



Report to Strata Owners – May 6, 2011 Engineering Report re: Decks at The Peaks

As stated in our report to owner dated April 29th 2011, the Strata Board has contracted representatives from RDH Engineering / Vancouver to be onsite at The Peaks on May 5th & 6th to analyze the damage to the balconies in all three buildings. At this point RDH has inspected balconies on the Willow and Birch buildings and have found significant structural deterioration in many of the balcony columns. The individual balcony guardrails are attached to the columns and therefore, many of the guardrails are structurally unsafe as well.

Due to the seriousness of damage found and potential life safety issues this may cause, the engineers have ordered an immediate closure of all balconies in the Willow and Birch buildings.

Notices to this effect have been placed under all doors in these two buildings and have been posted at prominent locations throughout the complex. One balcony partially collapsed upon inspection illustrating the very real danger to anyone using balconies, and the closure of the decks must be regarded with utmost seriousness. At this time we must insist that occupants do not enter the deck area even to remove furniture or barbecues.

A contractor has been hired to implement temporary shoring of some decks to reduce the risk of collapse of the balconies. The shoring is not intended to support people using the balconies and suite occupants must not feel that a shored-up deck is safe to use.

Simply, stay off the balconies until further notice!

The Peaks Strata is working with our lawyers and RDH Engineering to promptly notify National Home Warranty and the builder of the structural failure of the balconies. NHW will be advised to complete the necessary repairs or rebuild of the balconies within a reasonable timeframe or we will be forced to undertake the repairs ourselves. As owners we all want the repairs to be completed as soon as possible and the Board is working to this end.

Further information will be provided to all owners as it becomes available. Thank you again for your patience and understanding in this matter.

D'Arcy Johnston
Construction Projects
Board of Directors / The Peaks

Gerry Nell
Chair
Board of Directors / The Peaks