



ADMINISTRATIVE REPORT

Report Date: March 22, 2011
Contact: Will Johnston
Contact No.: 604.873.7515
RTS No.: 09049
VanRIMS No.: 08-2000-20
Meeting Date: April 7, 2011

TO: Standing Committee on Planning and Environment
FROM: Chief Building Official
SUBJECT: 2154 Dundas Street - Recommendation of 336D Notice

RECOMMENDATION

THAT the City Clerk be directed to file a 336D Notice in the Land Title Office in relation to the building at 2154 Dundas Street located on Lot 6 & 7, Block 25, Plan 178, District Lot 184, New Westminster Land District, PID 007-702-043; to inform prospective purchasers that there are contraventions of the Vancouver Building By-law, Fire By-law and the Standards of Maintenance By-law related to this building.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

Section 336D of the Vancouver Charter provides a mechanism whereby the City of Vancouver can advise prospective purchasers of certain conditions or contraventions of City By-laws with respect to land or a building or structure. It provides that if the City Building Inspector observes an unsafe condition, a by-law contravention related to the construction or safety of buildings or structures or if the contravention is of the nature that a purchaser, unaware of the contravention, would suffer a significant expense if the by-law were enforced against the purchaser, then the City Building Inspector may recommend to City Council that a resolution be considered directing the City Clerk to file a notice on the title to the property in the Land Title Office.

PURPOSE

The purpose of this report is to request that Council direct the City Clerk to file a notice in the Land Title Office against the title of 2154 Dundas Street, pursuant to Section 336D of the

Vancouver Charter, in order to inform prospective purchasers that the building is in contravention of City by-laws.

BACKGROUND

This is an apartment building constructed in 1964 and contains 18 (eighteen) rental dwelling units.

In July 2010, this department received complaints concerning the upkeep of this property under the Untidy Premises By-law and the Standards of Maintenance By-law. The resulting site inspection revealed that the exterior of this property was kept in poor condition, with several wrecked vehicles and broken windows in the rear parking area and an overflowing dumpster in the rear yard.

After several unsuccessful attempts to gain access into the building to determine compliance with the Standards of Maintenance By-law, the owner was served an Order to provide access to City inspectors on October 6, 2010. Despite the owner having left a voice mail indicating he was leaving on vacation for a month and could not make the appointment, the inspectors attended the site on October 6, 2010 and were able to gain access to the public areas of the building. Their inspection revealed numerous violations of the Standards of Maintenance By-law and the Building By-law including but not limited to the following:

- The front door had no locking mechanism;
- Several windows at the rear of the building (south elevation) were broken;
- Emergency exit signs had been smashed and were hanging from wires;
- The fire doors on the 1st floor entry area were removed;
- The storage unit located beneath the stairs on the 1st floor front entry area was not locking and contained used drug paraphernalia;
- Fire extinguishers were missing from hallways;
- The mail boxes were smashed;
- Most of the doors and door locking mechanisms of the units were significantly damaged;

Upon review of the above noted by-law infractions, staff determined that there were no imminent life safety concerns. After numerous unsuccessful attempts, including phone calls and letters, to make contact with the owner, staff met with the owner on November 30, 2010 regarding the above infractions and advised the lack of management of this building was unacceptable. The owner was advised to retain the services of a licensed property management company to properly manage this building and to establish a proper security system. A formal letter was sent to the owner by the Director of the Licences & Inspections Department following this meeting to warn him that failure to comply would put his business licence in jeopardy.

In early December 2010, the City received complaints from tenants regarding electrical concerns and the lack of adequate heat in this building.

On January 5, 2011, an inspection of this building, which included all rooms, was jointly carried out by the City's electrical, building, property use and fire inspection services. This integrated inspection revealed serious fire hazards, electrical and building code violations, as

well as standards of maintenance concerns, as outlined in the inspection reports and photos attached in Appendices D and E, respectively.

