

VIRIDIAN GREEN

Summary response to VVV Engineering
Report and Site review with:
Phil Johnson, RDH Engineering, October 2011

This response utilizes the numbering of the VVV Report.

Walls-

The maintenance and prevention of water ingress at the cavity behind the cladding as mentioned in VVV Engineering's report item 3.1.4 is considered a maintenance issue.

The deficiencies mentioned in VVV Engineering's report item 3.1.2 are dealt with below.

Fiber Cement Board and Brick Walls

Resolutions:

The fiber cement board cladding was reviewed and no evidence of deterioration was present. There were also no signs of efflorescence as mentioned in VVV Engineering's report item 3.1.3. This item is considered resolved.

The detailing of the panels and installation were reviewed and the installation was deemed correct, an appropriate ½ inch had been left between the bottoms of the fiber cement board cladding and the flashing beneath. There was no sign of efflorescence as mentioned in VVV Engineering's report item 3.1.4. This item is considered resolved.

Exposed concrete

Resolutions:

Hairline cracks were observed at sloped copings at windowsills in a few locations. Water had and not penetrated into living space but a recommendation to chase out the cracks in order to fill with a waterproof sealant was made. The option to complete the work immediately or in the near future is to be put forward to the Strata Council; the chasing, sealing and sanding of the cracks will leave an undesirable finish that will require painting. To best serve the owner's financial and aesthetic interests the Strata Council will have the opportunity to incorporate the required work with a painting maintenance schedule. To be clear, Larc takes responsibility for repairing these cracks.

Location of item 3.1.5 was not found.

Location of item 3.1.6 was not found.

The staining of the small concrete eyebrows as mentioned in VVV Engineering's report item 3.1.7 is an inevitable consequence of rainwater running over the face of the eyebrow and should be addressed at time of painting. This item is considered resolved.

Location of item 3.1.8 was not found.

Location of item 3.1.9 was not found.

The staining and water pooling as mentioned in VVV Engineering's report item 3.1.10 is a result of the stair flashing directing water away from the stair tread and onto the landing. Any staining or discoloration should be dealt with at scheduled maintenance intervals. This item is considered resolved.

Location of item 3.1.11 was not found.

Water staining and softness of drywall as mentioned in VVV Engineering's report item 3.1.12 was not present at time of site meeting. The cause of any historical damage was not considered as a fault in the envelope or door but that of the social environmental such as an owner leaving the door open or leaving an umbrella leaning against the window. This item is considered resolved.

The few locations where vents were plugged drywall as mentioned in VVV Engineering's report item 3.1.13 were resolved with maintenance by the owners. This item is considered resolved.

Location of item 3.1.14 was not found.

The accumulation of dirt on the street elevation glass canopies as mentioned in VVV Engineering's report item 3.1.15 is considered a maintenance issue.

Building Envelope and Renewal Maintenance Manual as mentioned in VVV Engineering's report item 3.1.16 apparently too expensive to provide.

Staining and moisture in unit 1957 as mentioned in VVV Engineering's report item 3.1.16 has previously been resolved. This item is considered resolved.

Windows-

Resolutions:

Sealant joints and weep holes as mentioned in VVV Engineering's report item 3.2.2 are considered a maintenance issue.

The large unsealed gaps as mentioned in VVV Engineering's report item 3.2.3 are to allow any water that accumulates inside the curtain to drain out. This item is considered resolved.

The unsealed gap by the entry door of unit 205 as mentioned in VVV Engineering's report item 3.2.4 has been caused by the owner knocking of the flashing that was in place. The Strata Council will need to have this item replaced to prevent any future damage. This item is considered resolved.

Doors-

The damage to the weather stripping around the doors as mentioned in VVV Engineering's report item 3.2.5 is inherent of any threshold that contains weather-stripping; due to foot traffic the item deteriorates over time. This is considered a maintenance issue.

Balconies-

It is understood that there is no leak from the planter into unit 217. This item is considered resolved.

Decks-

The clogging of the deck paver joints as mentioned in VVV Engineering's report item 3.3.2 and 3.3.3 is avoided with regular maintenance. This is considered a maintenance issue.

It is understood that the leakage into retail space no longer exists. This item is considered resolved.

It is understood that the leakage into the parkade no longer exists. This item is considered resolved.

The leakage at suspended slab up stands to walls was not considered an envelope issue. This item is considered resolved.

Roofs-

The comment made in VVV Engineering's report item 3.4.1 with regards to noise is considered resolved and the comments with regards to the torch-on membrane and filter fabric are considered a maintenance issue.

The stains mentioned in VVV Engineering's report item 3.4.2 will be dealt with at the time of the scheduled maintenance. This is considered a maintenance issue.

The Drains without a collar as mentioned in VVV Engineering's report item 3.4.3 work as effectively as those with a collar as the gravel around acts as a drainage filter itself. This item is considered resolved.

The roof leak at unit 203 as mentioned in VVV Engineering's report item 3.4.4 has previously been resolved. This item is considered resolved.

The regular review required as mentioned in VVV Engineering's report item 3.4.5 is considered a maintenance issue.

Parkade Membranes-

Leakages in the electrical room and above the car access ramp to IGA are no longer present. This item is considered resolved.

Water ingress reported by owners in the parkade as mentioned in VVV Engineering's report item 3.6.1 were never located, it is recommended by VVV Engineering that a regular review of the area is conducted. This is considered a maintenance issue.

The efflorescence staining on the underside of the parkade slab as mentioned in VVV Engineering's report item 3.6.2. Is no longer present and the item is considered resolved. The cracks around the pipes are still present and it is recommended by VVV Engineering that a regular review of the area be conducted. This is considered a maintenance issue.

Cracks in the concrete slabs have been caulked as mentioned in VVV Engineering's report item 3.6.3. It is recommended by VVV Engineering that a regular review of the area be conducted. This is considered a maintenance issue.

The efflorescence staining on the underside of the parkade slab as mentioned in VVV Engineering's report item 3.6.4. is no longer present and the item is considered resolved. The cracks are still present and it is recommended by VVV Engineering that a regular review of the area be conducted. This is considered a maintenance issue.

c.c. Phil Johnson
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