

RE: LETTER FROM MR. GEORGE ROBERTSON, PROPERTY MANAGER, VANCOUVER  
CONDOMINIUM SERVICES LIMITED, STRATA PLAN NW-2370, SUITE 200,  
1401 WEST 8TH AVENUE, VANCOUVER, B.C., V6H 1C9  
5335 HASTINGS STREET

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: Municipal Manager 1987 March 18

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. George Robertson,  
Property Manager, Vancouver Condominium Services Limited,  
representing the owners of Strata Plan NW-2370, Suite 200, 1401  
West 8th Avenue, Vancouver, B.C. V6H 1C9.

BACKGROUND:

Appearing on the Agenda is a letter dated 1987 March 10 from Mr. George  
Robertson, Vancouver Condominium Services Ltd., who represents the Strata  
Corporation of the subject property. Mr. Robertson refers to correspon-  
dence, and meetings with municipal staff regarding construction problems at  
the subject address and requests follow-up action.

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 the Strata Corporation which is represented by  
Vancouver Condominium Services Ltd.

On 1986 November 07, the Building Inspection Division received a letter  
from Vancouver Condominium Services Ltd. requesting that we withhold all  
funds in our trust account with respect to construction at this property.  
The Division responded on 1986 November 12 and advised the property manager  
that no funds were held on behalf of the developers or owners of the prop-  
erty.

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On 1986 November 20, Vancouver Condominium Services Ltd. requested a site meeting to discuss their concerns. This meeting was held on 1986 December 02 with representatives from the municipality, Vancouver Condominium Services Ltd., the current property owners, the developer, the contractor, and an engineering consultant. As a result of this meeting, Vancouver Condominium Services Ltd. wrote to the municipality 1986 December 03, requesting information on eight specific construction areas, including the jacuzzi, flashings, and chimneys. The Building Inspection Division responded to their request in a letter dated 1986 December 16 (attached).

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 given assurance that this problem will be rectified, and the Building Inspection Division will follow up to ensure that this is done.

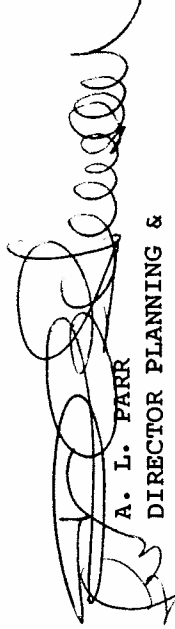
A jacuzzi was installed on the building roof by the owners without the benefit of a building permit. The Strata Corporation was given the option of removing the jacuzzi or leaving it in place. Vancouver Condominium Services Limited was informed that if the latter option is chosen, a municipal building permit would be required for the installation. The Building Inspection Division will follow up to ensure that either a permit is taken out and inspections are completed for the jacuzzi, or that it is removed.

Top flashing above exposed windows is a requirement of the National Building Code. It is the responsibility of the general contractor to see that these flashings are installed. A number of windows on the east side of the building do not have the required flashing. The Building Inspection Division will ensure that this is installed.

The Building Inspection Division was led to believe that the contractor would be acting to correct the deficiencies identified at the site meeting of 1986 December 02. The Division will now take the appropriate action to follow up these deficiencies with the owner and the contractor to ensure that the requirements of the Burnaby Building By-law are upheld.

AJE  
AJE/jce  
Attach.

cc: Chief Building Inspector

  
A. L. PARR  
DIRECTOR PLANNING &  
BUILDING INSPECTION



4949 Canada Way, Burnaby, B.C. V5G 1M2

Planning & Building Inspection Department  
Building Inspection Division

Telephone (604)

294-7159

. 1986 December 16

Vancouver Condominium  
Services Ltd.  
200 - 1401 West 8th Ave.  
Vancouver, B.C.  
V6H 1C9

Attention: Mr. George Robertson  
Property Manager

Subject: 5335 East Hastings St., Burnaby  
Owners of Strata Plan NW-2370

Thank you for your letter dated 1986 December 03.

All building construction in the Municipality of Burnaby must comply with the British Columbia Building Regulations and the National Building Code of Canada. The responsibility for providing a building in compliance with the aforementioned regulations and codes rests solely with the owner/developer, and his agents, the designer and the contractor. Municipal inspectors do attend the site to review construction periodically; however, such inspection does not guarantee lack of future problems nor does it relieve the owner/developer of responsibility. The inspectors do not file detailed field inspection reports on their inspections; they do, however, take notes on their own field cards. These notes would indicate what portions of the building construction have been inspected and approved by the inspector, or what objections would need to be cleared or rectified before approving a specific portion of the building.

With respect to the subject building, inspections were carried out by a number of Building Inspection Division staff. All of the required inspections were carried out, and any objections noted during the construction of the project were rectified. A final Occupancy Certificate was issued by the municipality on 1986 June 25.

With respect to the specific areas of concern that you note in your letter, let me make the following comments

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- (1) The design of all concrete walls, columns, beams, and slabs is done by a professional structural engineering firm retained by the developer's architect. All reinforcing steel and concrete which is placed by a general contractor or his subcontractors is reviewed by the supervising professional structural engineer. It is generally a requirement of construction contracts that concrete tests be taken by an independent testing laboratory and submitted to the engineer for review. The municipal inspectors inspect formwork prior to the placing of concrete to ensure that property setbacks are maintained.
- (2) Waterproofing of the building, and specifically the concrete slab over the underground parking structure, is carried out by the general contractor or his subcontractor in accordance with the architect's design. Such waterproofing is not inspected by the municipality.
- (3) The jacuzzi was installed on the building roof without the benefit of a building permit. If it is the Strata Corporation's intention to leave the jacuzzi in place, a municipal building permit is required and the structural capacity of the roof would need to be reviewed by a professional engineer to determine whether or not the roof assembly is capable of supporting the combined dead and live loads associated with both the roof and with the jacuzzi; the guards around this exterior roof area would need to be increased in height; the electrical connection for the jacuzzi would need to be inspected and approved.
- (4) Formwork blockouts are placed in concrete to facilitate the installation of plumbing lines, electrical conduit, etc., through the concrete. These are installed by the general contractor and are not inspected by municipal inspectors.
- (5) Roofing is installed by the general contractor or his subcontractor. It is not inspected by municipal inspectors. Generally, roofing companies provide warranties with their roofing installations.
- (6) Flashing above windows is required by the National Building Code. It is the responsibility of the general contractor or his subcontractor to see that this flashing is installed. On a job of this size the building inspector would make a random check to see that flashing is in place.

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(7) The A-vent chimneys required for this project were installed by the general contractor or his subcontractor, and inspected by municipal building inspectors. The three chimneys located in the southwest corner of the project were not noted as being deficient in height until after occupancy had been granted. The general contractor has given assurance that this problem will be rectified.

(8) It is a requirement of the National Building Code to have all the storm water which falls upon the building, including the roof deck of the underground parking structure, to be directed to an approved storm water drainage system. This requirement would be inspected by municipal inspectors in the field.

Most building construction contracts have a warranty clause that requires the building contractor to correct faults which appear in the construction of their buildings for a period of up to a year. You might review the contract to determine the specifics of such provisions in this instance.

We understand that the contractor is now acting to correct the deficiencies identified at the site meeting of 1986 December 02.

AJE:lm

c.c. D. Stanbrook, Supervisor  
Building Inspections

A.R. Brown, Supervisor  
Plumbing & Gas Inspections

W.J. Malcolm, Supervisor  
Electrical Inspections



Alex J. Ertis, P.Eng.  
ASSISTANT CHIEF BUILDING INSPECTOR