As a result, on January 6, 2011, the Fire Chief issued an evacuation order (Appendix A) to the owner and occupants of this building.

On January 7, 2011, the Chief Building Official and City Electrician also issued the following:

- 1) An order pursuant to the Building and Electrical By-laws requiring the owner to rectify all electrical and building safety items by 12:00 noon on January 10, 2011 (Appendix B); and
- 2) An order pursuant to the Standards of Maintenance By-law requiring the owner to rectify all deficiencies by January 24, 2011 (Appendix C).

A re-inspection by the district inspectors in the afternoon of January 10, 2011 revealed that all of the electrical and building safety concerns still existed.

On January 11, 2011, the property use inspector reported that the building had been evacuated and that by approximately 5:00 pm, all services to this building were disconnected. On the same day, a private contractor was also called to further secure the building by boarding up the broken front entry door and patio door of one of the units, as well as installing a hasp and pad lock on the front entrance. The Vancouver Police Department was also notified regarding information received that people had been trying to access the building in the middle of the night.

At the time of the evacuation, there were 19 (nineteen) residents occupying this building. The City's Tenant Assistance Co-ordinator worked jointly with staff from the Province's Ministry of Social Development and was able to find new accommodation for all 19 tenants by January 14, 2011, and assisted them with the relocation process.

DISCUSSION

On February 1st, 2011, this matter was brought forward to Council to recommend that Council declare the building at 2154 Dundas a nuisance and danger to public safety pursuant to Section 324A of the Vancouver Charter. However, having heard from representatives of two companies with mortgages on the property, Council referred this matter back to staff and directed staff to bring the report forward when deemed appropriate.

Since February 1st, 2011, staff report that:

- A modular type chain link fence has been installed around the perimeter of the site.
- A property management company has been hired to manage this building.
- A security company is on contract to provide periodic checks on the building.
- There have been 4 (four) reports made to the Vancouver Police Department (VPD) regarding possible breaking and entering, or the building being generally insecure.
- A recent follow-up inspection shows evidence of a sheet of plywood having been pried off a window on the south elevation, and a 3' x 4' section of the fence located on the northwest corner of the property having been cut out. However, the property

management company is aware of these issues and is making sure repairs are made in a timely manner to keep the building secure.

- As there has been no sign of any repair work in progress, on March 2, 2011, the Director of Licences and Inspections sent a notification to the owners and their representatives informing them that this matter would be referred back to Council in early April.
- On March 7, 2011, the Director of Licences and Inspections received from one of the mortgage companies' legal counsel a budget report dated February 17, 2011, that provides a cost estimate by a restoration company for carrying out maintenance repair work to the residential units at 2154 Dundas Street.

Although the owner has put up a chain link fence around the site and commissioned a budget report from a restoration company regarding repair costs, staff note that no repair work has actually started. However, staff are also aware that due to legal reasons, progress around any remediation of this building will be slow. Staff will continue to monitor this site to ensure that public safety is not compromised, and that if work does not proceed in a timely manner, the matter will be brought back to Council.

During a telephone conversation between staff and one of the property's mortgage holders, it was brought to our attention that an immediate order for sale of this property was being sought. Therefore, staff recommend that this report be brought forward to Council in order to request a 336D Notice be filed on the title of 2154 Dundas Street.

CONCLUSION

This building was ordered evacuated by the Fire Chief on January 6, 2011. All services (hydro, gas and water) to the building were disconnected on January 11, 2011. The building was also boarded up in order to secure it from the general public.

Since then, staff note that the building has been kept relatively secure. A property management company has been retained to manage this company. As well, a security company is on contract to provide periodic checks on this building. Regarding remediation of this building to comply with City's By-laws, staff note that progress is slow due to legal reasons. However, staff will continue to monitor this site to ensure that public safety is not compromised, and that if work does not commence and proceed in a timely manner, the matter will be brought back to Council.

