

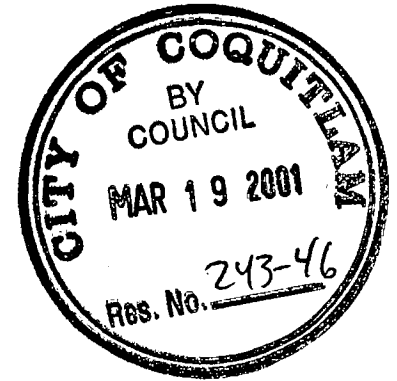


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TASK FORCE ON BUILDING ENVELOPE FAILURES IN COQUITLAM
COMMITTEE MEETING MINUTES
MARCH 12, 2001

Minutes of a Regular Meeting of the Task Force on Building Envelope Failures in Coquitlam Committee of Council held on Monday, March 12, 2001 at 6:40 p.m. in the Council Committee Room, Coquitlam City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present:

Committee Members Present: Councillor J. Stangier, Chair
S. Baker
S. Fawcett
C. Friesen
J. Grasty
N. Saunders
M. Short
R. Stewart
B. Switzer



Also Present: C. Morretti
Mr. LaPoint

Staff Present: D. Day, General Manager Planning & Development
D. Allan, Manager Economic Development and Public Affairs
S. Durham, Deputy City Clerk

ITEM I NEW BUSINESS

522-1 Socio-Economic Impacts of Building Envelope Failures on City of Coquitlam

The Manager Economic Development and Public Affairs presented the Socio-Economic Impacts of Building Envelope Failures on the City of Coquitlam. The Task Force was advised that Council has not yet received this information and is therefore unofficial.

Mr. Allan made reference to the following:

- Income Effect
 - Consumer Spending
 - Foreclosures and Bankruptcies

W.D. Switzer 3/12/01

- Shifting the Burden of Property Tax
- Wealth Effect
 - Housing Industry Performance and Economic Activity
- Health Effect
 - Mould
 - Stress

A copy of the presentation is attached hereto and forms a part of these minutes.

It was recommended that the report include figures on leaky homes in addition to those for leaky condos and that the figure for repairs per unit include legal fees and any additional costs other than repairs.

The Task Force discussed the impact of the shifting burden of property tax being greater than anticipated and the difficulty in determining the extent of the health effects caused by mould.

Discussion also ensued relative to the potential liability of the City and the impacts on the City's insurance premiums. It was stated that the Wealth Effect figures should include the loss in property value as well as the repair costs.

It was also discussed that many buildings have been repaired to a level that is superior to the original construction.

522-2 Canadian Home Builders' Association of BC Housing Policy

Bob Switzer presented a paper prepared by the Canadian Home Builder's Association of British Columbia entitled "Housing Policy Issues and Recommendations for British Columbia".

The paper recommends that a new Ministry be created at the provincial government level that would deal specifically with Housing.

Mr. Switzer advised that the paper has been published and has been forwarded to the Provincial Government, the Opposition and individuals in the industry.

A copy of the presentation is attached hereto and forms a part of these minutes.

The Task Force discussed the need to ensure that anyone using the Building Code receive mandatory training and certification.

522-3 CHBA, HPO & CHBA-BC Builder's Toolbox

Bob Switzer advised the Task Force of an education program that is being put together by the CHBA-BC, CMHC and HPO for builders and trades people.

Mr. Switzer also advised that they are looking at developing various spin-off courses for different target groups such as construction managers, superintendents, building officials, designers etc.

The Task Force was informed that the course should be ready in September and letters will be forwarded to municipalities in the near future advising them of this education program. Mr. Switzer also stated that they are going out to the industry for sponsorship as the cost of this program is approximately \$150,000.

The Task Force discussed making this a mandatory course for all building inspectors.

The Committee recommends:

COUNCIL

ACTION: That Council direct staff to determine the feasibility and budget implications of requiring all building inspectors to take part in the Builder's Toolbox education program.

ITEM II OTHER BUSINESS

1. Re-establishment of Task Force on Building Envelope Failures

The Task Force discussed the possibility of re-establishing the Task Force as a Council Committee because it is felt that many single family homes may encounter similar problems in the near future.

Discussion ensued relative to changing the composition of the Task Force to that of a mentoring committee v. an advisory committee. It was also agreed that the composition of the committee should include more single family homeowners and

individuals from a broad range of organizations and backgrounds such as the Real Estate Board and the Homeowners' Protection Office.

The Task Force also discussed the possibility of forming a Tri-Cities committee.

**COUNCIL
ACTION:**

That Council consider re-establishing the Task Force on Building Envelope Failures as a Council Committee.

2. Future Meetings of the Task Force

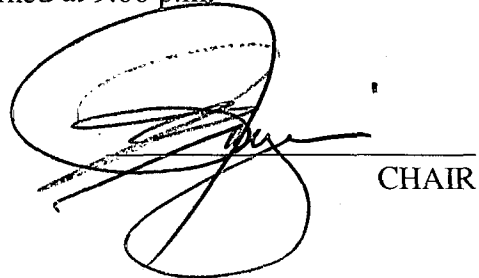
The Task Force agreed to extend an invitation to James Moore, MP and David Anderson, MP to meet with the Task Force members.

ITEM III ADJOURNMENT

The Chair declared the meeting adjourned at 9:00 p.m.



Sonia Durham
Deputy City Clerk


CHAIR