

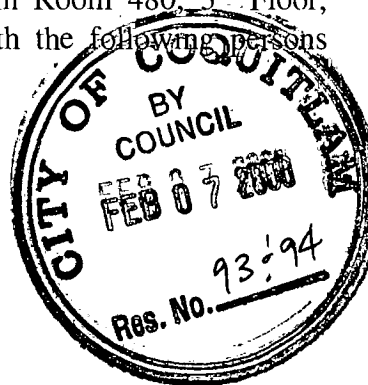


508

TASK FORCE ON CONDOS IN CRISIS IN COQUITLAM
COMMITTEE MEETING MINUTES
JANUARY 31, 2000

A Regular Meeting of the Task Force on Condos in Crisis in Coquitlam Committee of Council convened on Monday, January 31, 2000 at 6:00 p.m. in Room 480, 3rd Floor, Coquitlam City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present:

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



Also Present: Councillor D. Chiu
B. Low, School District No. 43

Staff Present: W. Jones, City Clerk

ITEM I - MINUTES OF PREVIOUS MEETING

Nil

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

508-1 Delegation – L. Verokosky, Manager, Assisted Housing - CMHC

Ms. L. Verokosky, Manager Assisted Housing, CMHC, appeared to inform the committee of changes to the Residential Rehabilitation Assistance Program (RRAP) to make it available for some owners of leaky condos. She said that the program was extended to enable those eligible to access loans for “leaky condo” repairs. Ms. Verokosky outlined the eligibility requirements for accessing RRAP funds and distributed information packages to committee members.

508-2 Draft Terms of Reference

COUNCIL

ACTION:

The Committee recommends that Council approve the draft Terms of Reference for the Task Force on Building Envelope Failures in Coquitlam.

94
App'd

508-3 Committee Membership

The Committee discussed potential additions to the Committee. It was agreed that members would forward names of potential members to the City Clerk by February 7, 2000.

508-4 Future Meeting Dates

The Committee agreed that meetings would generally be held on the fourth Monday of the month at 6:30 pm.

ITEM IV - OTHER BUSINESS

Nil

ITEM V - TABLED ITEMS

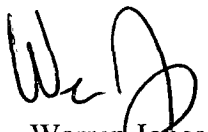
Nil

ITEM VI - NEXT MEETING

The next meeting is scheduled for February 28, 2000 at 6:30 p.m.

ITEM VII - ADJOURNMENT

The Chair declared the Meeting adjourned – 7:40 p.m.


Warren Jones
City Clerk

CHAIR



522

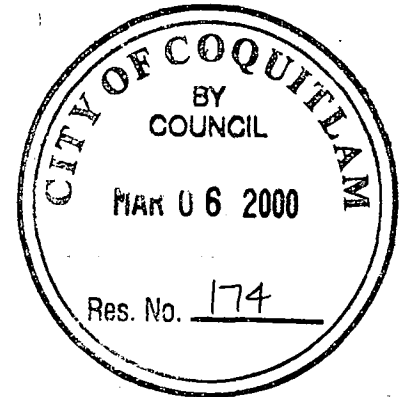
TASK FORCE ON BUILDING ENVELOPE FAILURES IN COQUITLAM
COMMITTEE MEETING NOTES
FEBRUARY 28, 2000

Notes of a Regular Meeting of the Task Force on Building Envelope Failures in Coquitlam Committee of Council held on Monday, February 28, 2000 at 6:30 p.m. in Room 480, 3rd Floor, 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
R. Stewart

Also Present: D. Emmington

Staff Present: S. Durham, Deputy City Clerk



Due to a lack of quorum, general discussion took place relative to Part II of the Barrett Commission.

It was requested that information with respect to the section of the building code and any bylaws that affect single family dwellings be made available at the next meeting and that a staff member from the Planning and Development Department be present at the next meeting to answer questions.

It was recommended that a brainstorming session take place at the next meeting to outline the various resources that are available to the public. Richard Stewart indicated he would ask the Library Board to dedicate an entire shelf to these reference items in the Town Centre Library.

The next meeting will take place on Monday, March 27, 2000 at 6:30 p.m.

The meeting adjourned at 8:05 p.m.

S. Durham
Sonia Durham
Deputy City Clerk

WJ
02/mar/00



TASK FORCE ON BUILDING ENVELOPE FAILURES IN COQUITLAM
COMMITTEE MEETING MINUTES
APRIL 25, 2000

Minutes of a Regular Meeting of the Task Force on Building Envelope Failures in Coquitlam Committee of Council held on Monday, April 25, 2000 at 6:30 p.m. in Room 480, 3rd Floor, 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
B. Switzer



Also Present: D. Emmington

Staff Present: P. Longhi, Trades Inspections Supervisor
S. Durham, Deputy City Clerk

ITEM I MINUTES OF JANUARY 31, 2000 AND
NOTES OF FEBRUARY 28, 2000

Received

ITEM II BUSINESS ARISING FROM MINUTES

No business arising.

