

From: Johannes Oving <joving@pemberton.ca>

Sent: Friday, January 10, 2025 8:08 AM

To: [REDACTED] >

Cc: Nikki Segovia <nsegovia@pemberton.ca>; Gwendolyn Kennedy <glkennedy@pemberton.ca>; Scott McRae <smcrae@pemberton.ca>; Zara Rockwell <zrockwell@pemberton.ca>

Subject: 7474 Prospect St - Unpermitted work, Notice on Title.

Hello Mr. Rice.

In response to your email to the Manager of Corporate and Legislative Services Village of Pemberton January 9, 2024, I shall endeavour to assist you in providing the required information regarding the unpermitted foundation work that went ahead in spite of repeated attempts informing you of building bylaw and building permit requirements including placing a "stop work order" on this project.

The Foundation Repair letter from Structural Solutions Engineering Inc., Project Number K1796 dated October 28, 2024 has been reviewed by myself and my colleague. This letter is not acceptable. Please provide an acceptable comprehensive authenticated letter of compliance for the foundation work completed without permits. The letter of compliance must be site specific and confirm the following information;

1) Geotechnical adequacy of the soils supporting the foundation. The letter indicates that there is a problem with the structural adequacy of the soils located at this site. The bearing capacity of the soils must be confirmed by a geotechnical engineer. The geotechnical engineer's findings must be detailed and site specific. This may include soil testing. The Structural Solutions engineering letter anticipates future movement. This is a concern.

2) Structural adequacy. The Structural Solutions letter is vague and does not commit to the work that was undertaken without permits. This letter speaks more to the foam product than to what actually was applied to the structure. A site specific detailed letter from a structural engineer that confirms compliance with the requirements of the BC building code is required. Items including location of application, conditions during application and result of applications should be documented in this letter. Supporting third party testing of the foam product should also be included in the letter from the engineer. The structural engineer's comments must confirm compliance with the BC building code.

The above items serve only as a guide to what a Building Official may be looking for that would demonstrate building code compliance. It is up to your Professionals to provide an acceptable authenticated letter of compliance. Another option would be for your Professionals to seek guidance from their respective associations regarding letters of compliance.

It is expected that a comprehensive detailed letter of compliance with supporting documentation from structural engineers and a geotechnical engineer be provided to this office in order to deem this work in compliance with the BC building code and avoid further action.

The next Village of Pemberton Council meeting is January 21, 2024. This issue will be placed on the agenda recommending a Notice on Title if acceptable authenticated documentation is not received, reviewed and accepted by this time. More information may be required upon review of any new information.

Hope this helps to clarify what is expected.

Regards,

Johannes Oving RBO