

June 19, 2024

Project ID: 120033
Contract ID: 124977

Renee McKenzie
Project Manager
Chandos Construction Ltd.
9604 20 Ave NW
Edmonton, AB T6N 1G1

Dear Ms. McKenzie:

Re: DEL-AIR LODGE REDEVELOPMENT
Substantial Performance

Please consider this your letter of Substantial Performance, effective June 19, 2024; this is the start of the warranty period.

A formal site review was completed on June 13, 2024 by:

- ◆ Renee McKenzie, Chandos Construction Ltd.
- ◆ Bill Hamilton, JMAA Architecture
- ◆ Rakinder Sidhu, Seniors, Community and Social Services
- ◆ Tammy Menssa, North Peace Housing Foundation

The known deficiencies are identified in the attached report.

The amount of \$145,000 will be retained from your final progress claim until the incomplete work is completed and/or corrected.

Failure to include any items on the deficiency list does not relieve you from responsibility for completing any outstanding deficiencies in accordance with the Contract.

Please notify the undersigned once all deficiencies and work are complete and we will arrange another site review.

100% of the holdback will be processed on August 3, 2024, subject to the terms of the Contract. Prior to the release of any holdback funds, complete and submit a Statutory Declaration form and a Clearance Letter from Alberta Workers' Compensation Board dated on or after the date of Substantial Performance.

Yours truly,

Brent Breakey
Project Manager

A handwritten signature in black ink, appearing to be 'Brent Breakey', with a stylized, scribbled flourish underneath.

Attachments:

1. 1264 – 2024 06 13 – JMAA Field Review
2. Del-Air Substantial Walkthrough Deficiency List 24-06-14
3. Pre-Occupancy Inspection Letter – Del Air Lodge 2024 06 18

Date: **June 17th, 2024** JMAA Job # 1264-20 **Substantial Inspection**
Number of Pages (8)

Project: **Del Air Manning Redevelopment, Manning, Alberta**

Contractor: **Chandos Construction**

Re: **JMAA Substantial Inspection – June 13th, 2024**

CC:	NPHF	Sharon Henitiuk	sharon.henitiuk@nphf.ca	☒
	NPHF	Tammy Menssa	tammy.menssa@nphf.ca	☒
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	TWS Engineering Ltd.	Gerry Brand	g.b@twsengineering.com	☒
	V3 Companies of Canda	Deb Kaleikini-Johnson	dkjohnson@v3co.ca	☒
	V3 Companies of Canda	Braeden Veeneman	bveeneman@v3co.ca	☒

This report covers all items that were reviewed during the Substantial Inspection that took place on **Thursday June 13th 2024** at the **Del-Air Lodge in Manning** as well as all outstanding issues from previously issued Field Reviews that were completed by JMAA that still need to be addressed.

Site Conditions: Rainy +12

Present During JMAA Substantial Inspection:

Renee McKenzie (Chandos)	Sharon Henituk (NPHF)
Clint Stevens (Chandos)	Tammy Menssa (NPHF)
Sam Ranjbar (Chandos)	Kelly Penner (NPHF)
Bill Hamilton (JMAA Architecture)	Joel / Richard (NPHF)
Doug MacDonald (Remedy)	

Site:

1. Sidewalks / Parking Lots:

- a. Ponding of water in northeast corner and front of the garage to be addressed.
- b. Ponding of water in the southeast accessible stall to be addressed.
- c. Ponding of water at the southwest curb (southwest of garbage area) was noted. The flow of water appears to be restricted by the asphalt that has been poured to the east of the ponding. To be addressed.
- d. Completion of work associated to the backwater valve's cover plate in the centre of the south sidewalk to be completed.
- e. The trench drain cover, within the new concrete (adjacent to Main Entry) to be replaced with a longer one (that runs the entire width of the sidewalk).
- f. Installation of the existing hand / guardrails to be completed.
- g. The repairs to the new concrete stairs accessing Vestibule – 110 are unacceptable. To be reviewed and repaired.
- h. The Painting of the newly installed hand / guardrails on the ramps / stair (directly in front of Vestibule -110) are unacceptable. The hand / guardrails need to be wire brushed, primed and painted to an acceptable level of finish.
- i. The excess asphalt to the north of the garbage area to be removed & disposed of.
- j. Wheel stops to be installed to the 9 off street parking stalls. The south side of the wheel stops (parking side) to be set at 30" from the face of the concrete sidewalk.
- k. As noted on site, remedial work required to the line painting on the east side of the parking lot as the lines are currently too short for the parking stalls.
- l. Remedial work required to the asphalt / side of sidewalk (southwest corner of parking lot).