ITEM III NEW BUSINESS

522-0 Report of Staff

Mr. Peter Longhi, Trades Inspections Supervisor, West Team, was present to provide an overview of what the City has done to assist homeowners with building envelope failures. He noted that the City does not charge

W.F.
25 APR 2000

any fees for permits for restorative work and that permits are issued based on the application. The City will perform an inspection on structural work only and will do so only if requested. The manpower is not available to perform regular inspections.

When asked if the City has a list of Building Envelope Specialists, Mr. Longhi indicated that the list is currently being updated and should be available by the end of May. He noted that a Building Envelope Specialist report is required at some stage in the process.

It was noted that the Building Envelope Specialist should be a certified professional and not just a consultant.

With respect to damage deposits for curbs, it was noted that the deposit would be returned if they are not damaged during the restorative work process.

Concern was expressed that some of the repairs are not being supervised. The onus is on the incumbent to obtain the required permits.

In response to questions regarding design changes, Mr. Longhi indicated that not all design changes are required to go to the Design Committee. He would look into what changes must go to the Design Committee.

It was requested that staff develop a checklist for those needing to perform repairs.

Staff was requested to attend the next meeting and provide a status report on the items discussed.

522-1 Final Report of Barrett Commission

Discussion ensued relative to the mandate and the membership of the Committee. It was noted that there is representation from the industry as a resource tool for homeowners.

It was noted that the focus of the Committee should be to lobby the federal and provincial governments for assistance. Some members are looking for information to take back to their communities.

The Chair advised members that the province is considering reinstating its Building Standards Branch.

The Chair advised members that the federal and provincial government are beginning discussions about this issue. An announcement is expected soon.

Mr. Grasty indicated the most important priority of the Barrett Commission report is compensation.

Ms. Short indicated a desire to lobby the Homeowner Protection Office for interest free loans for all.

Mr. Grasty requested that any other member who has specific evidence that the Building code is at fault is asked to bring this forward.

Ms. Short noted that the homeowner is interested in determining who is responsible and they wish to ensure that the reconstruction companies are doing a proper job to ensure no further leakage problems.

It was agreed that the agenda for the next meeting be focussed primarily on the Barrett Commission report. Members were asked to determine their top three priorities for discussion.

552-2 Letter from Stewart Communications

This item was deferred until the next meeting as Mr. Stewart was absent.

522-3 Verbal Update on RAPP

Members were advised that the RAAP program has not ended; it is a five year program. Homeowners are encouraged to submit their applications.

ITEM IV TABLED ITEMS

- T-1 Letter from L. Sekora
- T-2 Mould Review
- T-3 J. Grasty – Leaky Condos
- T-4 Building Envelope Research Consortium – Research Program Summary Report
- T-5 Leaky Condo Repair Process Seminars
- T-6 Article “A truly just settlement?” dated April 23, 2000
- T-7 Minutes of Coalition of Leaky Condo Owners Meeting held April 16, 2000

ITEM V ADJOURNMENT

The Chair declared the meeting adjourned at 8:40 p.m.

CHAIR

S. Durham

Sonia Durham
Deputy City Clerk

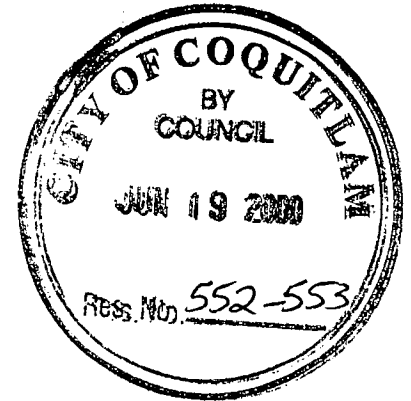


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TASK FORCE ON BUILDING ENVELOPE FAILURES IN COQUITLAM
COMMITTEE MEETING MINUTES
MAY 30, 2000

Minutes of a Regular Meeting of the Task Force on Building Envelope Failures in Coquitlam Committee of Council held on Tuesday, May 30, 2000 at 6:30 p.m. in Room 480, 3rd Floor, 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
M. Short
R. Stewart



Staff Present: S. Durham, Deputy City Clerk

ITEM I MINUTES OF APRIL 25, 2000

The minutes of the April 25, 2000 meeting were approved with the following corrections:

- i) p. 3, paragraph 1 – add “from an owners perspective”;
- ii) p. 3, paragraph 3 - add “in writing”;
- iii) p. 3, paragraph 4 – should read “homeowner is not interested”;
- iv) p. 3, paragraph 5 – add “pertaining to the Terms of Reference of this committee”.

