

Dear Owners and Residents,

RE: Update on Piping Replacement Project – July 2025

We would like to provide you with an update on the ongoing piping replacement project in our building.

Work Completed:

- **Laundry Rooms (Stack S32 – Riser R32):**
 - New sanitary and vent piping has been installed in laundry rooms on floors 2 through 6.
 - A new isolation valve was installed on the 12th floor for the domestic hot water riser.
 - Trap seal primers (to reduce drain odours) have been added on floors 3 through 5.
 - Firestopping has been completed on most floors, with a small correction pending on the 4th floor.
- **Corridor Drywall & Fire-Rated Access Hatches:**
 - Drywall reinstatement is complete in corridors for Unit 10 washrooms (S28-R27/ 28).
 - Fire-rated access hatches have now been installed on floors 14 through 2 in corridors serving:
 - Unit 01 suite washrooms (S2/R2)
 - Unit 02 suite washrooms (S5/R5)
 - Unit 06 suite washrooms (S16-R15/16)

Work In Progress or Upcoming:

- **Access Hatch Completion:**
 - Fire-rated hatches on the 2nd floor are now installed, addressing a previous deficiency.
- **Laundry Room Work (Floors 2–6):**
 - Some piping still requires support clamps and properly anchored studs - these will be installed before drywall is closed.
 - Domestic water riser insulation still needs to be completed. A follow-up inspection will be scheduled once this is done.
- **Access Issues:**
 - Some unit isolation valves are currently covered by insulation and tape, making them inaccessible. The contractor is reviewing and correcting this to ensure all valves are usable.
- **Firestopping in the Sauna Room (Ground Floor):**
 - Completion of firestopping on the 2nd floor is pending new piping installation in the sauna room below.

Outstanding Issues:

- **Access Hatches (Stack S5/R5):**
 - Some previously installed access hatches are not fire-rated as required. The contractor has been instructed to:
 - Replace all non-compliant hatches from earlier phases.
 - Ensure all future access panels meet fire safety code requirements.

Project Status:

- Work continues to progress across multiple sections of the building.

- Minor deficiencies are being corrected, and most previously delayed access hatch work has now been addressed.
- The overall project remains **on schedule**.

We appreciate your patience and cooperation as this necessary work continues. If you have any concerns or questions, please contact the property management office.

Thank you,

CCC145 Board