2. Landscaping:

- a. The site grading on the south side of the building was complete with topsoil in place and sodding of this area to be completed.
- b. Topsoil, hydroseeding and sodding to be completed around perimeter of building.
- c. Filter fabric / washed gravel to be installed in the drainage swale within the courtyard.
- d. Private locates to be completed prior to installing all new trees.

3. New Concrete Sidewalks (north side of building):

- a. The grade needs to be built up along the north side of the new concrete sidewalk (northside of building).
- b. Installation of the handrails to be completed.
- c. Chandos to provide As-Built information on the new sidewalk configuration on the north side of the building complete with elevations. This info will be used to determine the extent of the hand / guardrails that will be required.

Foundations / Patios / Stairs:

4. Railings:

- a. Additional work required to welds for the Patio's access gate / latches to be completed.
- b. The guardrails for the patio need to be wire brushed, primed and painted to an acceptable level of finish.
- c. The handrail that has currently been installed to the north face of the building (northeast corner of building) needs to be removed and re-installed in the correct location. Repairs will be required to the siding and concrete faced panels to conceal the holes from where the railing was attached to the building.
- d. All ends of the handrails to be capped (no open ends permitted).
- e. Priming & painting of all guard / handrails to be completed.

5. Concrete Parging:

- a. Parging of the vertical concrete walls at all stairs, landings & patios to be completed.

New Building – Exterior:

6. Flashings @ Exterior Door Frames:

- a. As per on site discussions, the finished face of the stucco insulation panels (at base of door assemblies) to be installed perpendicular to the face of the building.
- b. A prefinished metal closer to be installed over insulated panel (lapped under thru wall flashings).

7. Loading Area Entrance (south elevation):

- a. Installation of the prefinished metal trim to the u/s of the prefinished metal soffit adjacent to the LVL beam on the South Elevation (at entry to Loading area).

8. Stone Veneer Column Bases:

- a. Remedial work required to the stone column (northwest corner of patio) to eliminate the excessive grout between the top of the stone veneer and the stone cap, as well as stone cap to be installed flat (currently not).
- b. Additional work required to the 2 concrete pilasters (east wall of Dining area).
- c. Note: All concrete pilasters to either be ground smooth to an acceptable finish or parged.

9. Roof Assembly:

- a. As per previous discussions, it was noted that one of the copper overflow scuppers off of the flat roof was not connected correctly within the ceiling space. This item to be addressed immediately.

New Building – Interior:

10. Crawlspace:

- a. All construction debris / garbage to be removed from the crawlspace and disposed of.

11. Corridor – 101:

- a. Installation of the door hardware for corridor Doors #101B to be completed. Adjustments required to door hardware to ensure the doors close / latch correctly upon releasing from the magnetic hold opens.
- b. Installation of the Graphics for the Smoke / Fire dampers to be completed.
- c. Install painted MDF trim to bottom of pressed steel sidelight (both sides).

12. Mechanical Room – 102A:

- a. Polyurethane foam / Fire caulking (dryer vents) to be installed around all duct / piping penetrations passing through the exterior wall assembly.
- b. Additional work required for the Radon pipe stack as it is currently not in alignment with the piping passing through the exterior wall assembly.

13. Dirty Laundry – 103:

- a. Installation of covers over the cleanouts in the Jemiclad wall panels to be completed.
- b. Installation of the trench drain grate to be completed.
- c. Installation of the vinyl base between the top of the concrete pad and adjacent wall assemblies to be completed.
- d. As noted on site, excessive vibrations of the commercial washing machines during the spin cycle (particularly when there is less than a full load of laundry) are still occurring. JMAA / Chandos to find a solution to resolve.