ITEM II BUSINESS ARISING FROM MINUTES

No business arising.

ITEM III NEW BUSINESS

522-1 Discussion of Barrett Commission Report

Members provided their three main priorities with respect to the Barrett Commission.

W.D.
14/50/00

John Grasty

- i) the Committee should lobby and seek implementation of the Barrett recommendations pertaining to owners and compensation;
- ii) ensure victims in Municipalities are not victimized further – extension of building permits for new construction;
- iii) consideration for new and future buyers should be lower – primary consideration should be for those who already need assistance.

Sharon Fawcett

- i) part 9 of the Barrett Commission, chapter 4 – building process for homes does not involve engineers or architects in the process;
- ii) assist the City in ensuring there are systems in place for more thorough inspections to help reduce similar problems with new developments – this may mean expanding the inspections department;
- iii) require the City to sign off on jobs – the Committee was advised that the City does not have this authority.

Ms. Friesen arrived at the meeting.

Margaret Short

- i) primary goal is compensation.

Richard Stewart

- i) would like to see compensation expanded to include facilitation and repairs.

Claudette Friesen

- i) ensure easy access to resources.

522-2 Building Envelope Failures Information Session – Tri-City Condo Group

Ms. Friesen distributed a flyer regarding the Leaky Condo meeting to take place at City Hall in the Council Chambers on Saturday, June 24, 11:00 a.m.

552-3 Provincial/Federal Co-Operation to Assist Leaky Condo Owners

The following correspondence was distributed to the Committee:

- i) letter dated May 9, 2000 from Ann Cardus, Executive Assistant to Lou Sekora, M.P. regarding Disaster Relief;
- ii) letter dated May 9, 2000 from Lou Sekora, M.P. to the Honourable Jan Pullinger, Minister, Social Development and Economic Security.

**COUNCIL
ACTION**

No action

That Council write a letter to Minister Pullinger requesting the Provincial Government ask the Federal Government for a \$75 million contribution with an interest rate of 0%.

**COUNCIL
ACTION**

*Res. 553
Appl'd*

That Council write a letter to the Federal Government requesting that the assessment be a tax deduction for resident as well as non-resident owners and that the GST be waived on all repairs.

ITEM IV TABLED ITEMS

- T-1 Paul Forseth, M.P., House of Commons – News Release – Liberals Offer Tax Free Loans to Leaky Condo Owners!
- T-2 Nona Saunders – documents regarding Strata Property Act Workshop/Seminar Schedule, Leaky Condo Repair Process Seminar Schedule, Leaky Condo Alert re ENCON professional insurance exclusions, Strata Property Act information sheets.

ITEM V ADJOURNMENT

The Chair declared the meeting adjourned at 8:10 p.m.

CHAIR

S. Durham

Sonia Durham
Deputy City Clerk

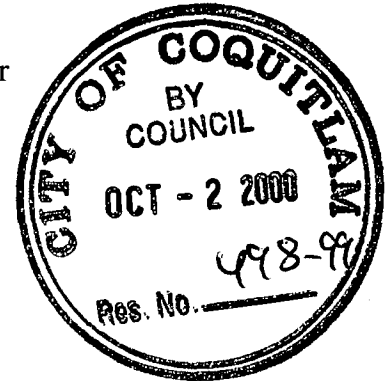


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TASK FORCE ON BUILDING ENVELOPE FAILURES IN COQUITLAM
COMMITTEE MEETING MINUTES
SEPTEMBER 25, 2000

Minutes of a Regular Meeting of the Task Force on Building Envelope Failures in Coquitlam Committee of Council held on Monday, September 25, 2000 at 6:30 p.m. in Room 480, 3rd Floor, 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
R. Stewart



Other Council Members Present: Councillor D. Chiu

Staff Present: S. Durham, Deputy City Clerk

ITEM I MINUTES OF MAY 30, 2000

The minutes of the May 30, 2000 meeting were approved.

ITEM II BUSINESS ARISING FROM MINUTES

No business arising.

ITEM III NEW BUSINESS

522-1 Compensation Plan - Barrett Commission Report

COUNCIL ACTION

That a letter be written to the Federal Government, supporting the Compensation Plan as outlined in Part 2, Volume 1 of the Barrett Commission Report.

