



## Attachment E

*Building Inspection Report Feb 4, 2025*

*707 Queens Avenue*

**Civic Address:** 707 Queens Avenue

**Owner:** United Revenue Properties  
**Address:** 616 Third Avenue  
New Westminister BC V3M 1N5  
**Phone Number:** 604-522-1582  
**Email:** vernkober@shaw.ca

**EDMS Doc#:** 2653141  
**File #:** MSC01527  
**Date of Inspection:** Feb. 3, 2025  
**Date of Report:** Feb. 4, 2025  
**Inspector:** Michael Racanello

**Contractor:** N/A  
**Phone Number:** N/A  
**Email:** N/A

**Approved Use of Building:** Single-family house and detached garage.

**Present Use of Building:** Multi-unit residential building and detached garage, all destroyed by fire.

**Reason for Inspection:** Site inspection at the request of Integrated Services Division and Fire Department.

**Building Observations: 13:00 Inspection, Accompanied by Jeff Gill and Isabella Li**

- House substantially damaged by fire
- Interior gutted, windows blown out
- Significant structural damage to studs and roof
- Portions of the roof have collapsed
- Garage completely destroyed, waste noted, including plastics, foams, and aerosols.
- Fence panel at front and back open
- Side door to basement kicked in, JG indicated that the door was secure during a previous site visit
- Attempted breach of side door to main level noted.

**Building Observations: 16:00 Inspection, Do Not Occupy Order**

- Fences at front and back secured
- Do Not Occupy Orders posted on fence on each side of the property.
- While taking photos from neighboring yard, two individual's attended to breach the fence. They left once they realized that the gap was sealed and that I was there taking pictures. The amount of bags they were carry lead me to believe that they were attempting entry to salvage or loot.



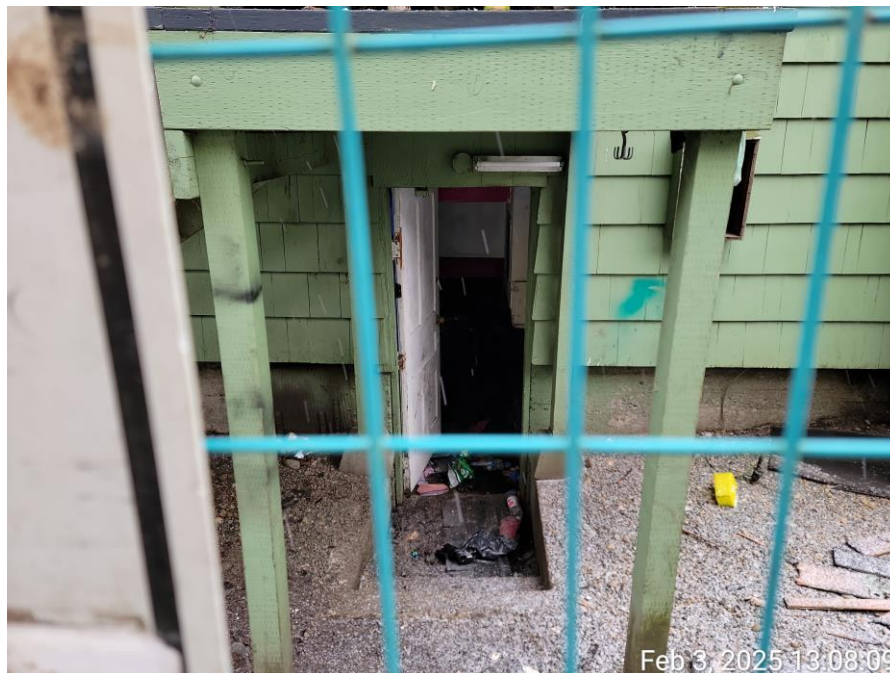
**Picture 1:** Front elevation of house. Windows on upper level blown out.



**Picture 2:** Gap in front fence.



**Picture 3:** Collapsed roof. Current conditions do not comply with structural requirements of subsection 9.4 or Part 3 of the Building Code. Roof is not expected to support the minimum specified loads as required in subsection 9.4.2., for both snow and dead & live loads.



**Picture 4:** East side door, kicked in after previous inspection by JG. Doors currently not secured against unauthorized entry as required in subsection 9.7.5



