

Date	October 31, 2023	File: TUP00032
To	Chris Hall	
From	Tim Byron: Chief Building Inspector	
Subject	<b>1428 Adelaide St. - Temporary accommodation of an existing cabin</b>	

On October 30, 2023, I conducted a site inspection of an existing cabin on the property located at 1428 Adelaide St. Below is a summary of my observations and associated concerns:

Exterior Deck and Stairs: Absence of both a slip-resistant finish and graspable handrails on the deck stairs.

Ventilation and heating: During the inspection, it was noted that there are significant deficiencies in the ventilation and heating systems. Additionally, the absence of a bathroom exhaust fan was observed.

Smoke Detection: The current battery-powered smoke detectors are not code compliant. Hardwired units placed in vital areas such as hallways and bedrooms are required.

Plumbing: The plumbing drainage system servicing the clothes washer and kitchen sink was noted to be mounted externally to the exterior wall and is not adequately protected against freezing.

To consider this building for temporary residential occupancy, I recommend the following actions:

### With a Building Permit:

- Install a passive ventilation system with a heating source that is capable of maintaining a minimum temperature of 22 degrees Celsius in all rooms.
- Install a bathroom fan that will work in conjunction with a passive ventilation system.
- Install graspable handrails and slip-resistant finishes on exterior stairs.

- Install precautions to insulate the exterior plumbing and venting systems from freezing conditions.
- Install wired smoke detection in hallway and bedroom areas.

**Conclusion:**

Given the current condition of the building, I do not recommend issuance of the TUP until the identified deficiencies have been resolved. Addressing the above concerns is paramount not only for the building's potential function but more critically for the safety and well-being of its occupants.