WA
29/Sept/00

522-2 Homeowner Protection Act Regulations for Licensing and
Mandatory Third-Party Warranty Insurance for Building Envelope
Renovations

Shayne Ramsay, CEO and Jan Calkins, Communications Manager, Home Protection Office, appeared before the Committee to provide an overview of the licensing of building envelope renovators and mandatory warranty insurance for building envelope renovations.

Mr. Ramsay advised that these regulations will require that after September 30, 2000, contractors who perform building envelope renovations will have to be licensed by the Homeowner Protection Office and provide mandatory, third-party warranty insurance in order to get a building permit for building envelope renovations. All renovations that are made are covered by a warranty; the degree of work required determines the years of warranty coverage.

Discussion ensued relative to the cost of this program and the impact it would have on the homeowners. The Building Envelope Renovator licence fees are \$100 for those already Licensed Residential Builders. For all others the fee is \$600 with annual renewal fees of \$500. For each building undergoing renovations subject to the regulations, an additional \$25 per unit is applied to the licensing fee.

Discussion ensued relative to licensing and warranties for single home owners. Mr. Ramsay indicated he would provide further information with regards to the above.

R. Stewart left the meeting at this time.

Discussion ensued relative to spreading this information out into the ESL community. With Councillor Chiu's assistance, the Homeowners Protection Office will arrange a session in November for the ESL community.

N. Saunders advised the Committee of the Leaky Condo Repair Process Seminars that are being hosted by the Homeowner Protection Office and the Province. Staff was requested to post copies of these notices on bulletin boards and on our website.

ITEM IV TABLED ITEMS

- T-1 The Coalition of Leaky Condo Owners (COLCO) Meeting –
Saturday, September 30, 2000
- T-2 Condominium Homeowner's Association of BC - Seminar in
Strata Property Living - Saturday October 21, 2000

ITEM V ADJOURNMENT

The Chair declared the meeting adjourned at 8:30 p.m.

CHAIR



Sonia Durham
Deputy City Clerk

CITY OF _____

COQUITLAM

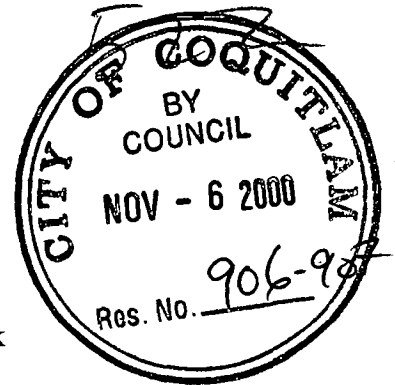


TASK FORCE ON BUILDING ENVELOPE FAILURES IN COQUITLAM
COMMITTEE MEETING MINUTES
OCTOBER 30, 2000

Minutes of a Regular Meeting of the Task Force on Building Envelope Failures in Coquitlam Committee of Council held on Monday, October 30, 2000 at 6:30 p.m. in Room 480, 3rd Floor, 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
 M. Short
 B. Switzer

Staff Present: S. Durham, Deputy City Clerk



ITEM I MINUTES OF SEPTEMBER 25, 2000

The minutes of the September 25, 2000 meeting were approved.

ITEM II BUSINESS ARISING FROM MINUTES

No business arising.

ITEM III NEW BUSINESS

522-1 Final Actions for Task Force

The Chair advised that the final meeting of the Task Force will be held on November 27, 2000. Members were asked to give some thought to any final recommendations for Council.

Staff was requested to provide an update from Development Services with respect to a resource database of people to contact to begin the process of repairing building envelope failures.

John Grasty distributed documentation and a recommendation from the Coalition of Leaky Condo Owners (COLCO) requesting the Province to declare leaky condos as a disaster. In his view, building envelope failures fall under the broad definition of a disaster as defined in the *Emergency Program Act* and that the City should request that this be declared a disaster. Councillor Stangier advised members that the City is unable to declare a disaster for matters of this nature.

Staff was requested to seek legal interpretation of the definition of a 'disaster' as defined in the *Emergency Program Act*.

Discussion also ensued relative to the Homeowner Protection Office and the manner in which the \$28 million dollars from the Federal Government to the Province will be administered. Concerns were also expressed regarding the inability of all affected homeowners to receive interest-free loans.

**COUNCIL
ACTION**

That the Homeowner Protection Office:

- i) relax the requirements for approval of their interest free loans to allow all leaky condo/homeowners to utilize the government funds available by excluding all personal savings and home equity;
- ii) ensure the interest-free loan remain interest free until paid in full to the Homeowner Protection Office and not add it to existing mortgage when renewed; and
- iii) exempt personal debts and future debts, which currently have a \$2000 maximum so long as all loan payments are received as scheduled.