As staff has become aware that an order for sale of this property is being sought, it is recommended that a 336D Notice be filed on title in the Land Title Office for the property to inform prospective purchasers that there are serious by-law contraventions related to the construction or safety of the building.

* * * * *



OFFICE OF THE FIRE CHIEF
John McKeamey, General Manager / Fire Chief
900 Heatley Avenue, Vancouver, BC
Ph. (604) 665-6000 - Fax (604) 665-6016

January 6, 2011

EVACUATION ORDER
PURSUANT TO FIRE BY-LAW 8191
RE: 2154 DUNDAS STREET

REGISTERED MAIL TO:



Yiu's Enterprises Ltd.
#104 - 2154 Dundas Street
Vancouver, BC V5L 1J6

Canreal Management Corp
#409 - 808 Nelson Street
Vancouver, BC V6Z 2H2

HAND DELIVERED TO:

Occupants
2154 Dundas Street
Vancouver, BC V5L 1J6

I am in receipt of a report from a City of Vancouver Fire Prevention Officer which indicates the following fire hazards, unsafe conditions and breaches of the Fire By-law:

1. the fire alarm system is not fully operational;
2. fire detection components are either missing or non-operational in the building and within all suites;
3. exit signage is missing in common hallways;
4. the integrity of fire separations (suite entry doors, public corridor walls, exit enclosures, demising walls between suites) throughout the building have been compromised;
5. self closing and latching devices (hardware) are missing in exit stairwells;

I am also in receipt of a report from a City of Vancouver Electrical Inspector which indicates the following additional fire hazards and unsafe conditions, and breaches of the Electrical By-law:

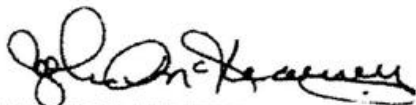
1. emergency lighting is not operational throughout the building;

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2. emergency lighting in the stairwell is hanging from the ceiling;
3. the door serving the electrical room is not secure permitting unauthorized access;
4. there is evidence of tampering with the electrical service including shorting of conductors and unauthorized reconnection of electrical services to some suites;
5. there are open live electrical panels in suites without proper protective covering;
6. there is open wiring, missing and broken smoke alarms, missing electrical devices, extension cords, and oversized fuses in suite panelboards throughout the building;
7. new electrical baseboard heaters have been hard-wired into suites without permit or approval;
8. panelboards in suites are not provided with an overcurrent device on the supply side;

As a result of the combination of hazards outlined above, I am of the opinion that there is an emergency which causes me to be apprehensive of imminent and serious danger to life.

Therefore, pursuant to Subsection 1.4.2.2(1) of the City of Vancouver Fire By-law I hereby order the immediate evacuation of the building at 2154 Dundas Street.



John McKearney, Fire Chief and General
Manager of Fire Services

CR/

Copy: posted on building



COMMUNITY SERVICES GROUP
Licences and Inspections
Inspections

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:

W.M. Johnston, P.Eng
Chief Building Official
And City Electrician
604-873-7515

January 7, 2011



ORDER

Yiu's Enterprises Ltd.
#104 - 2154 Dundas Street
Vancouver, BC V5L 1J6

Dear Sirs:

RE: 2154 Dundas Street
Lot 6 & 7, Block 25, Plan 178, District Lot 184, New Westminster Land District
PID 007-702-043

Attached for your reference is a copy of the evacuation order dated January 6, 2011 issued by the Fire Chief concerning imminent fire hazards in your building at the above location.

This is to advise you that because of the serious fire hazards outlined in the order of the Fire Chief, pursuant to the Building By-law, this building has been certified to be in an unsafe condition.

Accordingly, pursuant to Article 1A.6.2.1(1) of Division C of the Building By-law and Section 3.6 of the Electrical By-law, you are **ordered to:**

1. repair all fire hazards and unsafe conditions as outlined in the order of the Fire Chief;
2. repair all plumbing fixtures in the building;
and either
3. re-instate the boiler heating system in the building
or
4. carry out the necessary repairs to the electric baseboard system to comply with the provisions of the Electrical By-law;

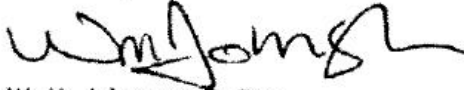
BY 12:00 NOON, MONDAY, JANUARY 10, 2011

If you do not comply with this order, the City will hire a contractor to do the work as authorized under Sentence 1A.6.2.1.(1) of the Building By-law.

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If the costs incurred are not paid, the City can collect them by adding them to your property taxes.

Yours truly,



W. M. Johnston, P. Eng.
Director, Licences & Inspections, and
Chief Building Official and City Electrician

CR/

Copy: Posted on building

Canreal Management Corp
Attn: Herbert Chan
#409 - 808 Nelson Street
Vancouver, BC V6Z 2H2

D. Manning and Associates
Attn: Don Manning
#520 - 625 Howe Street
Vancouver, BC V6C 2T6



COMMUNITY SERVICES GROUP
Licences and Inspections
Inspections

REGISTERED AND REGULAR MAIL

January 7, 2011

PLEASE REFER TO:
W.M. Johnston, P. Eng.
Chief Building Official
and City Electrician
604-873-7515



ORDER

Yiu's Enterprises Ltd.
#104 - 2154 Dundas Street
Vancouver, BC V5L 1J6

Dear Sirs:

RE: 2154 Dundas Street
Lot 6 & 7, Block 25, Plan 178, District Lot 184, New Westminster Land District
PID 007-702-043

This order is with respect to the violations of the Standards of Maintenance By-law that were observed in your building at the above location by the District Inspector on January 5, 2011.

The inspector reported the following violations:

1. glazing beside the front door is broken and has been replaced with plywood;
2. flooring in hallways and staircases is missing and/or is in a dilapidated condition;
3. glazing is either broken or missing altogether in stair windows on 3rd floor east and west elevations;
4. roof access stairs from the west side of the 3rd floor has been blocked off from the interior as well as the door from the roof level (outside);
5. there is an infestation of pests (cockroaches and mice);
6. there are broken windows in some suites;
7. there is evidence of water damage on ceilings and walls in most suites;
8. there are cabinet doors missing in kitchens;
9. there is evidence of mold throughout the building;
10. some window casings are missing;
11. some of the suites contain an excessive amount of debris and materials;
12. interior finishes in many of the suites have been vandalized;

Pursuant to Subsection 23.2 of the Standards of Maintenance By-law, you are ordered to correct all deficiencies outlined above **ON OR BEFORE JANUARY 24, 2011**.

Failure to comply with this order will result in the city pursuing legal action against you.

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Yours truly,



W. M. Johnston, P. Eng.
Director, Licences & Inspections, and
Chief Building Official and City Electrician

CR/

Copy: Posted on building

Canreal Management Corp
Attn: Herbert Chan
#409 - 808 Nelson Street
Vancouver, BC V6Z 2H2

D. Manning and Associates
Attn: D. Manning
#520 - 625 Howe Street
Vancouver, BC V6C 2T6





CITY OF VANCOUVER

Building Inspection Report

Page 1 of 2

IR Number	BI 38814	EN Number	EN	Date of Inspection (yyyy/mm/dd)	2011/01/06
Main Address	2154 Dundas St			Specifics and/or Suite #	
Secondary Address					
Tenant				Number of Storeys	3 1/2
Owner				Permit Number	
Contractor				Approved Use of Building/Land	multifamily dwelling
Contractor's Business License Account				Present Use of Building/Land	multifamily dwelling

Reason for Inspection Co-ordinated enforcement

Narrative/Observations

- 3 ½ storey (slab on grade), combustible, multifamily dwelling, approximately 45 years old.
- This is an unsprinklered building with emergency lights, smoke detectors and a fire alarm.
- The building faces one road with a lane at the rear.
- On January 5, 2011 I inspected the site with inspectors from Fire, Electrical, Plumbing, Property Use as well as Police, the ministry and the owner of the building. We gained access to inspect most of the suites in the building.
- At the time of inspection there were 18 suites in total, 12 occupied, and 6 unoccupied
- The fire inspector recommended that a fire watch be ordered immediately.
- These infractions relating to the VBBL were noted:
 - Fire separations were compromised on all floors in the suites, corridors and exit stairways. This includes holes in party walls, corridor walls and ceilings in the basement storage room, mechanical room, various suites, corridors and exit stairways. Most doors to the suites and to the exit stairways as well as the mechanical room are missing door knobs and latches and self closing hardware. Some of these doors are broken. Some have non complying locks and are unsafe.
 - In the west exit stairway access to the roof has been blocked off with a wall made of plywood and 2"x4" studs.
 - In the penthouse unit a 5' section of the deck guard is missing.
 - The guardrail on the entry landing to the penthouse is does not comply with the VBBL and is too low.
 - Windows are broken on all floors. Suite 305 has a missing sliding glass door. Windows in both exit stairways are missing.
 - The hardwired smoke detectors in most of the suites are missing or not operating.
 - Some of the emergency lights do not operate.
 - The fire alarm is not working.
 - Most of the fans in the suite bathrooms are not operating or have been removed.
 - There is evidence of mold in the bathrooms, the mechanical room and other areas due to leaks, broken windows and lack of ventilation.
 - Plumbing pipes and fixtures have been removed in some bathrooms.
 - The boiler is not operating so there is no heat from the hot water baseboard heaters. Electric baseboard heaters have been installed in the suites without a permit.

Requirements

IR Number **BI 38814** EN Number **EN** Date of Inspection (yyyy/mm/dd) **2011/01/06**

[Redacted]

Recommendations

- Send a 7 day order to the owner to vacate the unsafe building and to board up the window and door openings and to maintain the same. A 24 hour fire watch must be on duty.

Photos Taken? Yes Digital No Notice Posted? Yes No Type of Notice?
 Regular

Date Report Made: January 6, 2011 Gwen Williams
Inspector's Name

For Manager or Assistant Manager Use Only

File: Approval / Use Enforcement Project / Permit

FYA to: Carlene Robbins

FYI to: _____

R Dyck
Manager / Supervisor



CITY OF VANCOUVER
COMMUNITY SERVICES GROUP
Licences and Inspections
By-law Compliance Division

Co-ordinated Inspection Report (Property Use)

Page 1 of 3

IR Number	CU 10603	EN Number	EN 065344	Date of Inspection (yyyy/mm/dd)	2011/01/05
Main Address	2154 Dundas st		Specifics and/or Suite #		
Secondary Address					
Tenant	Yiu's Enterprises Ltd.		Number of Storeys	3	
Owner	[REDACTED]		Permit Number		
District Zone	RM-3a		Approved Use of Building/Land	18 unit apartment	
Business License	10-110645		Present Use of Building/Land	partially occupied	

Reason for Inspection

- Enforcement
 Final Inspection
 Special Inspection
 Community Care
 Strata Titling
 Other

Inspection Carried Out With:

Building	Gwen Williams	Fire	Marcus Von Minden
Plbg/Gas	Lloyd Cheung	Police	Holly Christie et all...
Electrical	Chad Baptiste	Health	
Environmental Protection		Other	Janice Osteman MEIA & Stephano Muzzatti - Vancouver Eviction Services
		Prop. Use	Darren Mueske

Narrative/Observations

This is an 18 unit apartment building.
Currently there are 6 vacant units & 12 occupied units.

Common area deficiencies:

- Glazing beside the front door is broken & has been replaced with plywood.
- Flooring in hallways & staircases is missing & or is in a dilapidated condition.
- Glazing is either broken or missing altogether in stair windows on 3rd floor east & west elevations.
- Emergency exit signs are either not illuminated or smashed.
- Fire door on 1st floor east is missing.
- Fire extinguisher 1st floor hallway missing.
- Smoke alarms missing throughout most apartments.
- Roof access stairs from west side of 3rd floor have been blocked off from the interior as well as the door from the roof level (outside) has been blocked off with wood nailed to the doorframe. (note: the tenant in #400 said he blocked off the door on the roof level due to unwanted people accessing the roof & breaking into his apartment.
- Holes in hallways throughout (fire separations compromised)
- The man door on the 1st floor west elevation does not lock / latch when closed as the door frame has been damaged & the strike plate vandalized to keep the door from latching / locking.
- Security system installed (cameras) ineffective as cameras have been stolen / vandalized. Also the wiring has been surface mounted at approx 7' height so it is easily cut to disable the system.

IR Number **CU 10603** EN Number **EN 065344** Date of Inspection (yyyy/mm/dd) **2011/01/05**

- East elevation contains wood debris & furniture debris.
- No pest control has ever been provided to building. Cockroaches & mice prevalent.

ROOM DEFICIENCIES:

102 - VACANT, boarded shut from hallway. All doors are damaged and to be replaced. A wall has been erected in the kitchen without permit. Windows are broken throughout. Bathroom & kitchen are dilapidated & needs full restoration. No functional heating system installed within unit.

101 - VACANT, boarded shut from hallway. All doors are damaged and to be replaced. Windows on North el. Mouldy & wet. No functional heating system installed within unit. Repairs needed in bathroom & kitchen.

103 - VACANT, boarded shut from hallway. Drug paraphernalia throughout unit. Full restoration of 103 is required. WWOP HARDWIRED ELECTRIC BASEBOARD HEATER INSTALLED.

104 - OCCUPIED, water damaged ceiling in bathroom & living room. Kitchen missing cupboard doors, windows broken, WWOP HARDWIRED ELECTRIC BASEBOARD HEATER INSTALLED.

105 - OCCUPIED, water damage to ceilings, full restoration of bathroom required (mold), windows broken & moldy, cabinet doors missing in kitchen.

206 - OCCUPIED, wall constructed within unit wwop, windows broken, water damage to ceiling in bathroom, bathroom fan broken, WWOP HARDWIRED ELECTRIC BASEBOARD HEATERS INSTALLED.

205 - OCCUPIED, clean unit, bathroom needs full restoration due to mold, windows wet & moldy.

203 - VACANT, bathroom needs full restoration due to mold, improper p-trap in kitchen, drug paraphernalia throughout unit. Windows broken, window frames wet & moldy. WWOP HARDWIRED ELECTRIC BASEBOARD HEATER INSTALLED.

204 - OCCUPIED, bathroom needs full restoration due to mold, windows wet & moldy, aluminum window casing missing off one window, WWOP HARDWIRED ELECTRIC BASEBOARD HEATER INSTALLED.

202 - OCCUPIED, bathroom needs full restoration due to mold, water damaged ceiling in bathroom, broken windows, WWOP HARDWIRED ELECTRIC BASEBOARD HEATER INSTALLED. Room full (computer guy - possibility of stolen prop?)

201 - OCCUPIED, elderly oriental couple with a very clean room - no issues.

301 - OCCUPIED, elderly oriental lady claims has no family or support. Somewhat of a hoarder (not out of control) INSUFICIENT HEAT - NO OPERABLE HEATING SYSTEM INSTALLED. TENANTS USING MULTIPLE SPACE HEATERS.

304 - OCCUPIED, neat room, tenant complaint of cockroaches & mice. Cockroach feces observed on counters & on top of fridge. INSUFICIENT HEAT - NO OPERABLE HEATING SYSTEM INSTALLED. TENANTS USING MULTIPLE SPACE HEATERS.

303 - OCCUPIED, Hoarder, middle aged Asian female with confessed mental issues (from hitting her head according to her) the room is full of paper of all kinds. (major combustible load)

302 - VACANT, was a grow op room previously (I don't believe power has been restored) owner uses this room as his tool storage & work room.

305 - VACANT, boarded shut from hallway. Room has been trashed by ex tenant & needs full restoration. WWOP HARDWIRED ELECTRIC BASEBOARD HEATER INSTALLED

306 - OCCUPIED, no door locking mechanism or door hardware. Could not inspect room due to the amount of

IR Number **CU 10603** EN Number **EN 065344** Date of Inspection (yyyy/mm/dd) **2011/01/05**

debris & tenant is HIV & HEP C - refer to photo's.

400 - OCCUPIED, patio door lock broken, bathroom tub surround, INSUFICIENT HEAT - NO OPERABLE HEATING SYSTEM INSTALLED. TENANTS USING MULTIPLE SPACE HEATERS.

NOTE:

Due to the fire alarm system not being certified, smoke & heat detectors missing throughout, emergency lighting inoperable, fire separations & refuge areas compromised a FIRE WATCH was ordered by VFD in lieu of vacating the building.

Because there is no adequate management for this building it was determined that Genesis Security would be retained to provide the fire watch for however long is needed until the owner can have the fire system restored to meet code.

I spoke with R/O Joshua about this & advised him that we would be retaining Genesis Security to provide the fire watch. I explained to Joshua that the fees would be recouped by either adding their bill to his property tax bill or by putting a notice on Land titles where upon the sale of the building the City would recover the costs put out for this service.

Joshua was very pleased with this as he does not have the financial means at this time to pay for this service.

Requirements

Recommendations

Refer to Carlene Robbins for appropriate action.

Photos Taken? Yes Digital No Notice Posted? Yes No Type of Notice?
 Regular

Comments

Date Report Made: January 6, 2011

Darren Mueske
Inspector's Name

For Manager or Supervisor Use Only

File: Approval / Use Enforcement Project / Permit

FYA to: CARLENE ROBBINS

FYI to: _____

TOM HAMILTON

Manager / Supervisor



CITY OF VANCOUVER

Electrical Inspection Report

Page 1 of 2

IR Number	EI 14972	EN Number	EN	Date of Inspection (yyyy/mm/dd)	2011/01/05
Main Address	2154 Dundas St			Specifics and/or Suite #	
Secondary Address					
Tenant	n/a			Number of Storeys	3 floors
Owner	n/a			Permit Number	n/a
Contractor	n/a			Approved Use of Building/Land	n/a
Contractor's Business License Account	n/a			Present Use of Building/Land	n/a

Reason for Inspection Coordinated Enforcement

Narrative/Observations

I went on a coordinated enforcement with Gwen Williams, Lloyd Cheung, Darren Mueske, Marcus E von Minden and Holly Christie VPD. Older three storey building with 18 units only 12 units occupied. Missing light fixtures in the corridor on the 1st floor, emergency lighting not all operational, f/a system may not be fully operational, emergency stairwell lighting hanging from ceiling, 3rd floor exit signs not working, unit #305 disconnect in electrical room damaged and requires repair. (BC hydro socked the meter to unit # 305 technician Rupinder Dhillon). Electrical room is not secure and open most time to unauthorized personal, Evidence of tampering of suite services with shorting of conductors. BC hydro has been called to building twice in the last 2 weeks. Panelboards have been changed and electric baseboard heat added in most of the suites no permits on file. Wiring of new panel boards and new electric heat is unacceptable. Open live electrical panels in suites with no covers in sight. Signs of electrical tampering in electrical room ie unit # 305 and unauthorized reconnection of suites. Open wiring, missing and broken smoke alarms, missing electrical devices, extension cords, reverse polarity and oversized fuses in suite panelboards throughout building. Unit #304 remains disconnected due to previous grow op. Doors for unit 302 and 304 have been switched. Fire watch has been established by VFD .

Requirements

1. Fill in the electrical panel directory to show which part of the installation is controlled by each circuit breaker or fuse. (CEC Rule 2-100(3))
2. Main Electrical room to be secured and lockable at all times.
3. Overcurrent devices are too large for the wires they are intended to protect. Replace them with overcurrent devices that are matched to the wires they are protecting. (CEC Rules 14-104, 30-104, 14-600, 62-114) Note: Tamper-proof devices must be installed if fuses are used.
4. The refrigerator receptacle must be supplied by a circuit which is not used for anything else. (CEC 26-722)
5. A receptacle on a separate circuit is to be installed for cooking appliance in the SUITES (CEC Rule 26-722) OPEN WIRING TO RANGES IN VARIOUS SUITES
6. The panelboard must be protected by an overcurrent device on the supply side. (CEC Rule 14-606 and 26-400) ALL NEW SUITE PANELS
7. All receptacles and switches must have wall coverplates installed. (CEC Rule 12-3002) THROUGHOUT BUILDING
8. All flexible cords or extension cords that are being used as a substitute for fixed wiring in the suites shall be removed and outlets installed where required. (CEC Rule 4-010) ALL SUITES

IR Number EI 14972 EN Number EN Date of Inspection (yyyy/mm/dd) 2010/01/05

9. Receptacles with reverse polarity or open ground in the suites and building shall be checked for proper connection and correction shall be made as required. Ungrounded receptacles can be corrected by using a GFI receptacle. (CEC Rules 26-002, 26-700, 10-906)
10. Unacceptable wiring in the suites and building shall be removed or replaced and installed in an acceptable manner. (CEC Rules 2-108 and 2-300, By-law 5563, Section 6.4)
11. All electrical connections must be contained in an electrical box. (CEC Rules 12-506 and 12-3000)
12. A box connector of an approved type is required in the panelboards of all units. (CEC Rule 12-3022)
13. Conductors installed for baseboard heaters and throughout building must be suitable for the condition of use, for location involved. (CEC Rule 12-100)
14. Electrical heating units used as primary or supplementary heating equipment shall be supplied by a branch circuit which supplies no other equipment. (CEC Rule 62-108) ALL WIRING TO HEATERS TO BE CORRECTED USING CORRECT WIRING METHODS
15. Where loomex (non-metallic sheathed cable) is exposed to mechanical damage up to 1.5m above floor level, it must be protected. (CEC Rule 12-518) IN SUITES AND MECHANICAL ROOM FOR EXAMPLE
16. All wiring in the SUITES AND BUILDING which has previously been covered without electrical inspection authorization, must be checked, and tested by a certified electrical contractor, who must confirm in writing that the installation is safe for use. (City of Vancouver Electrical By-law 5563, Sections 6.6 and 6.9)
17. A hard wired 120 volt smoke alarm must be installed near the sleeping areas. (Building By-law, Subsection 9.10.19) (CEC Rule 32-110) REQUIRED IN ALL SUITES
18. The damaged WIRING in the SUITES AND BUILDING is to be put in good repair. (CEC Rule 2-300)
19. Emergency Lighting and exit signs to be operational and replace missing devices.
20. Correct all light fixtures in corridors and exit stairwells that are hanging from ceiling.
21. Fire alarm system requires a full verification and corrections to devices in the building. F/A breaker to be locked on and painted red.
22. All wiring throughout suites and building to be corrected and made safe using correct wiring methods as per 2009 CANADIAN ELECTRICAL CODE SPECIFICATIONS

Recommendations

Please send a 7 day disconnect. Refer to BC hydro and Carlene Robbins

Photos Taken? Yes Digital No Notice Posted? Yes No Type of Notice?
 Regular

Date Report Made: January 6, 2011 Chad Baptiste
Inspector's Name













