14. Kitchen – 104:

- a. Installation of hardware / mutes for Doors 104A & 104B to be completed.
- b. Installation of escutcheons to be completed in a few locations.
- c. Repairs required to the sink drain line adjacent to the pass thru (north side of pass thru).
- d. The damaged stainless steel side panel of oven to be replaced.
- e. Guard / Bollard for gas regulator by oven required.
- f. Heat welds / holes in Jemiclad panels to be repaired as required.
- g. Items #45 & 46 – Freezer / Cooler:
 - i. One section of the metal closures at the base of the Cooler (north side) that is a different colour than the remainder of the closures to be replace.
 - ii. Vented vertical closures to be installed between corners of Freezer / Cooler and adjacent wall assemblies.

- iii. The floor within the Cooler to be resealed / painted to eliminate the existing footprints in the flooring.
 - iv. Wire guards to be installed over the sprinkler heads on both the Freezer / Cooler.
15. Washroom - 108:
- a. Sealant to be installed around base of water closet / flooring.
16. Vestibule – 110:
- a. Adjustments required to exterior Door #110A to ensure the door latches correctly when closed by the door closer.
17. Water Meter Room – 110A:
- a. Labelling of all piping / valves within room to be completed.
 - b. The epoxy flooring requires a good cleaning to remove all rust marks.
18. Janitor Room – 111:
- a. Installation of the rated attic access hatch (as per specifications) to be completed.
 - b. Installation of door hardware to be completed.
19. Electrical Room – 113:
- a. Installation of the crawlspace ladder to be completed.
 - b. An additional coat of paint required to the plywood backboards.
 - c. Painting of the wood house pads to be completed.
 - d. All the dirt / debris around the perimeter recess of the crawlspace access hatch to be removed.
20. Corridors – 114, 117 & 126:
- a. Installation of the door hardware for corridor Doors #117A & 126A to be completed. Adjustments required to door hardware to ensure the doors close / latch correctly upon releasing from the magnetic hold opens.
 - b. Final coat of paint to be installed over all areas that have been repaired throughout corridors.
 - c. Installation of the fire extinguisher cabinet in Corridor #126 to be completed.
21. Mechanical Room – 115:
- a. The entire room requires a thorough cleaning.
 - b. All concrete house pads and flooring to be sealed upon completion of work within mechanical room.
 - c. Mechanical Contractor to ensure that all filters and access doors for the equipment throughout the room are accessible for future maintenance.
 - d. Fire caulking to be installed around all plumbing and conduit penetrations through the rated and exterior wall assemblies.

22. Assisted Tub / Hair Dressing – 116:

- a. Door #116A is currently binding with the finished flooring. Adjustments to the door hardware required to eliminate the binding. Installation of door hardware to be completed.

23. Medical Room – 119:

- a. Installation of the hardware for Door #119A to be completed.
- b. As per on site discussions, repairs required to the stainless steel countertops.

24. Vestibule – 120:

- a. Adjustments required to exterior Door #120A to ensure the door latches correctly when closed by the door closer.
- b. Installation of fire caulking to the west wall above the T-bar assembly to be completed.

25. Dining Area – 124:

- a. Adjustments required to in a few areas to the T-bar grid / diffusers as the currently were not installed correctly.
- b. All damaged / dirty tiles throughout this area to be replaced.

26. Sub Kitchen - 125:

- a. Installation of the wall oven & countertop stove to be completed.
- b. Millwork Contractor to review / repair the 4 leg table as required, as it was noted that the current configuration of was not very stable.
- c. Paint touch ups required to the walls in a few areas to be completed.

27. Resident Laundry - 127:

- a. Installation of the crawlspace ladder to be completed.
- b. The recessed tubs for the hot / cold water to be trimmed out correctly.
- c. Cover plates to be installed over all cleanouts in the wall assemblies.

28. Rest Area – 128:

- a. Adjustments required to exterior Door #128A to ensure the door latches correctly when closed by the door closer.

29. Typical Suites:

- a. Ponding of water within the showers of Suites #113, 114, 115 & 116 has been noted. Chandos to review and repair as required. In all likelihood, the flooring will have to be removed, the floor topping re-sloped correctly to the drain and new floor installed to resolve.
- b. All paint marks on the transition strips in bathrooms (between the wall coverings in the showers and adjacent drywall) to be removed.
- c. Adjustments to the wood sliding doors for the bathrooms required to provide approx. 25mm clearance between the interior D-Pull and adjacent door frame.
- d. All damaged window casings to be repaired / replaced.

