



**Planning &
Development
Department**

**Permits &
Inspections
Division**

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November 13, 2003

File: 1176 Yates

Mr. Robin Kimpton
1936 West 14th Avenue
Vancouver BC V6J 2K2

COPY

Dear Mr. Kimpton:

Subject: Unsafe - No Occupancy - 1176 Yates Street

On November 06, 2003, I made an inspection of the building at this address to accompany the Electrical Inspector and Bylaw Enforcement Officers. Your local manager, Albert Ward was present. I was prepared to immediately post the building as "Unsafe" due to the scope and nature of the infractions and let Mr. Ward know of my intention.

I returned in the afternoon with my Manager, a fellow Building Inspector, Plumbing Inspector, Senior Bylaw Officer and Officials from the Ministry of Human Resources. We were accompanied, again, by Mr. Ward.

I could find no evidence of any permits, or applications for permits, for the structural, architectural, plumbing or electric work that was either in progress or completed since our last recorded entries. Substantial alterations were underway on all storeys.

The strong smell of sewer gases from numerous sources and the various liberties taken with the integrity of load bearing structural elements were sufficient to invoke section 2.5 of the Building Bylaw to prohibit the occupancy of the unsafe building.

I posted the building and all suites "Unsafe - No Occupancy" and informed your manager of this decision.

Plans, prepared under the seal of a professional architect and structural engineer, must be submitted in support of a building permit application to bring the building into compliance with the intended use. The application should be submitted within 14 days.

If you have any questions, please contact the undersigned. Thank you for your cooperation in this matter.

Yours truly,

Dave Marchment, R.B.O.
Building Inspector

CERTIFIED TRUE COPY

Cc: Dan Scoones- Senior Bylaw Officer