

October 28, 2016

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Dear [REDACTED]

**Re: Request for Access to Information Under Part II
of the Access to Information and Protection Privacy Act**

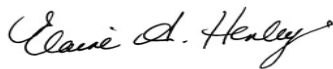
On October 10, 2016, the City of St. John's received your request for access to the following information:

"I require the Work Scope on a City Permit requested and Approved in 2008 on Leslie Street, St. John's. What was included in the permit and was the file approved and closed."

Enclosed is the information you requested. As the provision of the information constitutes full disclosure, we now consider this matter completed and will be closing the file.

If you have any further questions, please feel free to contact the undersigned by telephone at 576-8202 or by e-mail: ehenley@stjohns.ca.

Yours truly,



Elaine A. Henley
City Clerk

Enclosures

ST. JOHN'S

December 10, 2008

[REDACTED]

Dear Sir or Madam:

**RE: 32 Leslie Street
Extension
Our File #B1 083516**

This letter will serve to confirm that your application is approved subject to the following requirements. Please note the Building Permit is now available for pick-up at a cost of **\$900.00(HST EXEMPT)**.

NOTE: Refer to your Building Permit for the required Demand Inspections. Please allow a minimum of 24-48 hours for the inspection. As per Council's policy there is a \$100.00 (plus HST) penalty charge for premature requests or excessive deficiencies.

The project site shall be kept in a clean condition, free of all rubbish and debris at all times. If it is found that this is not the case then the owner/contractor will be found to be in contravention of the by-laws and unfortunately the City will have no alternative but to have the site cleaned at your expense and/or issue \$100.00 tickets per each violation. Unpaid tickets will form a lien against the property until paid and contractors having unpaid tickets may not be able to obtain new permits until all outstanding fines are paid (Section 5.1 (1)(a) of St. John's Residential Property Standards By-Law, Section 9(e) of the St. John's Commercial Maintenance By-Law and/or Section 36 of the St. John's Building By-Law).

- 1. All construction must conform to the 2005 National Building Code of Canada. The following items are noted for your attention and revision as necessary to conform with the code.**
- 2. Professional Engineer on roof, floor, foundation and chimney.**
- 3. Chimney is to be certified by a qualified mason, wood separating to be in place as per 2005 National Building Code of Canada.**

ST. JOHN'S

4. A one hour fire separation is required to be installed as per **2005 National Building Code of Canada**.
5. Basement to have concrete retaining wall in place to return fill.
6. Moisture barrier to be installed over fill with 6m with **Canadian Government Standards Board** certification.
7. Any and all exterior finishes to be approved by the Heritage Advisory Committee.
8. Roof design to accommodate insulation R31 and approved required airspace for ventilation.
9. As per **Section 9.10.9.14(3) of the 2005 National Building Code of Canada**, a one(1) hour fire separation is to be in place to separate dwelling units in building of two stories (or more) of building height.

A sound transmission class rating of 50 is required between apartment units, measured in accordance with **Subsection 9.11.3. Refer to Table A-9.10.3.1 in Appendix A of the 2005 National Building Code of Canada**, for the various assemblies meeting the required fire resistance and sound transmission ratings. Consult with the Inspector assigned to verify compliance of the proposed fire separation/sound transmission assemblies.

The following requirements shall apply:

- a) All load bearing walls, columns, beams and arches are to be protected with a fire resistance rating at least equal to the rating of the assembly that it is supporting. In this case a forty-five(45) minute rating is required **Article 9.10.8.3 of the 2005 National Building Code of Canada**.
- b) All doors, dampers and other closures in fire separations are to be in accordance with **Section 9.10.13 of the 2005 National Building Code of Canada**.
- c) Fire dampers, if required, are to be installed in accordance with **Section 9.10.13.13 of the 2005 National Building Code of Canada**.
- d) The installation of plumbing and piping material shall be installed with respect to penetration of fire separation in conformance with **Article 9.10.9.7 of the 2005 National Building Code of Canada**.
- e) The duct work located in fire separation shall be non-combustible galvanized sheet metal.
- f) If there is an adjoining door in the fire separation between the dwelling units, the complete door assembly (doors, frame, hardware and closing devices) located in a 45 minute fire separation shall have a twenty(20) minute fire rating and if located in a one(1) hour fire separations shall have a forty-five(45) minute fire rating as per **Article & Table 9.10.13.1 of the 2005 National Building Code of Canada**.

