

File No.: 04-1000-20-2022-558

October 28, 2022

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of October 25, 2022 under the ***Freedom of Information and Protection of Privacy Act, (the Act)***, for:

Records regarding the City's decision to condemn the residential properties 1815 W 12th Ave and 1349 E 19th Ave. Date range: January 1, 2020 to October 24, 2022.

All responsive records are attached. Some information in the records has been severed (blacked out) under s.15(1)(l) and s.22(1) of the Act. You can read or download these sections here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

Please note, the Development, Buildings, and Licensing department has confirmed that neither building has been condemned. No orders were posted at 1349 East 19th Avenue. An "Unsafe to Occupy" Order was posted at 1815 West 12th; however, an "Unsafe to Occupy" Order does not mean the building has been condemned. The responsive records are representative of the "Unsafe to Occupy" order.

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2022-558); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signed by Cobi Falconer]

Cobi Falconer, MAS, MLIS, CIPP/C
Director, Access to Information & Privacy
cobi.falconer@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604-871-6584.

Encl. (Response Package)

:dl

REGISTERED AND REGULAR MAIL

June 30, 2022
CF-2022-006794

s.22(1)

Contact Person:

Scott Easby
Building Inspector
604-873-7879
scott.easby@vancouver.ca

ORDER

RE: 1815 W 12TH AVENUE (1817 W 12TH AVENUE)

City Inspectors require access to your property at the above-cited location to inspect it for compliance with Building By-law No. 12511 and Electrical By-law No. 5563 and Zoning and Development By-law No. 3575.

In this regard, we call your attention to:

Article 1.5.2.1 of Division C of the Building By-law

- 1.5.2.1 *The Chief Building Official, and any person authorized to act on behalf of the Chief Building Official, may enter any building or premises at any reasonable time for the purpose of administering or enforcing this By-law, or immediately if there is reason to believe an unsafe condition exists.*

AND

Sections 6.1(b) and 6.3 of the Electrical By-law

- 6.1(b) *The City Electrician, or any person authorized by the City Electrician, may enter any building or premises at any reasonable time for the purpose of inspecting and testing any wiring, appliance, equipment, conduit or apparatus used or designed, or intended for use, for or in connection with the generation, transmission, supply, distribution, or employment of electrical energy for any purpose.*
- 6.3 *A person must not interfere with, prevent, or impede the City Electrician, or any person authorized by the City Electrician, from carrying out an inspection of electrical equipment under this By-law or any other by-law.*

AND

Section 3.1.6 of the Zoning and Development By-law

- 3.1.6 *The Director of Planning, the City Building Inspector or the Director of Licenses and Inspections may enter any building, land or premises at any reasonable time for the purpose of administering or enforcing this By-law.*

City Inspectors will be attending your property at the above-cited location on **TUESDAY, JULY 19, 2022 at 10:30 am** to inspect for compliance with the City's By-law(s).

Pursuant to Article 1.5.4.2 of Division C of the Building By-law, you are ordered to provide access to all areas in all buildings on the property on the date and time specified above.

The City is willing to work with you in an effort to bring your property into compliance. If an alternate time for inspection is preferred, you or your agent must contact Scott Easby, Building Inspector at 604-873-7879 or via email at scott.easby@vancouver.ca **within 14 days of the date of this order** to make arrangements for an earlier inspection date.

Please be advised that failure to comply with this order will result in the matter being referred to the City Prosecutor with a request to approve charges against you under the applicable By-law(s). If charges are subsequently laid you will be required to attend Provincial Court and will face liability upon conviction to a fine of not less than \$500 for each day that the offence continues.

The imposition of fines by the Court will not absolve you from the requirement to comply with the By-law(s).

Yours truly,

A handwritten signature in black ink, appearing to read 'S. Schwebs', is written over a horizontal line.

Saul Schwebs, Architect AIBC
Chief Building Official

Copy: Posted on building



CE - Inspection Report - Building

Main Address	1815 W 12TH AVENUE, Vancouver, BC V6J 2E7	Case Number	CF-2022-006794
Specifics and/or Suite #		Date of Inspection (yyyy/mm/dd)	2022/07/29
Number of Storeys	2 plus basement	IA Number	IA-2022-00176
Building Name		Permit Number	
Approved Use of Building/Land	2 DU + 3 Sleeping units	Owner & Contact Info.	s.22(1)
Present Use of Building/Land	Multiple Dwelling - Sleeping Units	Owner's Rep & Contact Info.	s.22(1)
Zoning	RT-8	Tenant & Contact Info.	
Strata Titled Building	<input type="checkbox"/> Yes: <input type="checkbox"/> Common property <input checked="" type="checkbox"/> No <input type="checkbox"/> Individual suite	Business Licence	

Reason for Inspection - ☐ Complaint | ☐ IA | ☐ Permit | ☐ Referral | ☐ Routine | ☒ Re-Check | ☐ 1 Year Access:

Recheck order sent July 22, 2022 unsafe to occupy

In Attendance

PUI	Glen Medwid	Owner/Rep	
Plumbing/Gas/ Sprinkler		Fire	
Electrical	Clayton Shannon	VPD	
Building	Mike Carstairs	Other	

Inspection Overview/Narrative:

Follow up on order sent July 22, 2022 - UNSAFE TO OCCUPY and to vacate building by 2:00pm July 27, 2022
 Met 2 tenants on site
 They are aware that they must vacate home, and that house will be boarded up
 Power has been disconnected
 send order to board up and fence property immediately ,and no one shall occupy

Pictures Taken?

☐ Yes
☒ No

Notice Posted?

☒ No
☐ Stop Work Order
☐ Do Not Occupy
☐ Unsafe to Occupy

Violation Details:	
Violation Number: VI-2022-02966 Violation Date: Jul 29, 2022 Related Bylaw: Vancouver Building Bylaw No. 12511 Violation Status:	Violation: building unsafe to occupy VBBL 2019 - Division C - Section 1.5.3.6: 1) When immediate measures must be taken to avoid an imminent danger or risk of accident, the Chief Building Official may take such action as is appropriate, without prior notice and at the expense of the owner. 2) Where immediate security measures must be taken to limit the risk of damage, vandalism, theft, loss, or the creation of unsafe conditions, the Chief Building Official may board-up or otherwise secure a building against unauthorized entry without prior notice and at the expense of the owner. Violation Instructions: building unsafe to occupy send order to board up and fence property immediately, and no one shall occupy

Administrative Request:

Please select required correspondence type for this case file:

- | | | |
|---|---------------------------------------|---------------------------------------|
| <input type="checkbox"/> 30 Day Letter | <input type="checkbox"/> 7 Day Order | <input type="checkbox"/> 14 Day Order |
| <input type="checkbox"/> 60 Day Letter | <input type="checkbox"/> 10 Day Order | <input type="checkbox"/> 30 Day Order |
| <input checked="" type="checkbox"/> Immediate Action | | |
| <input type="checkbox"/> Other - Please Specify Preferred Action: _____ | | |

Please specify any permits that are required:

- | | |
|---|--|
| <input type="checkbox"/> Development Permit | <input type="checkbox"/> Sign Permit |
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Tree Permit |
| <input type="checkbox"/> Electrical Permit | <input type="checkbox"/> Occupany Permit |
| <input type="checkbox"/> Plumbing Permit | <input type="checkbox"/> IA (Special Inspection) |
| <input type="checkbox"/> Gas Permit | |
| <input type="checkbox"/> Sprinkler Permit | |
| <input type="checkbox"/> Sewer Permit | |

Please provide specific instructions/information (i.e. actions needed for the owner/applicant/tenant to comply with observed violations) that you would like included in the letter/order:

board up and fence property immediately

Date Report Made: August 3, 2022

Scott Easby, District Building Inspector (604) 873-7879

Case File Manager

Supervisor Notes:



