

BOARD REPORT ON THE REPLACEMENT OF SANITARY DRAIN STACKS AND DOMESTIC WATER RISERS- MARCH 2025

Phase 1 (Stacks and Risers S19/R19, S2/R2, S5/R5, S16/R16, S28/R28, and S32/R32 affecting suite numbers ending in 07, 01, 06, 10, and common laundry rooms from floors 2-14.)

1. Completed Work on piping serving suites numbered 07 and 01

Construction work on piping serving **washrooms for 07 and 01 suites** has been successfully completed. Below is a summary of the work done:

- **Drywall Removal:** Existing drywall was removed.
- **Toilet Removal & Plugging:** Toilets were removed and temporarily plugged.
- **Pipe Replacement:**
 - **Old drainpipes and hot/cold water pipes** were removed.
 - **Sanitary drain and vent stack piping and any branch piping passing between floors** was replaced with cast iron pipes.
 - **Sanitary drain and vent branch piping, and fittings** within floors were replaced with **System XFR**, which complies with **Building Code** requirements for fire safety.
 - New **soldered copper hot and cold water riser pipes** were installed and insulated (original pipes were not insulated).
 - New PEX A hot and cold water branch pipes were installed within walls.
- **Access & Maintenance Enhancements:**
 - **Access hatches** were installed for future maintenance of isolation valves and cleanouts.
 - **New cleanouts** were added on the ground floor, the 14th floor, and at five-floor intervals in between.
- **Testing & Inspections:**
 - **Domestic water risers and branch piping** underwent **pressure testing**, overseen by a **City of Ottawa inspector**.
 - The **cast iron bathtub drain branch piping modification** (with additional support for the cast iron P-traps) was reviewed and **approved by the City inspector**.
- **Additional Drain & Fixture Upgrades:**
 - **Bathtub overflow drains, washroom sink drainpipes, and P-traps** were replaced in several units.

- **Non-compliant ABS piping** in existing bathtub and vanity sink drains was replaced in several units where necessary.
- **Fire Safety Improvements:**
 - **Fire-stopping measures** were installed as required.
- **Final Work:**
 - Regular **on-site inspections** were conducted by the **Consultant**.
 - **Toilet flanges** were re-installed.
 - **Toilets and drywall** were reinstated.

2. Piping serving 02 suites Completion Timeline

Work on piping serving 02 units is expected to be **completed by March 31, 2025**.

3. Project Delays & Challenges

Despite best efforts, several **unforeseen issues** arose during the project, including:

- **Water leakage** from multiple sources.
- **Significant organic growth** discovered on some drywall sections.
- **Replacement of non-compliant pipes and fittings.**
- **Changes to bathtub drain configuration**

As a result, the contractor is currently **three weeks behind the original schedule**. Based on findings from the first three risers, **Modern Niagara** released an **updated project schedule on March 5, 2025**, with the goal of adhering to the newly revised completion dates.

2. SCHEDULE OF FUTURE REPAIRS 2025

Piping serving Units	Duration	Start	Finish
#06	47 days	Monday-March 31	Tuesday – June 3
#10	45 days	Monday- May 12	Friday-July 11
Laundry-Floors 2-14	41days	Tuesday -June 24	Tuesday -August 19
Parking garage to 4 th Floor	18 days	Tuesday -June 24	Thursday -July 17
5 th to 9 th Floor	17 days	Thursday- July 10	Friday -August 1

10 th to 14 th Floor	18 days	Friday -July 25	Tuesday- August 19
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3.Issues in piping serving units #06 and #10

A. Washroom Access and Water Shutdowns

Similar to other risers, work on **Washroom #1 (nearest the main entrance)** will be conducted from outside the unit. Although each washroom has its own sanitary drain stack, **Washroom #1 and Washroom #2 (the ensuite)** share the same domestic water riser. As part of this phase, both **hot and cold water pipes** will be replaced, causing temporary water shutdowns in both washrooms.

- Water supply in **Washroom #2** will be turned off **during working hours**, usually starting at **7:00 a.m.** and restored by **4:00 p.m.** each day.
- **Drainpipes in Washroom #2** will remain unaffected.
- **Water supply and drainpipes in washroom #1 will remain out of service for the duration of this stage of work.**
- **Hot Water Impact:** During work in **Riser #6**, hot water **will not be available in the kitchen.** It will be turned off during working hours and restored after 4:00 p.m.

B. Alternative Facilities

As **bathtubs and showers are located in Washroom #1**, residents will need alternative arrangements:

- The **swimming pool facilities** will be open:
 - **Weekdays:** 6:00 a.m. – 9:00 p.m.
 - **Weekends:** 6:00 a.m. – 9:00 p.m. **except** on the following weekends: **March 15-16, March 29-30, April 12-13, April 26-27, May 24-25, June 7-8** when the pool is open only between **6:00 a.m. to 2:00 p.m.**
- Residents are welcome to make their own arrangements or rely on **neighborly assistance** from those willing to share their facilities.

C. Toilet Removal and Reinstallation

- **Drywall removal in Riser #6** will take approximately **six days.**
- Once completed, toilet removal will be scheduled.

- The **Property Manager** has coordinated with **Horizon Plumbing** to provide toilet removal and plugging at a **group rate of \$90 + HST**. As this is the unit **owner's responsibility**, those interested should inform the **Property Manager** as soon as possible.
- **Toilet Reinstallation** will take place after the contractor installs the flange. It is assumed that units using Horizon Plumbing for removal will also opt for reinstallation (**cost: \$145 +HST to replace and new parts may be extra**)

D. Scheduling and Notifications

The **Property Manager (CMG)** will notify owners of exact dates for unit entry. Additionally, **Andy Reaume** will distribute paper notices to affected units several days in advance.

E. Communication

For questions or concerns, please contact the new **CCC145 Property Manager**, effective **March 17, 2025**:

Jean-François (JF) Leblanc – jfleblanc@condogroup.ca

For Information:
CCC145 Board of Directors