

RE: LETTER FROM MR. AND MRS. D. SERENA, SUITE 113, 5335 EAST HASTINGS ST.,
BURNABY, B.C., V5B 1P9
5335 HASTINGS STREET COMPLEX
(Item 10, Report No. 21, 1987 March 23)

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: Municipal Manager 1987 April 13

FROM: Director Planning &
Building Inspection

SUBJECT: 5335 HASTINGS STREET
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RECOMMENDATION:

1. THAT a copy of this report be provided to Mr. & Mrs. D. Serena,
Suite 113, 5335 East Hastings Street, Burnaby, B.C. V5B 1P9

BACKGROUND

Appearing on the Agenda is a letter dated 1987 March 23 from Mr. & Mrs. D. Serena who are the owners of a suite in the subject strata-titled property. The Serenas complain of municipal inaction with respect to construction problems at the subject address, specifically the chimney installation, the jacuzzi, recreation room electrical problems, a severe drainage problem, and noise conduction. (This building was the subject of a report to the 1987 March 23 meeting of Council.)

REPORT

Building Permit No. B-58934 was issued on 1985 September 13 to Capital Joint Venture for completion of a three storey strata residential apartment building containing 47 units. All required municipal inspections took place during construction and a Certificate of Occupancy was issued on 1986 June 25. Capital Joint Venture subsequently sold the strata units to individual owners who formed a strata corporation. The Serenas are one of these owners.

The A-vent chimneys required for this project were installed during construction, and inspected by municipal building inspectors. Three of the chimneys, located in the south-west corner, were not noted as being deficient in height until after occupancy had been granted. The general contractor has not rectified this problem despite giving the municipality the verbal assurance that he would do so. Consequently, he has been ordered in writing to raise the chimneys and to call for re-inspection on or before 1987 May 18.

A jacuzzi was installed on the building roof by the owners without the benefit of a building permit. As was previously reported, the strata corporation was verbally given the option of removing the jacuzzi or applying for and obtaining a building permit to leave it in place. Since the municipality has not been informed of the strata corporation's decision, the strata corporation has since been ordered to either remove the jacuzzi or apply for the necessary permits and call for the necessary inspections of the jacuzzi on or before 1987 May 18.

The recreation room electrical installation was inspected by a municipal electrical inspector on 1987 March 20. He reports that an additional duplex receptacle has been installed in the recreation room kitchen without a permit and that it may be overloading the circuit. The strata corporation has been ordered to bring the electrical installation into compliance on or before 1987 May 18.

The severe drainage problem referred to relates to the waterproofing of the concrete slab adjacent to the first storey suites over the underground parking structure. This waterproofing was installed by the general contractor or his sub-contractor in accordance with the architect's design. Such waterproofing is not inspected by the municipality. We understand that the contractor is undertaking corrective measures to address the problem.

The building was designed and constructed in accordance with the relevant building codes, and with full awareness of its location adjacent to a major arterial route. The walls and floors separating dwelling units were designed and constructed to restrict sound transmission in conformance with the National Building Code of Canada 1980. Additional sound control measures were required on the exterior walls of suites that face Hastings Street.

The Building Inspection Division was led to believe that the previously listed deficiencies would be rectified. Since this has not yet happened, the Division is now taking stronger action with the strata corporation and the contractor to ensure that the requirements of the Burnaby Building By-law are upheld.

AJ
AJE/jce

cc: Chief Building Inspector


A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION