



PHOTOCOPIED
SP-CNCL DEC 2/19
NOV 29 2019
RG.
& DISTRIBUTED
**City of
Richmond**



**TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE**

Memorandum
Community Safety Division
Community Bylaws

To: Mayor and Councillors
From: Carli Williams, P.Eng.
Manager, Business Licence and Bylaws
Re: **Results of Inspection of 12620 No. 3 Road**

Date: November 29, 2019
File: 12-8080-05/Vol 01

The purpose of this memo is to provide results from a site inspection at 12620 No. 3 Road. This inspection was scheduled in advance of the Special Council meeting on Monday, December 2nd, where Council will determine if the house at this address is to be declared a nuisance and whether or not to uphold an Order to Comply for the owner to clean the property.

Present at the inspection were staff from multiple City departments including, Richmond Fire Rescue (RFR), RCMP, Building Approvals and Community Bylaws. Also present was one of the property owners, Michael Fairhurst, plus two of his friends and his legal counsel. During the inspection, staff inspected the interior and exterior of the house as well as the residential portions of the property around the house.

At the previous Special Council meeting, on the same topic, on November 12, 2019, the owner claimed that he lives in the house at 12620 No. 3 Road "part-time". However, upon inspection, it was found that the house has been disconnected from gas and water service and there is no heating source or any running water. The house does have electrical service although a number of circuits have been disconnected and there are several locations of exposed wiring.

In addition to the lack of services in the house, the house is being used for storage and several of the rooms are inaccessible due to a large accumulation of materials. Some of the rooms, including the kitchen and the bathroom, have been marked off with caution tape to prevent entry. Rooms that are accessible have only a pathway wide enough for one person at a time and many of the rooms have items stacked to the ceiling. While there are some construction materials inside the house which would have value, most of the material in the house is discarded, damaged or aged beyond repair. Attachment 1 contains pictures taken from inside the house.

The main portion of the house was built over 100 years ago and may be structurally sound. However, there was an addition to the back of the house 30-40 years ago which is deteriorating and falling away from main part of the house. The roof is leaking and there are large gaps that are allowing raccoons, squirrels and other rodents to freely access the interior of the house. This portion of the house is unsafe and cannot be accessed. In addition, a tree has fallen on the front part of the house and damaged a second floor balcony.

As a result of the inspection, the building inspector noted that the house is unfit for continued occupancy. Due to the damage to the front balcony and the conditions of the back addition, the

building inspector has recommended that a full structural assessment be undertaken of the house. The staff from RFR advised the owner that due to the conditions inside the house and the concerns for structural safety, any fire at the house would be fought externally only, as firefighters would not enter the home. Inspection reports from building, plumbing and gas inspectors are provided as Attachment 2.

Moving to the outside of the house, staff noted that there is still much progress to be made to remove the unsightly accumulation of rubbish and discarded materials as required by Unsightly Premises Regulation Bylaw No. 7162. Acknowledging that there are some items being stored that would have value, most of the items have deteriorated beyond their useful life and are not salvageable. In addition to storing items around the yard, there is also a considerable amount of items being stored in a variety of structures in the yard including a garage, three shipping containers and several portable tents. Pictures of the items in the yard and outdoor structures are provided in Attachment 3.

Moving forward, it will take a considerable amount of effort on behalf of the owner to bring the house and property into compliance with all bylaws. RFR posted a "Do Not Enter" notice on the front door that requires the owner to board up the premise to secure the building. The owner has until noon Monday December 2, 2019 to complete the boarding up. If not completed, RFR will follow procedures in Fire and Life Safety Bylaw #8306 which allows the City to hire a contractor to secure the premise and the cost to be borne by the owner.

If not demolished, the house will have to be emptied of the accumulated materials before any work can begin on repairs and reconstruction. It is difficult to determine whether the current owners have the capability of undertaking work of this magnitude. A considerable amount of staff resources have been used to monitor this site and this will continue unless there is immediate action undertaken to address the safety and bylaw issues present on this site.