Bob Switzer advised of a draft report that is being prepared by the Task Force on Housing Policy for the Canadian Homebuilders of BC identifying items that should be included in the Housing Policy. Staff was requested to place this item on the next agenda for further discussion.

Claudette Friesen presented a document prepared by the Tri-Cities Condo Group entitled "Suggested Compensation Packages for Leaky Condo Owners"; a copy of which is on file in the Clerk's Office. Ms. Friesen advised members that this document will be provided to all elected officials in the Tri-Cities.

Staff was requested to review the presented figures and determine how the situation in Coquitlam relates to the recommendation from COLCO regarding the declaration of a disaster.

ITEM IV **TABLED ITEMS**

- T-1 Ministry of Social Development & Economic Security – News Release dated October 20, 2000
- T-2 Letters to Lou Sekora and Jan Pullinger
- T-3 Ad for 2001 Committees
- T-4 Letter from Lou Sekora dated October 18, 2000 regarding Building Envelope Failures

ITEM V **ADJOURNMENT**

The Chair declared the meeting adjourned at 8:25 p.m.

CHAIR



Sonia Durham
Deputy City Clerk



TASK FORCE ON BUILDING ENVELOPE FAILURES IN COQUITLAM
COMMITTEE MEETING MINUTES
NOVEMBER 27, 2000

522

Minutes of a Regular Meeting of the Task Force on Building Envelope Failures in Coquitlam Committee of Council held on Monday, November 27, 2000 at 6:30 p.m. in Room 480, 3rd Floor, 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
 R. Stewart
 B. Switzer



Staff Present: S. Durham, Deputy City Clerk

ITEM I MINUTES OF OCTOBER 30, 2000

The minutes of the October 30, 2000 meeting were approved.

ITEM II BUSINESS ARISING FROM MINUTES

The Chair advised members that upon review of the definition of a disaster as defined in the *Emergency Program Act* by both the City Solicitor and the Manager Emergency Planner, it has been determined that the definition does not apply to building envelope failures.

R. Stewart arrived at the meeting.

ITEM III NEW BUSINESS

522-1 Proposed Amendments to British Columbia Building Code 1998

The Task Force reviewed the proposed amendments to the Building Code and discussion ensued relative to the province establishing proper procedure in implementing amendments to the Building Code so that the City is able to manage its resources effectively.

The Task Force also discussed Schedule B-2 and recommended that it be amended to move sections 2.1 and 2.2 back under the Architectural category as sections 1.22 and 1.23 respectively.

**COUNCIL
ACTION**

That Council request the Provincial Government to reinstate the Building Standards Branch.

522-2 Task Force on Housing Policy – “Building Communities Building Futures – A Housing Strategy for BC”

B. Switzer advised members that the Task Force on Housing Policy is working on a revised draft of the above-noted policy. He noted that the Task Force on Housing Policy would like to ensure that all areas relating to housing are centralized in the province.

J. Grasty distributed a paper from the province entitled “Budget Compensation Paper – Fall 2000.” One of the purposes of the paper is to seek the views of British Columbians on how the government should manage provincial finances. B. Switzer noted that he would raise this with the Task Force on Housing Policy and resubmit to them the 2020 report.

It was recommended that the City forward recommendations to the province as part of the provincial budget process.

R. Stewart left the meeting.

522-3 Recommendations for Task Force on Building Envelope Failures

S. Fawcett distributed recommendations for the Task Force’s consideration.

It was recommended that the City provide an information leaflet that will assist Part 9 Homeowners (single and duplex dwellings) in dealing with envelope failure problems and issues.

ITEM IV OTHER BUSINESS


As this was the last meeting of the Task Force, the Chair thanked the members for their work throughout the year. He advised that he would call one more meeting of the Task Force so that B. Switzer can present the final version of the paper from the Task Force on Housing Policy.

ITEM IV TABLED ITEMS

- T-1 List of Accredited Building Envelope Professionals (BEPs)
 - Members were advised that on November 10, 2000, the Supreme Court of BC struck down the APEG and AIBC's accreditation program for Building Envelope Professionals (BEP) declaring it ultra vires (beyond the associations' legislative authority).
- T-2 Suggested Compensation Packages – Tri-Cities Condo Group
- T-3 Letter from Nona Saunders regarding November 27, 2000 Agenda Items
- T-4 Leaky Rotten Condo List - COLCO

ITEM V ADJOURNMENT

The Chair declared the meeting adjourned at 8:10 p.m.


Sonia Durham
Deputy City Clerk

CHAIR