- e. Paint touch-ups with the Suites required.
- f. Installation of the ADA rotors and insect screens to all operable exterior windows to be completed.
- g. All holes in the stippled ceilings and drywall (adjacent to electrical receptacles) to be repaired as required.
- h. Labelling of electrical panels to be completed.
- i. A thorough cleaning of the interiors of the communication panels required.
- j. Installation of the mutes for the flip up grab bars to be completed.
- k. All plumbing penetrations through the rated wall assemblies directly below the kitchenette sinks and bathroom vanities to be fire caulked.
- l. Threaded brass or bronze plugs to be installed to all cleanouts c/w fire caulking between the drywall and drain pipes. **Note:** Contractor to ensure that all cleanout plugs are accessible for easy removal in the future.
- m. Sealant to be installed around the perimeter of the bases of the water closets, with a 50mm gap (at the back of the w/c) left unsealed.
- n. Installation of a gable end to one of the Kitchenettes to be completed.

Existing Building - Exterior:

30. Roof Assembly:

- a. All existing rooftop mechanical equipment associated to the decommissioned Kitchen to be removed & disposed of.
- b. The existing rooftop curbs to remain with the openings (at the top of the curbs) to be infilled with wood joists, plywood sheathing, insulation, vapour barrier, water proofing membrane (on top of the sheathing) c/w prefinished metal cap flashings.

Existing Building - Interior:

31. New Lounge – X2 (existing Hair Salon – X2 / Home Care office – X1):

- a. The existing wood beam need to be re-stained as per the approved stain color (that was approved by NPHF).
- b. Prefinished metal closures to be installed between the existing ducts and beams (both sides) to conceal the exposed conduit.

32. New Resident Laundry – X3 (existing Laundry – X3):

- a. Trim to the front edge of the house keeping pad (below washer / dryer) to be completed.
- b. Installation of the vinyl base between the top of the house keeping pad and adjacent drywall to be completed.

33. New Hairdressing Room – X3 (existing Laundry room – X6):
- Demolition / Renovation work to this room to be completed.
 - Installation of the vanity, basin (and associated plumbing), mirror and washroom accessories to the adjacent room to be completed.
34. New Multi-Purpose Room – X7 (existing Arts & Craft room – X7):
- Painted MDF trim boards to be installed to base of new pressed steel window frames (both sides).
 - Adjustments of the millwork doors and a thorough cleaning of the millwork required.
 - Refer to Remedy's mechanical report for ventilation options for this room.
35. New Arts & Crafts - X18 (existing kitchen):
- Once the new Kitchen is up and running, the existing kitchen demolition to commence prior to completing the renovations for the new Arts & Crafts room.
36. New Staff Room – N43 (existing Unit N43):
- Adjustments to the millwork doors and a thorough cleaning of the millwork to be completed.
37. New Exercise Room NU1 (existing Unit NU1):
- Demolition / Renovation work to this room to be completed.

General:

- All areas under renovation to be isolated from the occupied spaces of the building to ensure no migration of construction dust occurs between these areas.
- All fire extinguishers to have certification labels installed.
- The ADA rotor handles and insect screens to be installed to the operable windows.
- All chains for the window blinds to be secured correctly with the correct tension to allow for easy user operation of the blind.
- All damaged / dirty acoustic tiles to be replaced.
- Final adjustments to all millwork doors throughout the facility to be completed.
- Weather stripping to be installed to all exterior doors and adjustments made to the door sweeps required.

If you have any questions or concerns, Please let me know.

