

Dear Owners and Residents,

RE: Update on Piping Replacement Project – June 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):**
 - Drywall work, including finishing (mudding) in all corridors, has been completed.
 - Remaining work includes installation of access hatches.
 - Ground floor laundry services is expected to be accessible by the end of this week
- **Unit 10 Washrooms (Stack S28-R27/28):**
 - All domestic water piping has been installed from the ground floor to the 11th floor.
 - All previously identified non-compliant bathtub drain piping have now been replaced.
 - A new plumbing vent connection has been installed on the roof.
 - Firestopping (fire safety sealant) was completed on all levels, with minor issues noted on floors 12 and G to be corrected.
 - Final inspection of the work inside the walls has been completed.

Work In Progress or Upcoming:

- Access panels in the drywall are still pending installation. This is approximately **2 weeks behind schedule**, but it does **not affect the rest of the project**.
- Minor firestopping issues identified on floors 12 and G will be corrected before drywall is closed up.
- Loose pipe clamps and unanchored metal studs on several floors are being secured.
- A bare steel riser clamp is being replaced with a coated one to prevent corrosion.
- Pipe insulation on floors 9, 6, and 2 is being replaced with properly sized, tight-fitting materials.

Outstanding Issues:

- **Access Hatches (Stack S5/R5):**
 - Some access hatches installed in earlier phases are not fire-rated. The contractor is responsible for identifying and replacing any non-compliant hatches and ensuring all new installations meet fire code standards.

Project Status:

- The project is currently **1 week behind schedule**, due to delays in access hatch installation and pipe replacement work for unit 10 washrooms.
- All other work is being completed according to contract specifications and in a professional manner.

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