Manager / Supervisor Approval

IR Number	IA-2022-00176-01	EN Number	CF-2022-006794	Date of Inspection (yyyy/mm/dd)	2022/07/19
Main Address	1815 W 12TH AVENUE, Vancouver, BC V6J 2E7			Specifics and/or Suite #	
Secondary Address					
Tenant				Number of Storeys	2+B
Owner	s.22(1)			Permit Number	IA-2022-00176
Contractor				Approved Use of Building/Land	2 DU + 3 Sleeping Units
Contractor's Business License Account				Present Use of Building/Land	Multiple Dwelling - Sleeping Units

Reason for Inspection

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Enforcement | <input type="checkbox"/> Final Inspection | <input type="checkbox"/> Special Inspection |
| <input type="checkbox"/> Community Care | <input type="checkbox"/> Strata Titling | <input type="checkbox"/> Other |

Inspection Carried Out With:

Building Inspector - Scott Easby, District Building Inspector, (604) 873-7879
 Electrical Inspector - Clayton Shannon, District Electrical Inspector, (604) 358-8739
 Plumbing Inspector - Glen Medwid, Plumbing/Gas and Sprinkler Inspector, (604) 512-4308
 Property Use Inspector - Analiza Abello-Lee, Property Use Inspector, (604) 873-7763

Property Owner/Agent - s.22(1)

Narrative/Observations

Refer to CF-2022-006794 re: BP-2016-03925 application made in 2016 in regards to our order issued June 15, 2015 for alterations work without permit, unapproved occupancies, standards of maintenance issues and potentially unsafe conditions and the owner pursued compliance & the permit issuance finally Dec. 11, 2019. The infraction further required electrical and plumbing & gas permits. As of this date the property has not complied with the order and required permit(s) work. I have spoken with the owner about the requirements and he continues to not follow thru with compliance. Complaints have been received about the unsafe condition of the building and concern for the tenants living there. Detailed Access order required to achieve compliance and IA-2022-00176 was created for compliance review.

Site inspection revealed the following including an update of our June 15, 2015 Order;

Refer to our June 15, 2015 Order - **Updates noted in red;**

Zoning and Development By-law and Building By-law:

1. The front portion of the basement has been partitioned off and has an entrance with #10 posted on the door. A hallway has been built to access a shared 3 piece bathroom (tub, sink and toilet), utility room and 2 housekeeping units. The front housekeeping unit has a bedroom/living/kitchen area containing a 4 burner electric stove and a single sink. The centre housekeeping unit has a bedroom/living/kitchen area containing a 4 burner electric

stove and a double sink. Remedy: Vacate the 2 unapproved housekeeping units and obtain the required Building and Trades Permits to remove all interior alterations carried out without permit or approval. **Update: An unapproved unit still exists in the basement and the required building permit & trade work requirements have not been complied with.**

2. There is an unapproved dwelling unit at the rear of the main floor at the north east corner of the building. This unit can only be accessed from a rear porch and has no interior access to any other portion of the building. Remedy: Obtain the required Development and Building permits to retain the use or remove all unapproved alterations. **Update: Development & Building permit compliance has not been obtained.**
3. Insufficient number and location of smoke/CO alarms. This constitutes a potentially unsafe condition. Remedy: Smoke/CO alarms are to be hardwired and interconnected and are to be located in every sleeping room, in all hallways and on each floor. **Update: CO/Smoke alarm requirements have not been complied with - Unsafe condition.**
4. Inadequate fire separation between buildings. This constitutes a potentially unsafe condition. Remedy: 1hr fire separation is required complete with a 50 STC rating between the two addressed buildings. 45 minute fire rated doors to be installed in the separation or remove existing doors and drywall over. **Update: Fire-separation requirements have not been complied with - Unsafe condition.**
5. Inadequate ventilation in the kitchens and bathrooms. Remedy: Adequate ventilation to be supplied for the kitchens and bathrooms. **Update: Compliance has not been obtained.**

Basement Common Space:

6. Interconnections between floors is not to code. This constitutes a potentially unsafe condition. Remedy: Ceiling penetrations to be sealed. **Update: Compliance has not been obtained - Unsafe condition.**
7. Interconnections between floors is not to code. This constitutes a potentially unsafe condition. Remedy: Ceiling membrane to be installed with fire resistant material (1hr FRR) drywall. **Update: Compliance has not been obtained - Unsafe condition.**

Basement Suites (Not Permitted):

8. Fire resistant ceiling membrane not installed. This constitutes a potentially unsafe condition. Remedy: Ceiling membrane to be installed with fire resistant material or 1hr if common space. **Update: Compliance has not been obtained - Unsafe condition.**
9. Interconnection of the basement to the rest of the building needs to be reinstated. This constitutes a potentially unsafe condition. Remedy: When the 2 suites in the basement are removed, the opening at the top of the interior stairs must be reopened and have a 45 minute fire rated door installed. **Update: Compliance has not been obtained - Unsafe condition.**

Unit **s.22(1)**

10. No viewer at the entrance door. Remedy: Install a peephole at the primary entrance door. **Update: Compliance unconfirmed.**
11. Combustibles too close to the gas range. This constitutes a potentially unsafe condition. Remedy: Clearance to combustibles at gas range to be 30" above and 18" to sides.

Update: Various fire-hazards exist with debris & combustibles & electrical hazard too - Unsafe condition.

12. Exterior exit stair too narrow. Remedy: Widen exterior exit stair. **Update: No change.**

Unit #6:

13. Interconnections between floors is not to code. This constitutes a potentially unsafe condition. Remedy: Ceiling penetrations to be sealed. **Update: No change - Unsafe condition.**

Exterior:

14. Unsafe or non-existent handrails. Remedy: Install handrails for all interior and exterior stairs. **Update: Not done and also the interior guard/handrail to the 2nd floor is structurally unsecure and a collapsing/falling risk - Unsafe condition.**
15. Guards at the front of the building are not to code and in some places are non-existent on the stairs. Remedy: Guards to be installed on the front deck and stairs to unit #4. **Update: Still not in compliance.**
16. Rain water leaders have been disconnected. Remedy: Rain water leaders to be connected to the storm system. **Update: Still not connected and further gutters missing and falling hazards.**

Exterior Exit Stair to Basement:

17. The riser heights at the rear door to the basement have been changed. Remedy: Install risers to the approved height. **Update: Still not in compliance - Unsafe condition.**
-

In accordance with Subsection 7.1 of the Zoning and Development By-law, Article 1.5.4.2. of Division C of the Building By-law, Sections 3.1, 3.6 and 6.4 of the Electrical By-law and Subsection 23.2 of the Standards of Maintenance By-law, **YOU ARE ORDERED TO:**

1. **IMMEDIATELY** vacate the 2 unapproved housekeeping units in the basement; **NOT COMPLIED WITH**

AND

2. Obtain the required Building Permit and related Trades Permits to remove all unapproved alterations in the basement as outlined above and to restore the basement to its last approved use; **BP-2016-03925 issued but the required work & trade permits have NOT BEEN COMPLIED WITH**

AND

3. Obtain the required Development and Building Permits to retain the unapproved dwelling unit at the rear of the main floor at the north east corner of the building and the interior alterations carried out or restore the main floor to its last approved use; **BP-2016-03925 issued but the required work & trade permits have NOT BEEN COMPLIED WITH**

AND

4. Correct the deficiencies for #3 to #17, as outlined above; **NOT COMPLIED WITH**

AND other related Department Inspection infractions

ON OR BEFORE JULY 15, 2015. **NOT COMPLIED WITH**

Pursuant to the Residential Tenancy Act, you are required to serve eviction notices to your tenants on the proper prescribed government form. **NOT COMPLIED WITH**

Refer to additional observations & pictures taken during the detailed access July 19, 2022 inspection

- The building has further dilapidated. Rotten wood throughout and boards, gutters falling hazards and structural roof posts collapsing & further rot to their structural support below and access/egress stair guards/handrails hazards. This is an unsafe condition for the safety of the occupants of the building
- Our 2015 order further required removal of noncomplying suites/sleeping rooms and complying fire-separations installed which has not been complied with and unsafe conditions still exist.
- Our order further required hardwired CO/smoke alarms throughout which has not been complied with which is unsafe for all occupants
- Internal access/egress stairs, guards/handrails are unsafe structurally and design & required fire-separations not in compliance.
- Numerous leaks, ceilings have collapsed, debris throughout, exposed wiring, unsanitary and unsafe and fire-hazards
- Refer to pictures attached

Recommendation - The building is considered a safety risk to any person who lives there & in an Unsafe Condition, Unsafe to Occupy order required.

#	Building Deficiencies
	<p>Deficiency type: Unsafe to Occupy Building VBBL Code Reference: 2019-Div.C, Part 1 - 1.5.4.2. Scope of Orders</p> <p>1) The Chief Building Official may order</p> <p>a) a person to comply with the provisions of this By-law within a specified time,</p> <p>b)</p> <p>c)</p> <p>d)</p> <p>e)</p> <p>f) the cessation of any occupancy in contravention of a provision of this By-law,</p> <p>g) the cessation of any occupancy if an unsafe condition exists,</p> <p>h)</p> <p>i)</p> <p>j)</p> <p>k)</p>

Recommendations

Recommendation - The building is considered a safety risk to any person who lives there & in an Unsafe Condition, Unsafe to Occupy order required. Refer report to Saul Schwebs, CBO for further review.

Photos Taken? ☒ Yes

☐ No

Notice Posted? ☒ Yes

☐ No

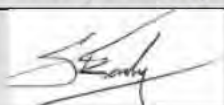
Type of Notice?

Later Posting -
Unsafe to
Occupy

Date Report Made: July 22, 2022

Scott Easby, District Building Inspector
Inspector's Name

For Manager or Supervisor Use Only

A handwritten signature in black ink, appearing to read "S. Kandy", is written over a white rectangular area.

Manager / Supervisor



Front elevation-general rotting structure dilapidated building, rotted access stair boards/guards and roof falling pieces/collapsing hazard. Structural columns leaning and rotting support underside.



General rotted cladding/structure, roof fascia boards falling and gutters



Front porch roof support posts leaning/collapsing and roof pieces falling



Another roof support post leaning & evidence of fallen soffit boards, brick work



Front entry stair/treads rotted and crumbling-access/egress safety hazard



Rotted bearing support under roof post



Rear main floor access/egress porch roof support post leaning/collapsing & rafter support fascia board missing & gutter hanging etc-unsafe



Basement access/egress stair out collapsed and step hazard



Basement clutter, no fire-separation as required, access and service fire hazard



Unsafe access/egress stair basement to the main floor



Laundry area - No complying fire-separation and CO/smoke alarms throughout the building as required.



Basement washroom leaks & above leak problems & unsanitary

s.22(1)



Existing basement unit/tenant - Not permitted

s.22(1)

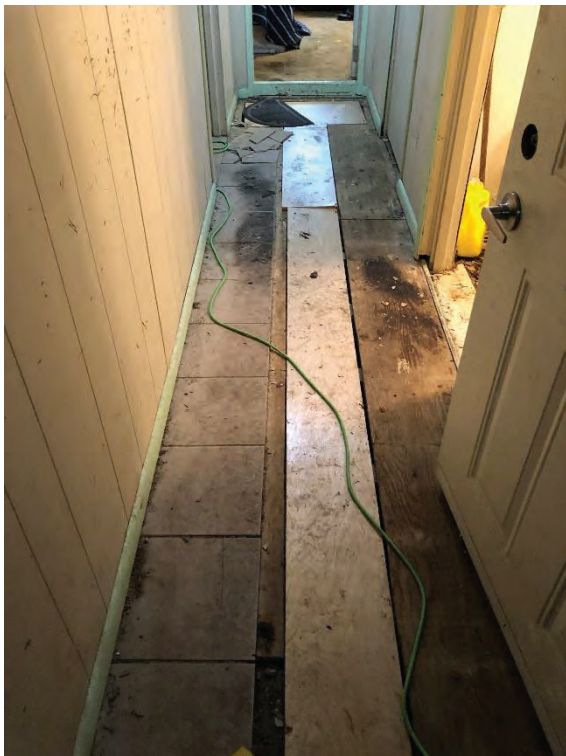


Old kitchen area - collapsed ceiling, debris throughout - unsafe & fire hazard

s.22(1)



Another kitchen - appears still in use with a collapsed ceiling/combustibles- Unsafe fire hazard



Basement floor boards rotted, missing and temporarily repaired - not acceptable stable walking surface



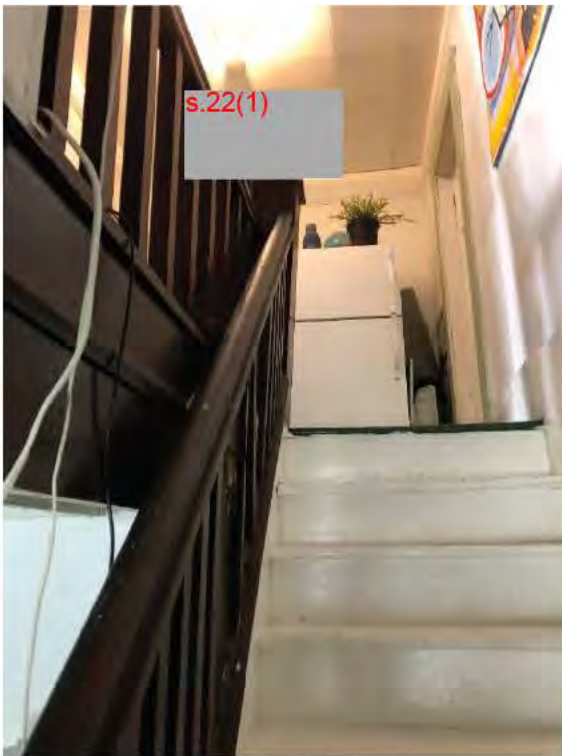
Main floor looking down unsafe stair design and access to basement & no handrails, non-complying guard



Main floor ceiling collapsed from leak above where the upper washroom is no longer working



Noncomplying smoke alarms and exposed wiring typical throughout - safety hazard



Main stair to the 2nd floor guard post leaning, not structurally safe and will collapse the whole guard/handrail if any pressure is put on it - unsafe condition

s.22(1)



Upper floor kitchen

s.22(1)



Typical bedrooms with bunkbeds and no smoke alarms



Typical debris around the building-fire, access/egress hazard



Unsafe fire exit ladder from the top floor & debris below

Folio: 670-097-87-0000

Civic: 1815 12TH AVE W

Size: 50 125 WIDTH/DEPTH

Pid: 014-183-811

Legal: LT 12 BLK 387 PL VAP1949 DL 526 NWD

Owner: s.22(1)

**Attribute**

ACTUAL USE

MANUAL CLASS

NEIGHBOURHOOD

SCHOOL DISTRICT

Value

053

0061

002

39

Description

MF - CONVERSION

1 1/2 STY SFD-BEFORE 1930-STD.

NC002



REGISTERED AND REGULAR MAIL

July 22, 2022
CF-2022-006794

s.22(1)

Contact Person:

Scott Easby
Building Inspector
604-873-7879
scott.easby@vancouver.ca

UNSAFE TO OCCUPY ORDER

RE: 1815 W 12TH AVENUE (1817 W 12TH AVENUE)

On July 19, 2022, City staff attended the above-cited property and reported the following unsafe violations, including, but not limited to:

- Unapproved dwelling units;
- Numerous structural concerns (e.g. rotten floorboards and stair treads and falling hazards);
- Smoke alarms are missing/inadequate;
- Fire separation between units is inadequate;
- Exiting is not sufficient; and
- Electrical wiring is unsafe.

The above noted condition at the property constitutes an Unsafe Condition contrary to Article 1.3.3.5 of Division C of Building By-law No. 12511 (the By-law), in that it could cause undue hazard or risk to the life, limb or health of any person authorized, expected or anticipated to be on or about the premises. A "Not Safe to Occupy" notice (copy is enclosed) was posted at the site.