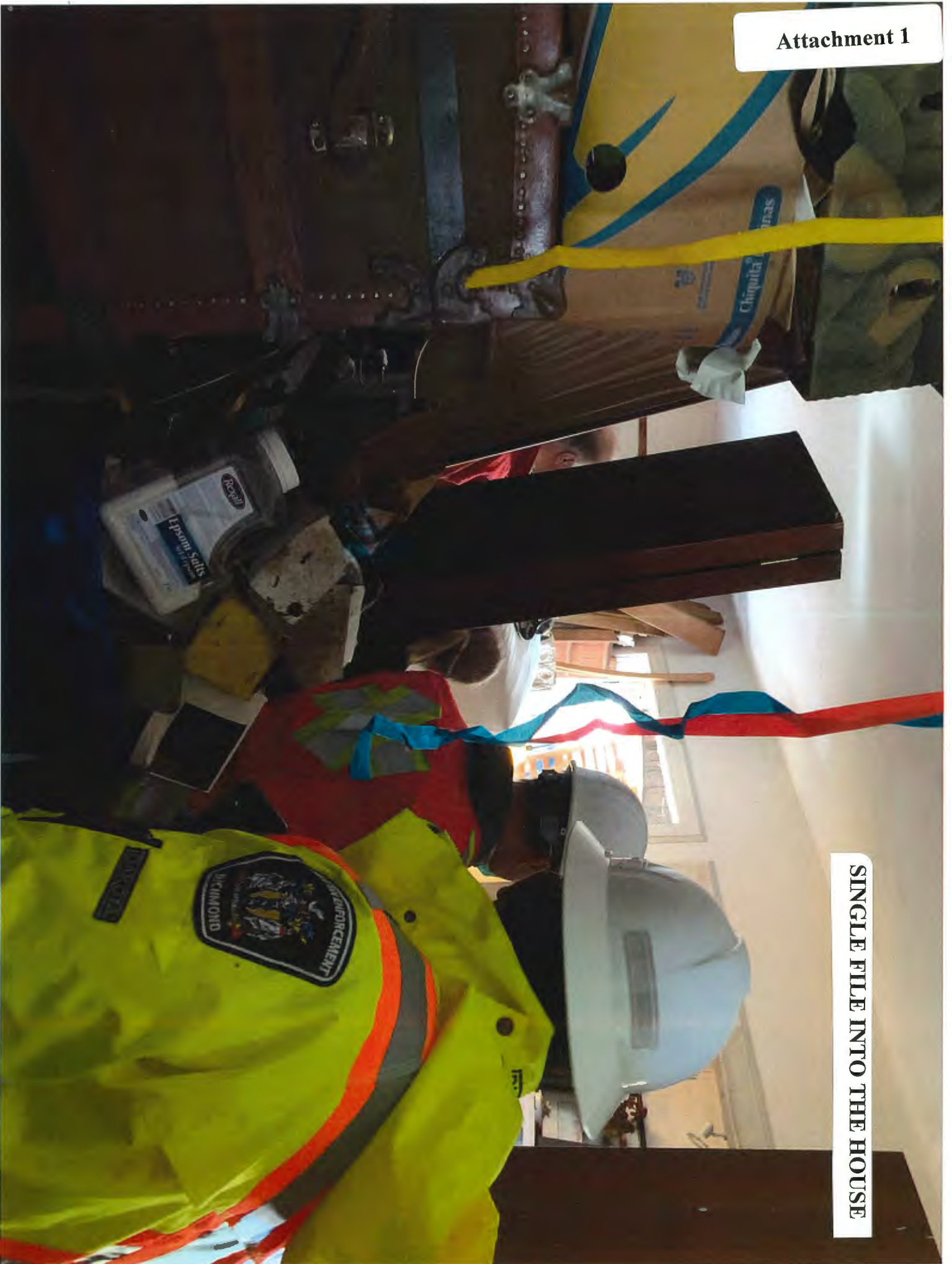
Representatives from all departments involved in this inspection will be available for questions at the Special Council meeting on December 2nd. In the meantime, any questions can be directed to the writer.



Carli Williams, P.Eng.
Manager, Business Licence and Bylaws
(4136)

Att. 3

pc: SMT
Anthony Capuccinello Iraci, City Solicitor and Senior Director, Legal Services
Claudia Jesson, Director, City Clerk's Office
Clay Adams, Director, Corporate Communications and Marketing
James Cooper, Architect AIBC, Director, Building Approvals
Tim Wilkinson, Fire Chief
Fred Tewfik, Manager, Inspections



SINGLE FILE INTO THE HOUSE

VIEW OF KITCHEN



ENTRANCE INTO KITCHEN

LIVING ROOM



**VIEW OF BATHROOM ON SECOND
LEVEL**



11/28/2019 10:46

ENTRANCE TO MECHANICAL ROOM

CAUTION

11/28/2019 10:30



VIEW OF LIVING ROOM



11/28/2019 10:39

**VIEW OF BEDROOM ON SECOND
LEVEL**





INSPECTION: Building Check (150) 12620 No 3 Road (19-869421)

12620 No 3 Rd, Richmond, British Columbia, Canada, V7A 1X5

Report Date: Thu, Nov 28, 2019

INSPECTION DETAILS

Job Summary

12620 No 3 Rd/19-869421/Building Check (150)

2019-11-28

/Michael G Fairhurst

Inspection Result

Inspection Result Rejected

Inspection Comments House is unfit for continued occupancy (Hygiene and occupants egress the primary concern)

1/ Main floor east side single story section of house including deck unable to access do to structural integrity. Roof over main floor east side open and exposed to elements. Full structural assessment recommended by Structural Engineer.