Yours sincerely,



Bill Hamilton - sr. architectural technologist, principal



MECHANICAL REVIEW

NO. M-03

PROJECT NAME:	Del Air Lodge Redevelopment	PROJECT NO.:	21-086
ISSUED BY:	DOUG MACDONALD	DATE OF ISSUE:	JUNE 18, 2024
		DATE OF REVIEW:	JUNE 13, 2024

Bill Hamilton







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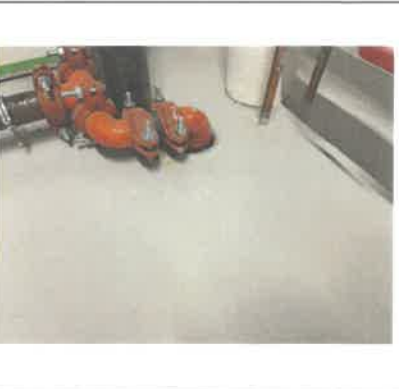
Completion of these deficiencies along with all items in previous reports does not constitute acceptance of the remaining installation as is. The Contractor remains responsible to complete the project to the intent of the design drawings and specifications. The Engineer maintains the right to add additional deficiencies as they become apparent. The Contractor is to notify the Engineer in writing when these deficiencies are completed.

Item	Description	Reference	Category
	A progress review was held with the following observations		
3.1	<p>Kitchen equipment is all installed.</p> <ul style="list-style-type: none"> - Mobile gas equipment has code compliant restraint. - Hood and fire suppression are in place. 		Progress
3.2	<p>In checking drain connections, in multiple areas the P-trap union was loose. I was able to undo with ease. All P-trap nuts to be secure so as not to loosen off over time.</p> <p>The hand sink shown in this photo is opposite the steamer and the tailpiece nut was not done up.</p>		Deficient







<p>3.3</p>	<p>Steamer in kitchen is fed with domestic water. The steamer will be generating steam and condensate at temperatures too high for the sanitary system to handle.</p> <p>Contractors to confirm the steamer has an integral “condensate cooler” to reduce the drain water waste temperature to below 140F. If there is no drain cooler, one will need to be added.</p>		<p>Potential Deficient</p>
<p>3.4</p>	<p>Ice machine drain can be seen terminated directly into the floor drain. This drain line should have a minimum 1” air gap above the floor drain flood level rim.</p> <p>The 2nd drain in the background is the drain from the cooler evaporators. This drain will likely run regularly and is currently not terminated over the floor drain, which will result in puddling.</p> <p>The floor drain should have a Funnel installed so that both drains can terminate above and into the floor drain.</p>		<p>Deficient</p>
<p>3.5</p>	<p>Within the walk in coolers, the sprinkler heads are at low level and above shelving. It is recommended that sprinkler head protection in the form of a wire cage be installed anywhere that sprinkler heads are at risk of being hit.</p>		<p>Deficient</p>
<p>3.6</p>	<p>Within the walk in coolers, the sprinkler heads are at low level and above shelving. It is recommended that sprinkler head protection in the form of a wire cage be installed anywhere that sprinkler heads are at risk of being hit.</p>		<p>Deficient</p>

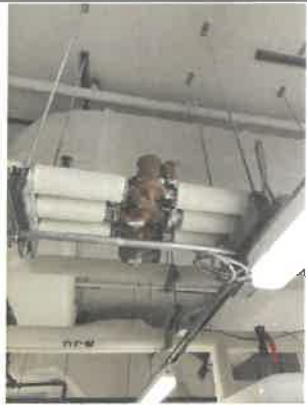





<p>3.7</p>	<p>Water closets are to be caulked at floor level.</p> <p>There is to be a gap in the caulking at the back of the bowl.</p>		<p>Deficient</p>
<p>3.8</p>	<p>This photo shows a hands free lavatory faucet wiring assembly. Other assemblies to be checked.</p> <p>The control valve appears to be hung with the wiring, causing stress on the wiring assembly.</p> <p>The remaining 24v wiring is quite exposed to damage or water and should be within a enclosure of some type for protection and support.</p>		<p>Deficient</p>
<p>3.9</p>	<p>Scupper drain termination on the front exterior is unfinished.</p> <p>This is typical to several.</p> <p>There needs to be some form of seal between the pipe and siding to prevent weather from entering.</p> <p>The drain should be shortened and perhaps turned down?</p> <p>Is there any concern with roof shingle deterioration from the drain discharging from this height? This is a question for the roofing consultant to chime in on.</p>		<p>Deficient</p>
<p>3.10</p>	<p>In the water meter room.</p> <p>Floor drain "flange" is higher than the surrounding floor.</p> <p>The sprinkler drain has been installed into the drain preventing the drain from being used for any other purposes (such as a garden hose being used to drain other systems).</p> <p>Sprinkler drain can be raised to terminate above the drain, and it is preferred to have the drain cut at a 45 degree angle to encourage smooth flow.</p>		<p>Deficient</p>