Sentences 1.3.3.5.(1) and 1.5.3.3.(1) of Division C of the By-law specifically state:

1.3.3.5. Unsafe Conditions

1) No person who is an owner or who is involved in the construction, relocation or occupancy of a building shall cause, allow or maintain any unsafe condition.

1.5.3.3. Order to Remove Unsafe Condition

1) When any building, construction or excavation or part thereof is in an unsafe condition, the Chief Building Official may issue a written order to the owner, certifying the existence of an unsafe condition and requiring correction of any unsafe condition found on a building site, within a specified time.

Therefore, pursuant to Articles 1.5.3.3 and 1.5.4.2 of Division C of the By-law, **you are ordered to:**

1. **VACATE** the building by 2:00pm on Wednesday, July 27, 2022.

The power to the building will be disconnected at 2:00pm on Wednesday, July 27, 2022.

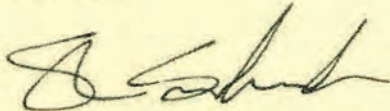
Please be advised that failure to comply with this order will result in the matter being referred to the City Prosecutor with a request to approve charges against you under the applicable By-law. If charges are subsequently laid you will be required to attend Provincial Court and will face liability upon conviction to a fine of not less than \$500 for each day that the offence continues.

The imposition of fines by the Court will not absolve you from the requirement to comply with the By-law.

If you are selling your property you should disclose the contents of this order to the prospective purchaser and their representatives.

For questions or concerns please contact Scott Easby, Building Inspector at 604-873-7879 or via email at scott.easby@vancouver.ca.

Yours truly,



Saul Schwebs, Architect AIBC
Chief Building Official

Copy: Posted on site



CITY OF VANCOUVER
COMMUNITY SERVICES GROUP
Licences and Inspections

LEGAL NOTICE

NOT SAFE TO OCCUPY

Date Posted: July 20th 2022

Property Address: 1815 + 1817 E 12th Ave

(specifies of Property Address) Both sides including basement

Violation: Discrete building conditions + VCBH violations

You are hereby ordered that the above noted building or portion thereof shall **NOT BE OCCUPIED** without approval of the City Official designated below.

☒ CITY BUILDING INSPECTOR
☐ CITY ELECTRICIAN

Per: [Signature]

No Person shall remove or in any way tamper with this Notice

LC 90000 / LIRI / Revised July 2006

Folio: 670-097-87-0000**Civic:** 1815 12TH AVE W**Size:** 50 125 WIDTH/DEPTH**Pid:** 014-183-811**Legal:** LOT 12 BLOCK 387 PLAN VAP1949 DISTRICT LOT 526
NEW WESTMINSTER**Owner:** s.22(1)**Attribute**

ACTUAL USE

MANUAL CLASS

NEIGHBOURHOOD

SCHOOL DISTRICT

Value

053

0061

002

39

Description

MF - CONVERSION

1 1/2 STY SFD-BEFORE 1930-STD.

NC002

Smith, Susan

From: Brar, Gurv <Gurv.Brar@vancouver.ca>
Sent: Friday, July 22, 2022 3:39 PM
To: Rowley, Jason <Jason.Rowley@vancouver.ca>; Smith, Susan <susan.smith@vancouver.ca>; ByLaw Orders s.15(1)(l)
Subject: RE: UPDATED DRAFT ORDER TO VACATE - 1815 W 12 - CF-2022-006794

Thanks Sue!
Sign away Saul!

From: ByLaw Orders s.15(1)(l)
Sent: Friday, July 22, 2022 3:35 PM
To: Smith, Susan <susan.smith@vancouver.ca>
Subject: RE: UPDATED DRAFT ORDER TO VACATE - 1815 W 12 - CF-2022-006794

Okay to sign.
Thanks,

From: Rowley, Jason <Jason.Rowley@vancouver.ca>
Sent: Friday, July 22, 2022 3:35 PM
To: Smith, Susan <susan.smith@vancouver.ca>; ByLaw Orders s.15(1)(l)
Cc: Brar, Gurv <Gurv.Brar@vancouver.ca>
Subject: RE: UPDATED DRAFT ORDER TO VACATE - 1815 W 12 - CF-2022-006794

This looks fine to me.
Thanks Susan for all the work on this one.

From: Smith, Susan <susan.smith@vancouver.ca>
Sent: Friday, July 22, 2022 3:34 PM
To: ByLaw Orders s.15(1)(l)
Cc: Brar, Gurv <Gurv.Brar@vancouver.ca>; Rowley, Jason <Jason.Rowley@vancouver.ca>
Subject: RE: UPDATED DRAFT ORDER TO VACATE - 1815 W 12 - CF-2022-006794

Updated draft is attached with e.g. wording.
I also changed the heading of the order to Unsafe to Occupy Order.

Please email back with further changes or approval.

From: ByLaw Orders s.15(1)(l)
Sent: Friday, July 22, 2022 3:22 PM
To: Brar, Gurv <Gurv.Brar@vancouver.ca>; Smith, Susan <susan.smith@vancouver.ca>
Cc: ByLaw Orders s.15(1)(l); Rowley, Jason <Jason.Rowley@vancouver.ca>
Subject: RE: DRAFT ORDER TO VACATE - 1815 W 12 - CF-2022-006794

Sue,
Add "(e.g., rotten floorboards and stair treads and falling hazards)" following structural concerns.

From: Brar, Gurv <Gurv.Brar@vancouver.ca>
Sent: Friday, July 22, 2022 3:16 PM

To: Smith, Susan <susan.smith@vancouver.ca>
Cc: ByLaw Orders s.15(1)(l); Rowley, Jason <Jason.Rowley@vancouver.ca>
Subject: Re: DRAFT ORDER TO VACATE - 1815 W 12 - CF-2022-006794

Hi Sue,

No there isn't a problem with the heading of this order being different from what was posted. I just think using unsafe is better grammar.

Saul - we can't just say numerous structural concerns. We need to provide a couple examples of the structural concerns. Can you name a couple that we can add as bullet points or even in brackets using e.g.

Gurv

From: Smith, Susan
Sent: Friday, July 22, 2022 3:04 PM
To: Brar, Gurv <gurv.brar@vancouver.ca>; ByLaw Orders s.15(1)(l)
Cc: Rowley, Jason <Jason.Rowley@vancouver.ca>
Subject: RE: DRAFT ORDER TO VACATE - 1815 W 12 - CF-2022-006794

Hi Gurv,

Saul just added 2 more violations:

Unapproved dwelling units.
Numerous structural concerns.

Ok, I can do that. Just a note, does it matter that the Notice that we posted says Not Safe to Occupy (that's why I called the heading in the order with this wording)? Just want to confirm for future orders of this nature?

Thanks,
Sue

From: Brar, Gurv <Gurv.Brar@vancouver.ca>
Sent: Friday, July 22, 2022 3:00 PM
To: ByLaw Orders s.15(1)(l)
Cc: Rowley, Jason <Jason.Rowley@vancouver.ca>; Smith, Susan <susan.smith@vancouver.ca>
Subject: Re: DRAFT ORDER TO VACATE - 1815 W 12 - CF-2022-006794

Hi,

I think this is fine. More detail on the violations would be helpful if there complaints but we can expand on that if necessary in the future as we need to get this posted.

Sue - I would suggest changing the heading to "Unsafe" rather than Not Safe

Gurv

From: ByLaw Orders s.15(1)(l)
Sent: Friday, July 22, 2022 2:53 PM

To: Brar, Gurv <Gurv.Brar@vancouver.ca>; Rowley, Jason <Jason.Rowley@vancouver.ca>

Cc: Smith, Susan <susan.smith@vancouver.ca>

Subject: FW: DRAFT ORDER TO VACATE - 1815 W 12 - CF-2022-006794

Gurv & Jason,

Please take a look at the attached draft of the order for 1815 W 12th and let me know if you have any comments or concerns.

