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## **Notice for Roof Replacement**

### **LMS 4529 Cypress Ridge**

The re-roofing project will commence the week of April 15, 2023, with the tentative completion date for the project the end of June 2023 (weather dependent).

Please do not dispose of any household garbage or other items into the contractor's disposal bin as this will incur additional charges to the Strata Corporation for the items to be handled correctly.

#### **Please read the following carefully:**

##### **Duration**

The entire project is expected to take approximately 11 weeks. While the Strata Corporation expects the work will be completed in a timely and efficient manner, some unforeseen circumstances may occur. Potential delay factors may include:

- Inclement weather conditions
- Additional work to the roof substrate

##### **Hours**

In compliance with the City regulations and the bylaws of the Strata Corporation, noise-generating activities will not commence prior to 7:30am. and should be completed by 5:00pm., Monday through Friday. On some occasions the crew may need to work later than 7:00pm to complete a roof section if they encounter problems which slow them down. The crew will be on site to mobilize equipment and materials each day at 7:00am. Saturday will be an optional day from 8:00am – 4:00pm. No work will be done on Sundays or Statutory Holidays.

##### **Safety**

All occupants are encouraged to discuss with their children that they should not be playing around any buildings where the roof replacement is taking place. Please ensure that children do not enter any areas that are blocked off with caution tape.

Please note that construction materials, tools and other miscellaneous equipment and supplies may be left in the vicinity of the contractor's work and storage areas. Residents are asked to exercise caution to avoid injury and to advise their guests accordingly. Please be particularly mindful of:

- Walking near the ladders erected at the side of the building
- Equipment, supplies, workmen working on the roofs of the building under construction
- Use of power tools, noise and debris that may be generated from time to time

Please heed all warnings and access control signage that may be posted from time to time by the contractor.

### **Leaks**

While we do not expect any leaks to occur while the roofing is underway, in the case that your unit experiences a roof leak, the following steps should be taken:

1. Speak with the roofing foreman on site if this occurs during normal working hours. Contact Cody at Adanac Roofing at (778) 829-6671.
2. After normal working hours please call Cody at the number above. **State the project name when calling.**
3. Contact Phoenix Roof Consultants at 604-317-3786.

### **Security**

Hoarding will be erected to prevent unlawful entry. The crew may need to access balconies by ladders to keep them clean. While no entry will be required through any of the units, we ask that owners remain vigilant throughout the project and report any suspicious persons or activities observed on the premises.

### **Nuisance**

During a re-roofing project, it is inevitable that the residents will be inconvenienced by the work. While every reasonable effort will be made to control and limit this nuisance, please be tolerant and expect the following:

- **Unsightliness** – Tarpaulins to cover unprotected roof areas will detract from the exterior appearance of the building for short periods of time.
- **Noise** – Vibrations, repeat impact noises and the like will result from the operation of hammers, saws, drills, and other power tools.
- **Dust** –Residue and particles will suspend in the air and settle on balconies, plants and many surfaces both near the work areas and throughout the property.

- **Privacy** – During the re-roofing project, there will be construction activities on the roofs, we recommend closing any drapes to preserve privacy.
- **Balconies, decks and patios**– Some of the balconies will have debris dropped on them and the crew will need to access the decks to clean them. We ask that any personal belongings, hanging baskets, plants and patio furniture that can be damaged be moved from the balconies and decks during the construction period. We ask if there is a small amount of debris on your deck, please pick it up, but if there is a large amount, please give Cody a call at (778) 829-6671 and we will have someone pick it up that day or the next day.
- **Obstructions** – Although the contractors shall not unreasonably encumber the site, ladders, ropes, tools, etc. may be in the vicinity of the walkways and driveways, and in the area where work is underway.

### **Mitigation**

In addition to the contractor's duty of care, every effort will be made to minimize the impact of the project on all residents. Inconveniences, nuisances and collateral damage will be controlled by keeping people informed, offering alternatives where these are available, working in an efficient and expeditious manner, maintaining vigorous quality control at all times and quickly making good any damage that occurs. Unfortunately, the following components of the building may be affected by the construction:

- **Plant beds** – Scaffold, ladders and hoses may damage some plant material immediately adjacent to the work area. The contractor will be responsible for the restoration of any damaged landscaped areas upon completion of the contract.
- **Personal belongings/patio furniture** – The contractor cannot be held responsible for soiling or damage that may occur to any personal effects that are left on the decks and balconies of the units, and we reiterate the need to have such items relocated to the interior of your strata lot, moved up against the building or stored elsewhere on the property.
- **Materials** – It is possible materials may be accidentally dropped on the roof, and residents are asked to take down any pictures, plates or valuables hung on walls or stored within wall units and place them flat at floor level.
- **Drywall Damage**-It is probable that drywall filler may chip off nail heads or joints in the ceiling or skylight wells may develop cracks. This damage is not a result of negligence, just a result of the crews working on the roof. This is typical of wood frame construction.

### **Power**

The roofing contractor will be using power from each unit outdoor plug with the intent to move the power day by day as they progress through the complex. This is far preferable to having multiple generators on site running the entire day. The power usage will be

minimal, and the contractor will distribute usage as equally as possible. The tools used consume on average \$0.89 per day.

### **Communication**

During such a lengthy and complex project, it is important that proper lines of communication are always maintained. To this end:

- Please communicate in writing any concerns or problems which you may have so that these can be attended to by the appropriate parties.
- The contractor is available on 24-hour standby to solve any roof leaks.
- The contractor has a means of communication with the foreman at all times so that any matters of concern can be brought to their attention.

### **Flat Tires**

In the case that you get a flat tire it is very important that when you get your tire fixed, that the object that is removed from the tire is kept so we can produce the object along with the bill to the roofing contractor for reimbursement. If the object does not appear to be a roofing nail or a fastener related to the roofing project your claim may be denied. We always try to be fair on these claims for reimbursement. It is best if you could take a photograph of the flat tire on your vehicle and call us right away so we can inform the roofing contractor.

### **Noise and Vibration**

There will be a lot of activity on your roof with workers and material being moved around and applied. It may, at times be quite loud and disruptive. While the roofers do try to minimize the noise, they can't avoid it. The constant movement over the roof area and the placement of materials may cause some vibration within the building.

### **We ask that all owners/occupants please ensure to fasten the tightening bolts of your light fixtures to ensure they do not fall during the re-roof process.**

Phoenix Roof Consultants contract is for roof inspection, quality control, specification compliance and project management. Please address all roofing concerns to Phoenix Roof Consultants through emails at admin@phoenixroofconsultants.ca.

On behalf of the Strata Council, Adanac Roofing and Phoenix Roof Consultants, we would like to thank you in advance for your cooperation in ensuring the successful completion of this major project.

Sincerely,

Phoenix Roof Consultants

## Important Contacts for Roof Replacement

### LMS 4529 – Cypress Ridge

#### Adanac Roofing:

<u>Name</u>	<u>Phone #</u>	<u>Email</u>
Cody Marr	(778) 829-6671	cody.marr@adanac.ca

#### Phoenix Roof Consultants:

<u>Name</u>	<u>Phone #</u>	<u>Email</u>
Ted Neef	(604) 317-3786	ted@phoenixroofconsultants.ca
Phoenix Office		admin@phoenixroofconsultants.ca