<p>3.11</p>	<p>Within the water meter room there are no gauges provided.</p> <p>It would be highly beneficial to be able to monitor the incoming water pressure.</p>		<p>Deficient</p>
<p>3.12</p>	<p>Washing machine drains are installed and were seen to operate when the machine was run.</p>		<p>Progress</p>
<p>3.13</p>	<p>In the electrical room, there are hot water supply and return valves not being used.</p> <p>These valves are to be plugged off to ensure there is no risk of water release over top of electrical equipment.</p>		<p>Deficient</p>
<p>3.14</p>	<p>In the electrical room, there are hot water supply and return valves not being used.</p> <p>These valves are to be plugged off to ensure there is no risk of water release over top of electrical equipment.</p>		<p>Deficient</p>







<p>3.15</p>	<p>In the mechanical room, the recirc pumps for the 3 zones have been installed but are missing the check valves as shown on drawing M7.1 detail 2.</p> <p>Pumps P-4 & P-5 are to have temperature gauges installed on these lines to help confirm flow and temperatures of the separate water temperature loops.</p> <p>Pump P-3 is to circulate between the storage tanks and hot water tanks and does not show a temperature gauge, however, it would be nice to have one there as well.</p>		<p>Deficient</p>
<p>3.16</p>	<p>The recirc lines shown in the photo above are to be terminated into the hot water tanks, utilizing the dedicated return connection as noted on the tank itself.</p> <p>The drawings provided on M7.1 detail 2 do not show this specifically, however the drawings are diagrammatic and do not show specific manufacturers details.</p> <p>Contractors to refer to installation instructions provided with the hot water tanks to connect the piping as recommended.</p>		<p>Deficient</p>
<p>3.17</p>	<p>Hot water boilers as well as steam humidifier have all been left with the combustion air connection wide open and exposed.</p> <p>It is best practice to install a piece of pipe and an elbow to at least get the opening vertical to reduce the amount of airborne and settling debris that falls into the units.</p> <p>The drawings do call for the combustion air to be drawn from the space, but some additional piping is required.</p>		<p>Deficient</p>
<p>3.18</p>	<p>On the hot water tanks (2) both of the combustion air connections have been removed from the fan assembly?</p> <p>This short piece of pipe has a bird screen as well as the 2 vacuum tube connections tapped into it that connect to the fan and gas train assembly. These tubes provide operating information to the hot water tank and MUST be installed for the tanks to operate correctly.</p> <p>Contractors to consult the manufacturers instructions for specific requirements.</p>		<p>Deficient</p>






<p>3.19</p>	<p>This is a photo of the air intake (combustion air) of the steam humidifier. Although the debris is coming from the mechanical room, a lot of the debris / dirt you see is just settling in due to the vertically open connection.</p>		<p>Deficient</p>
<p>3.20</p>	<p>Contractors to confirm that the "free area" of the combustion air intake shown here is maintained.</p> <p>Drawing M5.2 detail 1 calls for the CA duct to be 400 x 400. The "free area around the duct must be equal to or greater than the duct opening itself. The space measured from the duct to the floor mounted metal baffle.</p> <p>With the baffle being 3 sided, there is a concern that the free area is not sufficient.</p>		<p>Deficient</p>
<p>3.21</p>	<p>All combustion exhaust piping from the 5 gas appliances are terminated out the sidewall. All have been left with an unsealed gap around the piping. Daylight can be seen and therefore this must be sealed up both inside and outside c/w vapour barrier being considered.</p>		<p>Deficient</p>
<p>3.22</p>	<p>All expansion tank bladder pressures to be confirmed by the contractor as compared to the operating pressure of the related system. Proper air pressure method is:</p> <ul style="list-style-type: none"> - System operation pressure to be confirmed. - Expansion tank isolated from system and drained. - Air pressure to be equal to operating pressure of system. - System opened back up to Expansion tank, preferably at ambient temperature. - Tank air pressure to be permanently recorded for reference. - Air pressure CANNOT be adjusted or measured while the tank is connected to the system. 		<p>Possible deficient</p>