Thanks,

Saul Schwebs Architect AIBC

CBO and Director of Building Policy, Inspections & Bylaw Services

Development, Building and Licensing

City of Vancouver

O: 604.873.7040

M: s.15(1)(l)

From: Smith, Susan <susan.smith@vancouver.ca>

Sent: Friday, July 22, 2022 2:42 PM

To: ByLaw Orders s.15(1)(l)

Subject: DRAFT ORDER TO VACATE - 1815 W 12 - CF-2022-006794

Hi Saul,

Attached is the following:

1. A draft of the Order for your review.
2. Inspection Report.

Please email me back with your approval to insert your e-signature or let me know if you have any changes.

Thanks,

Sue

Susan Smith | Supervisor, Business Services & Strategic Compliance

Development, Buildings and Licensing | City of Vancouver

susan.smith@vancouver.ca

604-871-6233

REGISTERED AND REGULAR MAIL

August 4, 2022
CF-2022-006794

s.22(1)

Contact Person:

Scott Easby
Building Inspector
604-873-7879
scott.easby@vancouver.ca

ORDER

RE: 1815 W 12TH AVENUE (1817 W 12TH AVENUE)

Further to our previous Order dated July 22, 2022, on July 29, 2022, a Building Inspector conducted a re-inspection at the above-cited property and confirmed that the building onsite is vacant and that there are openings accessible to the public in the building.

This building is therefore deemed to be in an unsafe condition and a hazard to public safety in contravention of Building By-law No. 12511 (the By-law).

Articles 1.5.3.3 and 1.5.3.5 of Division C of the By-law specifically state:

1.5.3.3.1) When any building, construction or excavation or part thereof is in an unsafe condition, the Chief Building Official may issue a written order to the owner, certifying the existence of an unsafe condition and requiring correction of any unsafe condition found on a building site, within a specified time.

1.5.3.5.1) If the Chief Building Official has issued an order in accordance with Article 1.5.3.3. or 1.5.3.4. and an owner has failed to comply with that order, the Chief Building Official may

- a) authorize demolition, removal, posting of security guards or fire wardens, or enclosure of a building, construction, excavation or part thereof, at the expense of the owner,*
- b) recover such expense in the manner set out in Article 1.5.3.6., and*
- c) take such other measures as may be necessary to protect the public.*

Therefore, pursuant to Article 1.5.3.3 of Division C of the By-law, and to avoid further action, **you are ordered to IMMEDIATELY** secure and board-up **ALL** accessible openings in the building, adhering to the attached "Board-up Standards" using at least 5/8" plywood, **and thereafter maintain the building and site in a secure condition.**


Please be advised that our inspection services will return to inspect the building on **FRIDAY, AUGUST 12, 2022** to verify the above work has been completed, and the building/site are in a secure condition.

If you do not comply with this Order, the City will hire a contractor to carry out the work at the property owner's expense pursuant to Articles 1.5.3.5 and 1.5.3.6 of Division C of the Building By-law. If the costs incurred are not paid, the City can add such costs to the property tax roll for collection in accordance with Article 1.5.3.7 of the Building By-law.

If you are selling your property you should disclose the contents of this order to the prospective purchaser and their representatives.

For questions or concerns please contact Scott Easby, Building Inspector at 604-873-7879 or via email at scott.easby@vancouver.ca.

Yours truly,

A handwritten signature in black ink, appearing to read 'S. Schwebs', written in a cursive style.

Saul Schwebs, Architect AIBC
Chief Building Official

Attached: Board-up Standards

Copy: Posted on site

Board-up Standards:

Materials:

The following is a list of materials you will need to complete the board-up:

- A lift of 5/8" plywood;
- Shoring Materials (i.e. screw jacks, 6x6 posts of variable lengths);
- Framing Materials (i.e. 2x4, 2x6 variable lengths); and
- Necessary Tools and Hardware (nails, screws, hammer drills, saws, cordless screw guns, etc.).

Procedure:

- Use 5/8" plywood fastened with alternating Phillips head and Robertson head 3" screws intermingled with 3" nails.
 - All windows and doors within easy access from ground, decks or roofs to be boarded.
 - All broken windows and doors open to the elements will be boarded up as well.

Folio: 670-097-87-0000
Civic: 1815 12TH AVE W
Size: 50 125 WIDTH/DEPTH

Pid: 014-183-811
Legal: LOT 12 BLOCK 387 PLAN VAP1949 DISTRICT LOT 526
NEW WESTMINSTER

Owner: s.22(1)



<u>Attribute</u>	<u>Value</u>	<u>Description</u>
ACTUAL USE	053	MF - CONVERSION
MANUAL CLASS	0061	1 1/2 STY SFD-BEFORE 1930-STD.
NEIGHBOURHOOD	002	NC002
SCHOOL DISTRICT	39	

Smith, Susan

From: ByLaw Orders
Sent: Thursday, August 04, 2022 12:45 PM
To: Smith, Susan
Subject: RE: UPDATED - ORDER FOR APPROVAL - Immediate Board-up - 1815 W 12 - CF-2022-006794

Okay to sign.

Thanks,

Saul Schwebs Architect AIBC

CBO and Director of Building Policy, Inspections & Bylaw Services

Development, Building and Licensing

City of Vancouver

O: 604.873.7040

M: s.15(1)(l)

From: Smith, Susan <susan.smith@vancouver.ca>

Sent: Thursday, August 4, 2022 12:27 PM

To: ByLaw Orders s.15(1)(l)

Subject: UPDATED - ORDER FOR APPROVAL - Immediate Board-up - 1815 W 12 - CF-2022-006794

Hi Saul,

Please see attached updated draft without wording for the fence.

Please email me back with your approval to insert your e-signature or let me know if you have any further changes.

Thanks,

Sue

From: ByLaw Orders s.15(1)(l)

Sent: Thursday, August 04, 2022 11:40 AM

To: Smith, Susan <susan.smith@vancouver.ca>

Subject: RE: ORDER FOR APPROVAL - Immediate Board-up - 1815 W 12 - CF-2022-006794

Hi Sue,

A fence is not required. Just the board-up.

Thanks,

Saul Schwebs Architect AIBC

CBO and Director of Building Policy, Inspections & Bylaw Services

Development, Building and Licensing

City of Vancouver

O: 604.873.7040

M: s.15(1)(l)

From: Smith, Susan <susan.smith@vancouver.ca>

Sent: Wednesday, August 3, 2022 1:52 PM

To: ByLaw Orders s.15(1)(l)

Subject: ORDER FOR APPROVAL - Immediate Board-up - 1815 W 12 - CF-2022-006794

Hi Saul,

Attached is the following:

1. A draft of the Order for your review.
2. Inspection Report.

Please email me back with your approval to insert your e-signature or let me know if you have any changes.

Thanks,

Sue

Susan Smith | Supervisor, Business Services & Strategic Compliance
Development, Buildings and Licensing | City of Vancouver

susan.smith@vancouver.ca

604-871-6233



CITY OF
VANCOUVER

LEGAL NOTICE



LEGAL NOTICE

**NOT SAFE
TO OCCUPY**



LEGAL NOTICE

REGISTERED AND REGULAR MAIL

July 22, 2022
CF-2022-006794

Contact Person:
Scott Easby
Building Inspector
604-873-7879
scott.easby@vancouver.ca

UNSAFE TO OCCUPY ORDER

RE: 1815 W 12TH AVENUE (1817 W 12TH AVENUE)

On July 19, 2022, City staff attended the above-cited property and reported the following unsafe violations, including, but not limited to:

- Unapproved dwelling units;
- Numerous structural concerns (e.g. rotten floorboards and stair treads and falling hazards);
- Smoke alarms are missing/inadequate;
- Fire separation between units is inadequate;
- Exiting is not sufficient; and
- Electrical wiring is unsafe.

The above noted condition at the property constitutes an Unsafe Condition contrary to Article 1.3.3.5 of Division C of Building By-law No. 12511 (the By-law), in that it could cause undue hazard or risk to the life, limb or health of any person authorized, expected or anticipated to be on or about the premises. A "Not Safe to Occupy" notice (copy is enclosed) was posted at the site.

