

Dear Owners and Residents,

RE: Update on Piping Replacement Project – May 2025

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

Work Completed:

- **Unit 06 Washrooms (Stack S16-R15/16):**
 - All new sanitary, vent, and domestic water pipes have been installed from floors 2 through 14.
 - New insulation for domestic water risers has been completed.
 - Firestopping work (to maintain fire resistance through walls and floors) is underway and ongoing.
 - Non-code-compliant bathtub drains in two units have been replaced.
 - Pressure testing of the piping has been completed—awaiting formal report from the City.
 - Toilets and water service is being reinstated beginning May 16
- **Laundry Room (Ground Floor):**
 - Piping installation has begun in the laundry room and is expected to be finished soon.
- **Unit 02 Washrooms (Stack S5/R5):**
 - Access hatches were installed in several floors to allow future access to piping.
- **Roof Leak Resolved:**
 - The leak on the 14th floor (from stack S2/R2) has been resolved. The rooftop flashing was replaced, and drywall has been reinstated.

Work In Progress or Upcoming:

- **Firestopping work continues on stack S16-R15/16.**
- **Completion of piping in the ground floor laundry room is expected within the next week.**

Outstanding Issues:

- Some access hatches installed on stack S5/R5 are not fire rated, which does not meet building code. The contractor has been instructed to:
 - Replace all non-fire-rated hatches already installed.
 - Ensure all future hatches meet fire code requirements.

Project Status:

- The project remains **on schedule**, with only one outstanding deficiency being addressed.
- All other work is progressing in line with project specifications and professional standards.

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