<p>3.23</p>	<p>The gauge shown here is on the heating system. If during heating season the pressure of this gauge goes up and down, then the expansion tank has not been properly charged.</p>		<p>Info</p>
<p>3.24</p>	<p>This tank is on the domestic water system. There is no gauge that I could find to confirm the domestic water pressure.</p> <p>The tank has a "precharged" 40psi label on it, which is unclear if this was shipped at this pressure (to keep the bladder shape) or if it has been charged as per the above instructions.</p>		<p>Info</p>
<p>3.25</p>	<p>This is another termination of a scupper drain from the roof projecting out the side of the parapet. The pipe has not been sealed to the exterior.</p> <p>The length of the pipe is in question. As is the termination directly over an outdoor patio.</p>		<p>Deficient</p>
<p>3.26</p>	<p>This is another scupper drain that has been brought into the attic space and left open in the attic.</p> <p>Not sure where this drain is meant to be piped, but it cannot be left as it is here.</p>		<p>Deficient</p>



<p>3.27</p>	<p>Another scupper drain that I do not have a photo of, has been tied into a plumbing vent. This is NOT acceptable. In the event of water draining from the roof and down the vent it could negatively impact the plumbing vents performance.</p> <p>All scuppers should be terminated to the exterior OR, if possible, terminated into the RWL to the interior of the building.</p> <p>Using the RWL would be acceptable as the risk of roof drain blockage is at the roof drain, and therefore connecting downstream of the roof drain would be acceptable.</p>	<p>NO PHOTO</p>	<p>Deficient</p>
<p>3.28</p>	<p>Gas line on roof serving roof top unit is to be cleaned and painted yellow.</p>		<p>Deficient</p>
<p>3.29</p>	<p>Gas line to RTU is to be reworked so as to sit on the gas pipe support provided. Gas pipe should be secured to the roof top block and no pressure should be transferred to the unit connection (currently the gas pipe is hanging from the unit).</p>		<p>Deficient</p>
<p>3.30</p>	<p>New gas code requirements call for drip pockets to NOT be used in roof top applications.</p> <p>There is a risk of moisture being collected in the drip pocket, freezing in the winter and splitting the cap or piping.</p>		<p>Deficient</p>



3.31	<p>Plumbing vent termination height is excessive. Piping to be cut down to a reasonable level while still ensuring it is clear of snow loading.</p>		<p>Deficient</p>

If you have any questions or concerns, please do not hesitate to contact the undersigned.

PER: Doug MacDonald
Mechanical CA



Town of Manning

BOX 125
MANNING, ALBERTA
T0H 2M0
Tel: (780) 836-3606
Fax: (780) 836-3570
E-MAIL: info@manning.ca



June 18, 2024

Del Air Lodge
PO Box 100
Manning, AB T0H 2M0

Attention: Sharon Henitiuk

RE: Pre-Occupancy Report on New Lodge Construction

Thank you for your co-operation that was extended to me by you and your staff during my recent inspection of your facility on June 13, 2024.

There are several items noted that will require your attention and correction. These items are as follows:

1. Fire department access to the attic. Please provide access hatch in conformance to the National Fire Code – Alberta Edition 2024 (N.F.C.A.E) 9.19.2.1(1).
2. Fire suppression at kitchen range – provide support for piping and nozzles so they cannot be moved out of position.
3. Safety devices and piping are exposed to traffic in the kitchen work area – protect this area with a cover or bars.
4. There is no exit sign on emergency light at west end of main corridor. N.F.C.A.E 3.2.7.3.

If you have any questions, please contact me at 780-836-3776

A handwritten signature in black ink, appearing to read 'Ed Jaeger'.

Ed Jaeger
Safety Codes Officer 0792

CC Alberta Social Housing – Debbie Whitehead (emailed)
North Peace Housing Foundation – Tammy Menssa (emailed)
Chandos Construction – Renee McKenzie (emailed)
JMAA Architecture – Cory Gene Leniuk (emailed)
Alberta Health Services – Krista Park (emailed)
Town of Manning
Manning Fire Department