



Method Engineering and Building Services Ltd.
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10120.00
737 Belton
Structural Review

Ms. Aki Kaltenbach
 737 Belton Avenue
 Victoria, BC V9A 2Z7

May 24, 2017

Regarding: **Renovation Considerations**

Dear Ms. Kaltenbach,

On November 25, 2016, we issued a letter to the Mavrikos Collective regarding areas of stucco bulging on the exterior walls of the multi-storey house at 737 Belton. While on site we also completed a high-level risk review of the crawl space and noted several structural deficiencies. In the letter we recommended, *"If the Owner is considering long-term use and/or significant renovation to the building, it is recommended a comprehensive assessment of the structural conditions within the crawlspace is completed and upgrades are designed."*

The intent of the recommendation was to encourage the Owner to evaluate any capital expenditures and consider the following prior to proceeding with a renovation:

- ♦ Renovations typically incur significant cost premiums compared to new construction due to the challenges of working within the existing constraints and as-built configurations.
- ♦ Renovations frequently result in compromised, or reduced, performance expectations due to the fact the original materials are included within the new work.
- ♦ Renovations restrict the ability to alter the configuration or functionality of the building due to the inability to relocate structural members and services.

The building at 737 Belton was modified with a 2nd level addition which created awkward and inefficient interior spaces. The poor structural conditions within the crawl space will require a significant capital expenditure for engineering and construction, however, an extensive structural renovation will not improve the interior floor layout. Other legacy items, such as the: bulging stucco, low levels of insulation, thermally inefficient windows, and the deteriorating deck above the garage would require additional expenditures to renew.

Based on our understanding of the renovation market, it is our opinion that renovating the existing structure is not economically prudent based on the considerations listed above. To ensure efficient use of funds, it is recommended redevelopment is explored if a large capital investment is being considered at the property.

Regards,

Method Engineering and Building Services Ltd.

By: Matt Mulleray, P.Eng., President, Senior Project Engineer

