING

Appearing on the agenda for the 1978 April 17 Meeting of Council is a letter from Mrs. A. Kelso regarding the electrical system in the apartment building in which she resides. Following is a report from the Chief Building Inspector on this matter.

RECOMMENDATION:

1. THAT a copy of this report be sent to Mrs. A. Kelso.

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1978 04 12

Mr. M.J. Shelley,
MUNICIPAL MANAGER.

Subject: Letter from Mrs. A. Kelso
(1978 March 29)
#204 - 6750 Balmoral Street,
Burnaby, B.C. V5E 1J3

The Building Inspection Department has been involved to a certain extent in the past history of the subject apartment block. Also, we are aware of certain involvements by B.C. Hydro, the Office of the Rentalsman, the MLA for that district, the previous owners, and the present owner.

A personal interview was conducted (1978 04 10) with Mrs. Kelso to determine the exact nature of her outstanding complaints. We feel they can be summarized as follows:

1. Poor Lighting

Mrs. Kelso states that on occasion lighting becomes very dim for extended periods of time. She claims this occurrence is also visible in the corridor of the apartment block (6750 Balmoral Street), the apartment block directly across the lane, and on the church steeple to the west.

2. "Jolting Noise" in the Wall

Occasionally Mrs. Kelso hears a jolting noise in the wall beside her bed where the electrical service conductors enter the building.

3. Poor Quality Fuse Panel

Mrs. Kelso feels that the fuse panel should be replaced with a breaker panel in order to avoid any future problems with "poor lighting."

The Building Inspection Department conducted an electrical survey (1978 04 10/11) in Mrs. Kelso's suite and the main electrical room to check wiring sizes and connections, circuit loading, equipment conditions, and lighting levels. The conclusions reached by this survey were:

1. Lighting in the Kelso suite is not dim.
2. A noise could not be heard in the wall adjacent to service entry conductors.
3. The fuse panel is in acceptable condition.

It was noted, however, that the lights flicker momentarily when the elevator commences to operate. This condition is not uncommon in buildings where the elevator starting current is large in relation to the building main service size. The amount of flicker also varies as the B.C. Hydro service voltage varies, and as the electrical loading inside the building varies. In any case, the flickering could not be considered an extended dimming period.

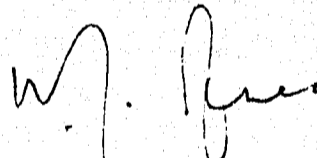
We were informed by B.C. Hydro that it has gone far beyond any reasonable requirements for good customer relations in trying to substantiate Mrs. Kelso's claims of poor lighting and noises in the wall. B.C. Hydro has not received complaints from any other tenants of this building, and is convinced that there is no basis for the Kelso complaint.

In conclusion, the Building Department is unable to find any evidence to support Mrs. Kelso's recent complaints.

Recommendation:

It is recommended this report be received for information and that a copy of this report be supplied to Mrs. Kelso.

Respectfully submitted,



M.J. Jones,
CHIEF BUILDING INSPECTOR.

DHJ:lm

c.c. D.H. Jackson, Supervisor,
Electrical Inspections.