**Picture 5:** Rear yard, garage destroyed. Note gap in fence.



**Picture 6:** Rear of house, garage rubble in foreground. Note roof line sagging.



**Picture 7:** East side, rear portion of house. Significant damage to structure



**Picture 8:** Do Not Occupy Order posted on front fence. Additional orders posted on rear and side yards.

## Building Code Concerns:

- **SUBSTANTIAL RECONSTRUCTION**; A significant portion of the superstructure is damaged beyond repair. Should the house be repaired, it is anticipated that it would be considered “substantial reconstruction”, and as such, all aspects of the structure, existing or repaired, will need to comply with the current edition of the BC Building Code.
- **ZONING NON-CONFORMITIES**; Several aspects of the building do not comply with the New Westminster Zoning Bylaw. All non-conformities must be rectified as part of any repair. Zoning non-conformities include:
  - Number of boarders / lodgers exceed the limit prescribed in the RS-1 zoning type.
  - Multi-family residential use on a RS-1 zoned lot.
  - Bachelor suites do not meet the requirements of 190.26 of the Zoning Bylaw.
  - Suites do not meet the requirements of 190.29 of the Zoning Bylaw (secondary suites).
  - Number of parking spots do not meet off-street parking requirements prescribed in 140.9 of the zoning bylaw.
- **STRUCTURAL DAMAGE**; Significant structural damage, putting structure not into compliance with structural requirements under the BCBC 2024. This includes Part 3 and / or section 9.4 (Structural Requirements). Current building state not in compliance with section 9.23 (Wood-Frame Construction). In order to rectify, the following would be required:
  - Review and approval from a registered structural engineer.
  - Minimum expected repairs; Full removal and replacement of roof structure, majority of the floors joist assemblies removed and replaced, majority of the stud walls removed and replaced.
  - Substantial reconstruction, upgrading structure to current seismic requirements, as per subsection 9.23.13, would be required.
- **BUILDING ENVELOPE**; Building envelope, including cladding, sheathing, insulation, and vapour barriers significantly damaged. This includes:
  - Structure is currently exposed to elements. Water and animals are able to enter via holes in roof and walls and blown out windows. This will accelerate deterioration.
  - All sheathing to be repaired. Sheathing must meet seismic requirements for braced wall bands, as per section 9.23
  - Repaired framed walls insulated to current code requirements as per section 9.36.
  - Building cladding to be installed with a rain screen as per subsection 9.27.3.
  - Air and moisture barriers required to be installed as per section 9.25.
- **MULTI-FAMILY UNITS**; Previous use as a multifamily structure was non-compliant to the Building Code. Building did not have proper fire separations between each of the units and between the units and common areas. Life safety equipment provided was witnessed by Building and Fire staff to be non-operational, and a requirement to repair was included in a previous Notice of Violation. In order to address this, the following steps would need to be taken:
  - Rezoning to legalize multi-family use on subject lot.

- Review and approval from registered professionals and architect.
  - Minimum expected repairs; installation of fire separations, fire blocking, and fire stopping.
  - Installation of life safety equipment, such as emergency lighting and exit signs required.
  - Installation of a fire suppression system and fire alarm system required as per the New Westminster Building Bylaw.
  - Exit & egress paths do not meet requirement of a multi-family building, section 9.9.
- PLUMBING FACILITIES; Plumbing piping and fixtures will need to be installed as per the BC Plumbing Code 2024 (Part 7 BCBC 2024). All plumbing fixtures must be CSA approved.

Based on the above, it has been deemed infeasible to repair the house, and it is the Building Divisions recommendation that the structure be demolished as soon as possible. The structure should be expected to deteriorate further as it is exposed to the elements, and there is a threat of unauthorized entry, which can further damage the structure, and expose those individuals to life safety risks. The structure should also be considered a hazard to neighbouring properties; should a fire restart, there is the possibility it will spread to neighbouring buildings.

**Zoning Observations:**

- Several, refer to above comments

**Tree Bylaw:**

- None noted

**Engineering related Observations:**

- None noted

**Site & Sediment Control:**

- None noted

**Damage to Engineering utilities; water, sanitary, roads, sidewalks, curbs, etc.:**

- None noted

**Street Use Requirement:**

- None noted

**Requirements:**

- A Building Permit to demolish the garage and house is required.
- Site must remain secure from unauthorized entry.



**Recommendations:**

- Notice on Taxes
- Demolition of the Property

**Referred To:** Chief Building Official or Building Department Manager Name

(Below to be completed by Building Department Manager)

**Building Manager’s Recommendations for Further Enforcement:**

- Wait for second internal site report before further recommendations

**Recommendations Building Clerks:**

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**Bylaw Enforcement Recommendations:**

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**Additional Notes:**

CHECK	COMPLETED TASKS/CORRESPONDENCE	D-M-YEAR
	Posted stop work order	-
	Notice on Tax Info Sheet	January 27, 2025
	Notice on Tax Info Sheet – Do Not Occupy	February 4, 2025
	Do Not Occupy Order	February 3, 2025
	First Internal Building Department Site Inspection Report	January 27, 2025
	45 Day letter	
	Second Internal Building Department Site Inspection Report	February 4, 2025
	Bylaw enforcement letter with order to obtain building permit	
	45 Day Registered Letter Returned	
	Permit Application Submitted	
	Ticket Issued	
	Stop Work Order Removed without Building Inspector Consent	
	Extension Granted	
	Unauthorized Construction Removed	
	Building Permit application	