Sentences 1.3.3.5 (1) and 1.5.3.3 (1) of Division C of the By-law specifically state:

1.3.3.5. Unsafe Conditions

1) No person who is an owner or who is involved in the construction, relocation or occupancy of a building shall cause, allow or maintain any unsafe condition.

1.5.3.3. Order to Remove Unsafe Condition

1) When any building, construction or excavation or part thereof is in an unsafe condition, the Chief Building Official may issue a written order to the owner, certifying the existence of an unsafe condition and requiring correction of any unsafe condition found on a building site, within a specified time.

City of Vancouver
453 West 12th Avenue
Vancouver, British Columbia, Canada V5Y 1Y4
vancouver.ca
app: VanConnect

Page 1 of 2

Therefore, pursuant to Articles 1.5.3.3 and 1.5.4.2 of Division C of the By-law, you are ordered to:

1. **VACATE** the building by 2:00pm on Wednesday, July 27, 2022.

The power to the building will be disconnected at 2:00pm on Wednesday, July 27, 2022.

Please be advised that failure to comply with this order will result in the matter being referred to the City Prosecutor with a request to approve charges against you under the applicable By-law. If charges are subsequently laid you will be required to attend Provincial Court and will face liability upon conviction to a fine of not less than \$500 for each day that the offence continues.

The imposition of fines by the Court will not absolve you from the requirement to comply with the By-law.

If you are selling your property you should disclose the contents of this order to the prospective purchaser and their representatives.

For questions or concerns please contact Scott Easby, Building Inspector at 604-873-7879 or via email at scott.easby@vancouver.ca.

Yours truly,


Saul Schwebs, Architect AIBC
Chief Building Official

Copy: Posted on site

City of Vancouver
453 West 12th Avenue
Vancouver, British Columbia, Canada V5Y 1Y4
vancouver.ca
app: VanConnect



1815



1815

As Of: Oct 27, 2022 16:23:54

Case File: CF-2022-006794: In Violation

311 Case File Ref
Brief Description

BP-2016-03925 application made in 2016 in regards to our order issued June 15, 2015 for alterations work without permit, unapproved occupancies, standards of maintenance issues and potentially unsafe conditions had the permit finally issued Dec. 11, 2019. The infraction further required electrical and plumbing & gas permits. As of this date the property has not complied with the order and required permit(s) work. I have spoken with the owner about the requirements and §22(1) continues to not follow thru with compliance. Complaints have been received about the unsafe condition of the building and concern for the tenants living there. Detailed Access order required to achieve compliance.

See IA-2022-00176

Business License Number
Completed Date
Description

Case File CF-2022-006794: In Violation (Vancouver Building By-law - BP-2016-03925 application made in 2016 in regards to our order issued June 15, 2015 for alterations work without permit, unapproved occupancies, standards of maintenance issues and potentially unsafe conditions had the permit finally issued Dec. 11, 2019. The infraction further required electrical and plumbing & gas permits. As of this date the property has not complied with the order and required permit(s) work. I have spoken with the owner about the requirements and §22(1) continues to not follow thru with compliance. Complaints have been received about the unsafe condition of the building and concern for the tenants living there. Detailed Access order required to achieve compliance. See IA-2022-00176) 1815 W 12TH AVENUE, Vancouver, BC V6J 2E7

Scott Easby, District Building Inspector

0.00

dup_DefaultInvestigator
dup_Fine
Enforcement Stream
Findings
Invoice Due Date
Issue Date
Job Location
Location
Location Description
Location Type
Parcel Owner is Defendant
Parent Job (Internal ID)
PRISM BU Permit Number

Addressed
N

BP-2016-03925

PRISM DB Permit Number

PRISM DE Permit Number

Proposed Investigator (Proposed Assignee)
Reason for Case File

Relationship

STR CD

Violation Updated Date

Notes

General Note (Unlocked)

Planned Inspection

Aug 4, 2022 14:01:50

July 28th, 2022 - Conducted site inspection today at 9:00am along with DBI Mike Carstairs, DEI Clayton Shannon, Jennifer Hales from ACCS and two members of the TRAC team - Emma and Lasse.

Inspected premises for compliance with City Order dated July 22, 2022 (CF-2022006794), namely 1) ensure the power has been disconnected, and 2) the building has been vacated.

DEI Clayton Shannon confirmed that the power has been disconnected by BCH and the property is in a safe condition.

Inspected the dwelling(s) for tenants - 2 tenants were noted to be onsite; 1) s.22(1) s.22(1) and 2) s.22(1) TRAC agents assisted these tenants to facilitate alternate housing for them.

Contacted the agent for owner by phone, s.22(1) s.22(1), but was not present at time of inspection. s.22(1) indicated that s.22(1) was downtown at the moment, but needed assistance to locate alternative housing. Jennifer Hales subsequently contacted s.22(1) by phone to assist s.22(1) s.22(1) till has personal effects in s.22(1) as well as housing s.22(1). I informed s.22(1) that the City is onsite to confirm that the power has been disconnected, that the dwellings are vacant, and that the property will eventually be made secure by boarding up the building and/or installing perimeter fencing.

It appeared that the rest of the tenants may have already vacated the premises, as there did not seem to be too many personal effects left behind. Most areas inside the building were unlocked and accessible, however there was no access to the northeast portion of the main floor, and two rooms on the second floor. Looking through the exterior windows from the ground did not appear to show much clutter or personal effects inside. See photos taken in Documents.

ACCS & TRAC to work with remaining tenants to ensure building is vacated. Verbal confirmation from Mike Carstairs DBI onsite that Building will initiate a board-up of the building to make the site secure, and potentially install temporary perimeter fencing. Timing of board-up TBD.

(Last updated on Jul 28, 2022 13:09:13 by Darren Mitchell, Property Use Supervisor)

Processes

Assign Investigation (Completed on Jun 23, 2022 08:23:04 by Scott Easby, District Building Inspector with outcome "Assigned")

Perform Investigation (Completed on Jun 23, 2022 08:24:29 by Scott Easby, District Building Inspector with outcome "Violation Found")

Additional Instructions

Comments

Description Detailed Access Tuesday July 19, 2022 @ 10:30am

3

Assess Fine on NOV?

5

Assess Fine on Order?

5

Description Detailed Access Order requiredFees Assessed

5

Electrical, Plumbing and Property Use Inspectors required

Findings

Detailed Access Tuesday July 19, 2022 @ 10:30am

Electrical, Plumbing and Property Use Inspectors required

Re-investigation Date

Route Order

Assignments

Scott Easby, District Building Inspector

Relationships

Violations: VI-2022-02425

Fine Per Period

Fine Per Period

Fine To Assess (NOV)

Fine To Assess (Order)

Frequency

Frequency

Grace Period (days)

0

Grace Period (days)

0

Issue Warning/Violation

Warning

Life Safety

Priority

Resolution Date

Jul 27, 2022 00:00:00

Resolve By Date

Result

Corrected

Special Instructions

Tuesday July 19, 2022 @ 10:30am

Violation Date

Jun 23, 2022 00:00:00

Relationships

Violation Type: Vancouver Building Bylaw No. 12511

Send Notification (Completed on Jun 30, 2022 09:55:06 by Gina D'Amico with outcome "Order Sent")

Actual Start Date

Comments

Date Completed

Jun 30, 2022 09:55:06

Description

Co-ordinated Detailed Access Order Tue July 19 at 10:30, including Electrical, Plumbing

& Property Use.