2/ Fallen tree has damaged second floor balcony railing, to be addressed.

3/ Upon inspection it was noted in several locations there was exposed wiring and the main electrical panel was not covered creating a hazardous situations both in human contact and possible ignition of surrounding debris.

Inspector Name Wayne Berg

Inspector Email wberg@richmond.ca

Inspector Phone 604-247-4618

Inspector Signature

Inspection results may also be viewed online by entering your permit number at <https://inspections.richmond.ca>

Where a registered professional engineer or architect has been retained to carry out professional design and/or field review and has certified that the plans comply with the BC Building Code, the City relies on such certificate in issuing the applicable permit and is not liable for any losses arising out of or contributed to be an error or omission in relation to its approval of the plans submitted. The issuance of a permit does not guarantee compliance with the BC Building Code which remains the responsibility of the owner.



INSPECTION: Plumbing Check (335) 12620 No 3 Road (19-879185)

12620 No 3 Rd, Richmond, British Columbia, Canada, V7A 1X5

Report Date: Thu, Nov 28, 2019

INSPECTION DETAILS

Job Summary

12620 No 3 Rd/19-879185/Plumbing Check (335)

2019-11-28

/Michael G Fairhurst

Inspection Result

Inspection Result Rejected

Inspection Comments

1. Domestic water disconnected at entry to house.
2. Unable to access plumbing fixtures in washrooms due to obstructions.
3. Unable to determine if plumbing fixtures are functional.
4. Unable to determine if interior water piping has been damaged because of freezing due to areas without heat.
5. Unable to determine if septic system is still functional.
6. Note: There has been no measurable reading on the water meter since it was installed in 2017.

Inspector Name Phil Wynne

Inspector Email pwyne@richmond.ca

Inspector Phone 604-276-4323

Inspector Signature

Inspection results may also be viewed online by entering your permit number at <https://inspections.richmond.ca>

Where a registered professional engineer or architect has been retained to carry out professional design and/or field review and has certified that the plans comply with the BC Building Code, the City relies on such certificate in issuing the applicable permit and is not liable for any losses arising out of or contributed to be an error or omission in relation to its approval of the plans submitted. The issuance of a permit does not guarantee compliance with the BC Building Code which remains the responsibility of the owner.



INSPECTION: Gas Check (430) 12620 No 3 Road (19-879184)

12620 No 3 Rd, Richmond, British Columbia, Canada, V7A 1X5

Report Date: Thu, Nov 28, 2019

INSPECTION DETAILS

Job Summary

12620 No 3 Rd/19-879184/Gas Check (430)

2019-11-28

/Michael G Fairhurst

Inspection Result

Inspection Result

Rejected

Inspection Comments

1. In 2012 the natural gas meter was removed and the service line capped.
2. No gas supply to water heater or furnace.
3. Unable to determine if gas appliances are still functional.
4. Gas appliances not safe to operate because of combustible materials in contact with venting system.

Inspector Name

Phil Wynne

Inspector Email

pwyne@richmond.ca

Inspector Phone

604-276-4323

Inspector Signature

Inspection results may also be viewed online by entering your permit number at <https://inspections.richmond.ca>

Where a registered professional engineer or architect has been retained to carry out professional design and/or field review and has certified that the plans comply with the BC Building Code, the City relies on such certificate in issuing the applicable permit and is not liable for any losses arising out of or contributed to be an error or omission in relation to its approval of the plans submitted. The issuance of a permit does not guarantee compliance with the BC Building Code which remains the responsibility of the owner.

METAL AND WOODEN RODS STILL
REMAIN ON DERELICT VEHICLE



VIEW OF THE BACK OF THE HOUSE



OUTSIDE STORAGE

11/28/2019 10:29



OUTSIDE STORAGE



A photograph showing the interior of a tent, which is filled with a large amount of clutter. In the center, there is a red riding lawn mower. To its right is a blue cooler. In the foreground, there is a white jug and a green plastic container. A Christmas tree is visible in the background on the right side. The ground is covered with various items, including a yellow bag and some boxes. The overall scene suggests a storage area for outdoor equipment and supplies.

A photograph showing the interior of a tent, which is filled with a large amount of clutter. In the center, there is a red riding lawn mower. To its right is a blue cooler. In front of the cooler is a green plastic trash bin. To the left of the bin is a white plastic jug. The floor is covered with various items, including a yellow bag, a green bag, and some cardboard boxes. In the background, a Christmas tree is visible, decorated with lights. The overall scene suggests a storage area for outdoor equipment and supplies.

DISCARDED ITEMS AT BACK YARD



CONTENTS INSIDE A SHIPPING
CONTAINER



11/28/2019 10:57