
CITY OF KELOWNA

MEMORANDUM

Date: November 29, 2006
To: City Manager
From: Inspection Services Manager
Subject: ST06-09 Application for Stratification of 4 Unit Row Housing
at 360, 362, 364, 366 Hein Road on Lot 3, Plan 22197, Section 27 Twp 26

RECOMMENDATION

THAT the application to stratify the 4 unit row housing at 360, 362, 364 and 366 Hein Road be approved in the name of Robert and Michelle Geismayr with no conditions.

BACKGROUND

1. The City's Building Inspector has inspected the structure and found it suitable for stratification. The applicant has met the requirements of Council Policy 148.
2. The following items were addressed during the stratification process:
 - Hardwired, interconnected smoke alarms were installed on both levels in both units.
 - A copy of the Electrical Contractor Authorization deeming that all work has been completed in accordance with the provisions of the Electrical Safety Regulations and the electrical system in the building is safe and functioning properly was received.
 - Roofing, eavestroughs, fascia boards and soffits have been replaced.
 - Insulation depressors installed for ventilation into attic spaces. Roof sheathing and trusses were cleaned and treated to remove black mould and additional upper roof vents were installed. Vapour barrier and insulation were applied to attic accesses as well as weather stripping.
 - Caulking was applied around exterior doors and windows and trim painted.
 - Rear decks were removed and reconstructed to B.C. Building Code requirements.
 - Repairs were made to all holes and damage to walls.
 - All torn or worn through flooring was replaced.,

- All cabinets were repaired or replaced.
 - All exterior doors were repaired or replaced to Building Code requirements.
 - All ductwork was cleaned and repaired.
 - One furnace was replaced and the other inspected and serviced by a qualified gas fitter to determine that the appliances are functioning properly and an approximate life span of 5 – 10 years.
 - Unit #360 – Vacuum breaker installed on hot water tank.
 - Unit 362 – Dryer vent connected.
 - A Water Certificate was provided by Black Mountain Irrigation.
3. Attached hereto are the location plan and plot plan. The units are currently vacant.
4. The property is located in the City of Kelowna RM3 zone.

Ron Dickinson
Inspection Services Manager