(Tracking # RN 619 627 867 CA)

Follow-up Investigation Date

Jun 30, 2022 00:00:00

Outcome

Order Sent

Route Order

Scheduled Complete Date

Scheduled Start Date

Jun 23, 2022 08:24:29

Staff Assigned Id List

Assignments

Gina D'Amico

Relationships

Shadow Process: 177875377

Referenced ObjectId

177875376

Relationships

Letter: 178522651 : CE - Inspec - Access/Detailed

Perform Investigation (Completed on Jul 4, 2022 13:55:21 by Scott Easby, District

Building Inspector with outcome "Follow-up Investigation Scheduled")

Additional Instructions

Comments

Description	TO BE POSTED - Coordinated Detailed Access
Findings	Posted order
Re-investigation Date	Jul 19, 2022 00:00:00
Route Order	1

Assignments

Scott Easby, District Building Inspector

Relationships

Electronic Document: 178625924

Violations: VI-2022-02425

Assess Fine on NOV?	N
Assess Fine on Order?	N
Description	Detailed Access Order required
Fees Assessed	N
Fine Per Period	
Fine Per Period	
Fine To Assess (NOV)	
Fine To Assess (Order)	
Frequency	
Frequency	
Grace Period (days)	0
Grace Period (days)	0
Issue Warning/Violation	Warning
Life Safety	
Priority	
Resolution Date	Jul 27, 2022 00:00:00
Resolve By Date	
Result	Corrected
Special Instructions	Tuesday July 19, 2022 @ 10:30am
Violation Date	Jun 23, 2022 00:00:00

Relationships

Violation Type: Vancouver Building Bylaw No. 12511

Perform Investigation (Completed on Jul 22, 2022 13:50:55 by Shawn Dyste, Building Inspections Supervisor with outcome "Send for Supervisor Review")

Additional Instructions

Comments

Description

Findings

Detailed Access Plans

July 19, 2022- Detailed Access Order including Trade & PUI Inspectors. Access granted by the owner/rep s.22(1)

Report created in IA for Unsafe to Occupy order

Re-investigation Date

Route Order

14

Assignments

Scott Easby, District Building Inspector

Relationships

Violations: VI-2022-02425

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

Detailed Access Order required

Fees Assessed

N

Fine Per Period

Fine Per Period

Fine To Assess (NOV)

Fine To Assess (Order)

Frequency

Frequency

Grace Period (days)

0

Grace Period (days)

0

Issue Warning/Violation

Warning

Life Safety

Priority

Resolution Date

Jul 27, 2022 00:00:00

Resolve By Date

Result	Corrected
Special Instructions	Tuesday July 19, 2022 @ 10:30am
Violation Date	Jun 23, 2022 00:00:00

Relationships

Violation Type: Vancouver Building Bylaw No. 12511

Supervisor Review (Completed on Jul 22, 2022 13:51:05 by Shawn Dyste, Building Inspections Supervisor with outcome "Order Required")

Send Notification (Completed on Jul 22, 2022 16:13:30 by Susan Smith with outcome "Order Sent")

Actual Start Date

Comments

Date Completed	Jul 22, 2022 16:13:30
Description	Not Safe to Occupy Order - Vacate by Wed July 27 by 2:00pm - power to be disconnected at this time (Tracking # RN 619 626 172 CA)
Follow-up Investigation Date	Jul 22, 2022 00:00:00
Outcome	Order Sent
Route Order	
Scheduled Complete Date	
Scheduled Start Date	Jul 22, 2022 13:51:05
Staff Assigned Id List	

Assignments

Susan Smith

Relationships

Shadow Process: 179880067	
Referenced Objectid	179880066

Relationships

Letter: 179882269 : CE - Inspec- SWO/RH/BU/EX/FI

Perform Investigation (Completed on Jul 25, 2022 13:38:05 by Saul Schwebs with outcome "Violation Found")

Additional Instructions

Comments

Description

Findings

Posted order at ~1615 on Friday 22 July

Re-investigation Date

Route Order

Assignments

Saul Schwebs

Scott Easby, District Building Inspector

Relationships

Violations: VI-2022-02425

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

Detailed Access Order required

Fees Assessed

N

Fine Per Period

Fine Per Period

Fine To Assess (NOV)

Fine To Assess (Order)

Frequency

Frequency

Grace Period (days)

0

Grace Period (days)

0

Issue Warning/Violation

Warning

Life Safety

Priority

Resolution Date

Jul 27, 2022 00:00:00

Resolve By Date

Result

Corrected

Special Instructions

Tuesday July 19, 2022 @ 10:30am

Violation Date

Jun 23, 2022 00:00:00

Relationships

Violation Type: Vancouver Building Bylaw No. 12511

Send Notification (Completed on Jul 25, 2022 15:31:50 by Susan Smith with outcome

"Action Required")

Actual Start Date

Comments

Date Completed	Jul 25, 2022 15:31:50
Description	CF sent back to me in error. Send back to Scott for his follow-up
Follow-up Investigation Date	Jul 25, 2022 00:00:00
Outcome	Action Required

Route Order

Scheduled Complete Date

Scheduled Start Date	Jul 25, 2022 13:38:05
----------------------	-----------------------

Staff Assigned Id List

Assignments

Susan Smith

Relationships

Shadow Process: 180160690

Referenced ObjectId	180160689
---------------------	-----------

Perform Investigation (Completed on Jul 29, 2022 11:39:27 by Mike Carstairs, District

Building Inspector with outcome "Send for Supervisor Review")

Additional Instructions

Comments	
Description	9:00am Coordinated
Findings	On site

i talked with 1 s.22(1) that was aware s.22(1) shall not stay there any longer

s.22(1) has arranged to stay at friends house

1 s.22(1) packing up s.22(1) belongings and knows building is not safe to live in

I will talk with Collin and find out next step

To be Vacated by Wed July 27 at 2:00pm. See Order dated July 22 C.R. - Order likely required to board and fence site.

Contact for owner - s.22(1)

Re-investigation Date

Route Order

Assignments

Mike Carstairs, District Building Inspector

Relationships

Violations: VI-2022-02425

Assess Fine on NOV?	N
Assess Fine on Order?	N
Description	Detailed Access Order required
Fees Assessed	N

Fine Per Period

Fine Per Period

Fine To Assess (NOV)

Fine To Assess (Order)

Frequency

Frequency

Grace Period (days)	0
Grace Period (days)	0
Issue Warning/Violation	Warning

Life Safety

Priority

Resolution Date	Jul 27, 2022 00:00:00
Resolve By Date	
Result	Corrected
Special Instructions	Tuesday July 19, 2022 @ 10:30am
Violation Date	Jun 23, 2022 00:00:00

Relationships

Violation Type: Vancouver Building Bylaw No. 12511

Violations: VI-2022-02966

Assess Fine on NOV?	N
Assess Fine on Order?	N
Description	building unsafe to occupy
Fees Assessed	N
Fine Per Period	
Fine Per Period	
Fine To Assess (NOV)	
Fine To Assess (Order)	
Frequency	
Frequency	
Grace Period (days)	0
Grace Period (days)	0
Issue Warning/Violation	Warning
Life Safety	
Priority	1
Resolution Date	
Resolve By Date	
Result	
Special Instructions	building unsafe to occupy
	send order to board up and fence property immediately ,and no one shall occupy
Violation Date	Jul 29, 2022 00:00:00

Relationships

Violation Type: Vancouver Building Bylaw No. 12511

Supervisor Review (Completed on Aug 3, 2022 10:06:41 by Collin Ross, Building Inspector II with outcome "Order Required")

Send Notification (Completed on Aug 3, 2022 11:04:54 by Susan Smith with outcome "Action Required")

Actual Start Date

Comments

Date Completed

Aug 3, 2022 11:04:54

Description

Send CF back to Collin as per our email discussion for his updates on the Report.

Follow-up Investigation Date

Aug 3, 2022 00:00:00

Outcome

Action Required

Route Order

Scheduled Complete Date

Scheduled Start Date

Aug 3, 2022 10:06:41

Staff Assigned Id List

Assignments

Susan Smith

Relationships

Shadow Process: 180625153

Referenced ObjectId

180625152

Relationships

Letter: 180627777 : CE - Inspec- SWO/RH/BU/EX/FI

Perform Investigation (Completed on Aug 3, 2022 12:41:42 by Collin Ross, Building Inspector II with outcome "Send for Supervisor Review")

Additional Instructions

Comments

Description

Collin - the Inspector needs to send this process of "Perform Investigation" to you as Supervisor.
Sent CF back to Collin as per our email discussion for his updates on the Report.

