

## **Portables Project Update – August 12<sup>th</sup>**

Now that we are on track to replace and relocate our septic system away from the proposed site of the portables, two meetings took place with the City of Richmond in mid-July. It was determined that a development permit is not required and we can go straight to a building permit application. All future contact will be with the City Building Dept. Several activities in support of the building permit application are now underway.

**Land Survey:** After requesting and receiving quotes, a land survey was completed by Target Land Surveying at the end of July and results were just delivered. This survey is required in order for John Keen to prepare an accurate and detailed lot plan showing the location of the proposed portable and all relevant set backs, “delimiting distances” and topography of the site.

**Building Code and Code Consultant:** A determination has to be made on whether the portable should comply with Part 3 or Part 9 of the current BC Building Code (BCBC). The current BC Building Code does not include a building type similar to the school ie. a school with wooden structure but without a sprinkler system. A structure such as ours has now been retired from the building code and a structure such as ours would not be permitted to be built anymore. In accordance with the current building code, the existing adjacent building type is significant in determining a number of factors associated with specifying our new portable unit and preparing the building permit application. Delimiting distances have to be determined to ensure the required distances between the existing building and the new structure are legal and fire compliant and also, in defining whether the portable will meet Part 3 or Part 9 of the code. This also determines the level of fire protection and the extent of electrical, mechanical and plumbing engineering that must be undertaken and included in the portable design.

In order to unscramble the building code as it pertains to our project, and to determine the most beneficial Part 3 or Part 9 requirements for the school, John and I are in the process of hiring a certified professional building code consultant (yes, they exist for this purpose!). We have selected Mark Roozbahani <https://ca.linkedin.com/in/mark-roozbahani-87898215> to do the analysis required and will be meeting with him next week. John is preparing an information package and a scope definition for him this week.

**RFQ:** The design details of the portable needs to be specified in the building permit application. Consequently, we prepared and sent out an RFQ for supply of the portable to Fort Modular and Britco last week - the first question I got back from FM was “does it need to comply with Part 3 or Part 9 of the building code?”. This a significant cost driver and I’ll let them know as soon as I have the answer. After delivering the answer, I’ll give them 2 weeks to respond.

**Agricultural Land Commission:** The City advised us that they require a letter from the Agricultural Land Commission stating that the ALC has no objections to the proposed portable. In response to our request letter to the ALC, they have requested copies of the land title certificates for our properties that were in effect on 21<sup>st</sup> December 1972. This, related to when

parts of the Agricultural Land Act came into effect. This required a visit to the Land Titles office in New Westminster and us having to contract a search agent to retrieve and provide copies. The titles were provided to me yesterday and John has them to forward to the ALC.

**Covenant:** The City advised us that they would require us to tie our two lots together by way of a covenant on our registered titles – this due to the fact that our septic system has components installed on both lots and one lot is dependent on the other. It was hoped that our current titles included such a covenant, but searches determined they do not. We will need to hire a lawyer to prepare and register the covenant once the City provide us with the language they require, likely in response to our building permit application.

**Electrical and Septic Connections:** Given that Blackwater have excavations underway for the installation of the new septic pipes, etc., I asked them to include a stub connection for the new portable. Also, they will install a 200 amp electrical cable from the school electrical room to the same location as the septic stub to avoid us having to dig everything up again for providing power to the portable. The current Hydro service into the school is rated 400 amps. The addition of 200 more amps of load from the portable, may requires us to increase our current 400 amp service from Hydro.

### **Next Steps**

We need the responses to the portables RFQ and to select which provider to move forward with.

We will need registered mechanical, plumbing and electrical engineers to design and sign off on these components of the portable design.

We will need a geotechnical engineer (likely Thurber), to design the necessary piling/foundations for the portable.

All this gets rolled into the building permit application which we then submit and cross our fingers!

### **Budget Forecast**

I'm attaching a rough budget forecast for this year and next for this project. I believe it is on the conservative side and a worst case. I will keep track of spending and refine the forecast as we learn more and progress through the project.