

Welcome Bienvenue

CDG Mission:

To leverage the collective wisdom, knowledge and experience of its membership in order to help Directors manage their individual condominium operations more effectively and efficiently.

KELLER ENGINEERING

UNIT MODIFICATIONS WHAT SHOULD A BOARD OF DIRECTORS KNOW



A presentation to the CDG June 16, 2015

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AS A BOARD MEMBER

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- You should ensure the integrity of the corporation's common elements
- You should ensure the modification work is carried out in a proper and satisfactory manner by qualified contractors
- You should ensure that the unit owner obtains the appropriate permits
- If required, ensure that the modifications are reviewed by a professional consultant



UNIT MODIFICATIONS

- Types of unit modifications the Board should be concerned with:
 - Structural modifications
 - Plumbing/HVAC modifications
 - Modifications to exclusive use Common Elements
 - Balconies
 - Terraces
 - In general, any modification which can affect a corporation's common elements



STRUCTURAL MODIFICATIONS

- Examples of Structural Modifications:
 - Removal of load-bearing interior walls
 - The creation of or widening of an existing opening in a load-bearing interior wall





- Relocation of load-bearing posts
- Coring of concrete slabs
- Modifications to exterior walls



PLUMBING/HVAC

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- Examples of Plumbing/HVAC Modifications:
 - Major renovations to bathrooms or kitchens
 - Installation of a washer and dryer/ or dish washer



 Installation of a gas fireplace





EXCLUSIVE USE COMMON ELEMENTS

- Examples of Modifications to Exclusive Use Common Elements:
 - Modifications to balconies
 - Membrane or tile installation
 - Converting the balcony into a solarium or additional living space
 - Modifications to Terraces
 - Enlargement of a terrace area
 - Installation of a water feature
 - Installation of an outdoor gas fire place or BBQ
 - Installation of a hot tub



AN EXAMPLE TO LEAN FROM

An Example to Learn From

- Converting a balcony into additional Living Space
 - 6-Storey Low-Rise
 - Non-combustible construction
 - The owners wished to increase their living space by converting the balcony into a breakfast nook
 - Previous owners had already converted their balconies
 - Acquired design plans from another owner
 - Was approved by a Board member
 - Work was carried out without a Building Permit





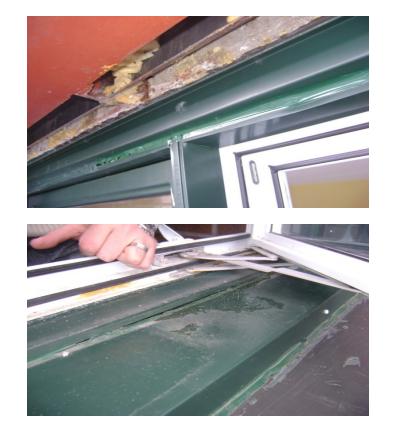
AN EXAMPLE TO LEAN FROM







AN EXAMPLE TO LEAN FROM







THINGS TO CONSIDER

- 9 things Boards should consider when faced with approving a unit modification
- 1. Will the modification affect the common elements
- 2. Will the modification impact adjacent units, i.e. water damage due to poor workmanship
- 3. Does the unit modification require a building permit
- 4. Should the corporation retain their own consultant to review the modifications
- 5. Does the modification permanently modify an exclusive use common element. What are the implications for that unit owner.
- 6. Does the modification affect life safety
- 7. Does the modification affect the corporation's insurance
- 8. Does the modification have any impact on the Reserve Fund
- 9. Should the Board set a minimum standard for unit modifications



QUESTIONS?

THANK YOU



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Thanks / Merci

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