Findings

Re-investigation Date

Route Order

Assignments

Collin Ross, Building Inspector II

Scott Easby, District Building Inspector

Relationships

Violations: VI-2022-02425

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

Detailed Access Order required

Fees Assessed

N

Fine Per Period

Fine Per Period

Fine To Assess (NOV)

Fine To Assess (Order)

Frequency

Frequency

Grace Period (days)	0
Grace Period (days)	0
Issue Warning/Violation	Warning

Life Safety

Priority

Resolution Date	Jul 27, 2022 00:00:00
-----------------	-----------------------

Resolve By Date

Result	Corrected
Special Instructions	Tuesday July 19, 2022 @ 10:30am
Violation Date	Jun 23, 2022 00:00:00

Relationships

Violation Type: Vancouver Building Bylaw No. 12511

Violations: VI-2022-02966

Assess Fine on NOV?	N
Assess Fine on Order?	N
Description	building unsafe to occupy
Fees Assessed	N

Fine Per Period

Fine Per Period

Fine To Assess (NOV)

Fine To Assess (Order)

Frequency

Frequency

Grace Period (days)	0
Grace Period (days)	0
Issue Warning/Violation	Warning

Life Safety		
	Priority	1
Resolution Date		
Resolve By Date		
Result		
	Special Instructions	building unsafe to occupy
send order to board up and fence property immediately ,and no one shall occupy		
	Violation Date	Jul 29, 2022 00:00:00
Relationships		
Violation Type: Vancouver Building Bylaw No. 12511		
Supervisor Review (Completed on Aug 3, 2022 12:44:12 by Collin Ross, Building Inspector II with outcome "Work Needed")		
Perform Investigation (Completed on Aug 3, 2022 12:54:55 by Collin Ross, Building Inspector II with outcome "Send for Supervisor Review")		
Additional Instructions		
Comments		
Description		
	Findings	Report recreate due to IT issue
Re-investigation Date		
Route Order		
Assignments		
Collin Ross, Building Inspector II		
Relationships		
Violations: VI-2022-02425		
	Assess Fine on NOV?	N
	Assess Fine on Order?	N
	Description	Detailed Access Order required
	Fees Assessed	N
	Fine Per Period	

Fine Per Period

Fine To Assess (NOV)

Fine To Assess (Order)

Frequency

Frequency

Grace Period (days)

0

Grace Period (days)

0

Issue Warning/Violation

Warning

Life Safety

Priority

Resolution Date

Jul 27, 2022 00:00:00

Resolve By Date

Result

Corrected

Special Instructions

Tuesday July 19, 2022 @ 10:30am

Violation Date

Jun 23, 2022 00:00:00

Relationships

Violation Type: Vancouver Building Bylaw No. 12511

Violations: VI-2022-02966

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

building unsafe to occupy

Fees Assessed

N

Fine Per Period

Fine Per Period

Fine To Assess (NOV)

Fine To Assess (Order)

Frequency

Frequency

Grace Period (days)

0

Grace Period (days)

0

Issue Warning/Violation

Warning

Life Safety

Priority

1

Resolution Date

Resolve By Date

Result

Special Instructions

building unsafe to occupy

send order to board up and fence property immediately ,and no one shall occupy

Violation Date

Jul 29, 2022 00:00:00

Relationships

Violation Type: Vancouver Building Bylaw No. 12511

Supervisor Review (Completed on Aug 3, 2022 13:00:02 by Collin Ross, Building

Inspector II with outcome "Order Required")

Send Notification (Completed on Aug 4, 2022 14:01:50 by Susan Smith with outcome

"Order Sent")

Actual Start Date

Comments

Date Completed

Aug 4, 2022 14:01:50

Description

Immediate Board-up Order (Tracking # RN 646 305 328 CA)

Follow-up Investigation Date

Aug 5, 2022 00:00:00

Outcome

Order Sent

Route Order

Scheduled Complete Date

Scheduled Start Date

Aug 3, 2022 13:00:02

Staff Assigned Id List

Assignments

Susan Smith

Relationships

Shadow Process: 180648896

Relationships

Letter: 180650301 : CE - Inspec- SWO/RH/BU/EX/FI

Perform Investigation

Additional Instructions

Comments

Description

Site Recheck

Findings

Pics taken including pic of orders posted but no board up order found on site and the

building isn't fully boarded up. New 14 day order required.

No persons seen on site but a cpl windows were open by the fire escape (see pic).

Re-investigation Date

Route Order

1

Assignments

Scott Easby, District Building Inspector

Relationships

Violations: VI-2022-02966

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

building unsafe to occupy

Fees Assessed

N

Fine Per Period

Fine Per Period

Fine To Assess (NOV)

Fine To Assess (Order)

Frequency

Frequency

Grace Period (days)

0

Grace Period (days)

0

Issue Warning/Violation

Warning

Life Safety

Priority

1

Resolution Date
Resolve By Date
Result
Special Instructions

building unsafe to occupy

send order to board up and fence property immediately ,and no one shall occupy
Jul 29, 2022 00:00:00

Violation Date

Relationships

Violation Type: Vancouver Building Bylaw No. 12511

Relationships

Building Permit: BP-2016-03925: Suspended

Contact: s.22(1)

Type

Address

Contact Type

Email Address

Name

Phone Number

Postal Code

s.22(1)

Role

On-Site Contact

Role

WorkSafeBC Blast Certificate Number

Document: 177876179

Document: 177876281

Document: 178525383

Document: 178533482

Document: 178625924

Document: 179901461

Document: 180114911

Document: 180158078

Document: 180648773

Document: 180737612

Enforcement Stream: Building

Inspection Application: IA-2022-00176: Completed

Investigator: Scott Easby, District Building Inspector

Letter: 180475206 : CE - Investigation Report

Description

CE - Investigation Report

File Extension

docm

File Name

File Size

Revisions

Revision 1 created on Jul 29, 2022 11:28:11 by Mike Carstairs, District Building Inspector

Relationships

Shadow Process: 180180455

Shadow Process: 180476208

Letter: 180646814 : CE - Inspection Report - Building

Description

CE - Inspection Report - Building

File Extension

pdf

File Name

File Size

Revisions

Revision 1 created on Aug 3, 2022 12:44:40 by Collin Ross, Building Inspector

II

Relationships

Shadow Process: 180646676

Shadow Process: 180648208

Parcel: 014-183-811 - Parcel: 1815 W 12TH AVENUE, Vancouver, BC V6J 2E7 (2)

Violation: VI-2022-02425

Assess Fine on NOV?	N
Assess Fine on Order?	N
Description	Detailed Access Order required
Fees Assessed	N
Fine Per Period	
Fine Per Period	
Fine To Assess (NOV)	
Fine To Assess (Order)	
Frequency	
Frequency	
Grace Period (days)	0
Grace Period (days)	0
Issue Warning/Violation	Warning
Life Safety	
Priority	
Resolution Date	Jul 27, 2022 00:00:00
Resolve By Date	
Result	Corrected
Special Instructions	Tuesday July 19, 2022 @ 10:30am
Violation Date	Jun 23, 2022 00:00:00

Relationships

Violation Type: Vancouver Building Bylaw No. 12511

Violation: VI-2022-02966

Assess Fine on NOV?	N
Assess Fine on Order?	N
Description	building unsafe to occupy

Fees Assessed	N
Fine Per Period	
Fine Per Period	
Fine To Assess (NOV)	
Fine To Assess (Order)	
Frequency	
Frequency	
Grace Period (days)	0
Grace Period (days)	0
Issue Warning/Violation	Warning
Life Safety	
Priority	1
Resolution Date	
Resolve By Date	
Result	
Special Instructions	building unsafe to occupy
	send order to board up and fence property immediately ,and no one shall occupy
Violation Date	Jul 29, 2022 00:00:00

Relationships

Violation Type: Vancouver Building Bylaw No. 12511