- g) Every pipe, duct electrical conduit, electrical outlet box or other similar service equipment that partly or wholly penetrates a required fire separation shall conform to **Articles 9.10.9.6 and 9.10.9.7 of the 2005 National Building Code of Canada.**
10. The electrical and plumbing work proposed will require separate permits being obtained by licensed Electrical and Plumbing Contractors. All work to be in conformance with the Canadian Electrical Code and National Plumbing Code.
 11. The wall and floor/ceiling assemblies are not to be closed-in or dry-walled until all applicable inspections have been completed and approval given (i.e. building, electrical and plumbing). Furthermore, where applicable, do not call for a framing inspection until the electrical/plumbing rough-in has been inspected and approved. Concealed spaces (i.e. veranda roofs and the like) are to be inspected for framing before being totally enclosed.
 12. The frost wall area of the house shall have below grade approved rigid insulation installed to provide thermal protection. Such insulation shall extend from the top of the footing to the top edge of the floor slab. It is recommended that a minimum thermal resistance for such insulation be R-10.
 13. Footing sizes shall be in conformance with **Table-Section 9.15.3.4 of the 2005 National Building Code of Canada.** Note: if masonry veneer is to be used, footing size shall be adjusted accordingly.
 14. The concrete floor slab which does not provide structural support for the superstructure may be supported on ground with approved compacted fill or granular fill.
 15. All lumber to be used in the construction of the building shall be identified by a grade stamp to indicate its grade as determined by the NLGA "Standard Grading Rules for Canadian Lumber" as required by **Article 9.3.2.1 and Table 9.3.2.1 of the 2005 National Building Code of Canada.**
 16. The laminated beams shall be in conformance with **Tables A-8, A-9, A-10 of the 2005 National Building Code of Canada.**
 17. The floor joist spans and spacings shall be in conformance with **Tables A-1 & A-2 of the 2005 National Building Code of Canada.**
 18. The columns supporting beams shall be the same width as the supported beam as per **Article 9.17.4.1 of the 2005 National Building Code of Canada.**
 19. Where beams terminate on partition ensure solid blocking is provided under such beams and load transferred to basement foundation footing.
 20. Attic ventilation shall conform to **Section 9.19 of the 2005 National Building Code of Canada.** The unobstructed vent area of the insulated ceiling area shall be not less than 1/300. Required vents may be roof type, eave type, gable-end type or any combination thereof and shall be distributed; a) uniformly on opposite sides of the building; b) with not less than 25% of the

required opening located at the top of the space and; c) with not less than 25% of the required openings located at the bottom of the space. The preformed baffles shall conform to the applicable requirements.

21. The air barrier system proposed for the dwelling must conform to all requirements of **Section 9.25.3 of the 2005 National Building Code of Canada**.
22. Each bedroom shall have at least one(1) outside window open-able from the inside without the use of tools or special knowledge. Such windows shall provide an unobstructed opening of not less than 380mm(15") in height and width and 0.35m² (3.8 sq. ft.) in area. It is recommended that the sills of windows intended for use as emergency exits be not higher than 1.5m above the floor. As well, where a bedroom window opens into a window well, a clearance of at least 550mm(22") shall be provided in front of the window. Where the sash swings towards the window well, the operation of the sash shall not reduce the clearance in a manner that would restrict escape in an emergency as per **Article 9.7.1.3 of the National Building Code of Canada**. If a protective enclosure is used over such window wells, the enclosure shall be open-able from the inside without the use of tools or special knowledge.
23. The following are the required thermal resistance values for the St. John's area:
 - a) For ceiling assembly R.S.I.5.6.(R-32).
24. The membrane type vapour barrier shall comply with **Article 9.25.4 of the 2005 National Building Code of Canada**. General purpose polyethylene is not acceptable.
25. Every dwelling unit shall be provided with a mechanical ventilation system complying with **Section 9.32 of the 2005 National Building Code of Canada**. All ventilation systems are to be certified by the installer prior to final inspection.
26. A.C. smoke alarm shall be installed in conformance with **Article 9.10.19 of the 2005 National Building Code of Canada**. Carbon monoxide alarms shall be installed in conformance with **Article 9.32.3.9 of the 2005 National Building Code of Canada**. Note: Carbon Monoxide detection is required for all residential occupancies which contains a fuel burning appliance or a garage.
27. All propane and oil fired devices must be installed in compliance to all applicable codes, standards, and manufacturer's specifications. Certification of all installations must be provided prior to final inspection. Fuel storage tank installation shall be certified by the Installing Contractor.
28. Every dwelling unit shall be separated from every other space in the building in which noise may be generated by construction providing a sound transmission rating of 50, measured in accordance with the standards referenced in ASTM E 413 "Classification for Rating Sound Insulation", ASTM E 90 "Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions and Elements" or ASTM E 336 "Measurement of Airborne Sound Insulation in Buildings" Reference **Section 9.11.3 of the 2005 National Building Code of Canada** or those assemblies listed in **Appendix A Table 9.10.3.1**. Any proposed construction which is not

listed in the Table noted shall have confirmation of testing submitted for review and approval prior to release of any permits.

If you require additional information regarding this notice, please contact the undersigned.

Yours truly,

A handwritten signature in black ink, appearing to read 'Plw', followed by a long horizontal line extending to the right.

Patrick Warren
Senior Building Inspector
576-8297

PLW/pfb

FILE B 1 083516 SUBD (CLOSED)

Last Action Insp PRP CLS RES
BLDG 2012/01/13 CLO PLW UNITS
ELEC 2010/01/18 WCE KAS EST. VALUE 75,000
PLUM 2010/02/08 INS DLB PERMIT \$ 675.00

LOC 32 LESLIE ST
WORK EXTENSION (EX)
USE SINGLE DETACHED & SUB. APT (309)
APPL

Permit Dates Ins Required
TEMP Demand Y
OCC Grade N
BLD 20081215 Electrical Y
EXP Plumbing Y -1 2008/12/15 675.00 Y
Opnd 20080926 MICR FLM N

CONT

BASEMENT ZONE R3 COUNCIL LIST

CERT. DATES PH #
LOC. CALL FOR REQUIRED INSPECTIONS ALL EXTERIOR WORK TO COMPLY WITH HERIATAGE
ELEC 2010/01/18 REQUIREMENTS
PLUM 2010/02/05 HVAC SYSTEMS TO BE INSTALLED IN TWO UNITS

Table with columns: CNTR, DATE, INS, TYP, ACTIVITY, SRC, REMIND DATE REQ, APPROVAL DATES INITIAL, APPROVAL DATES FINAL. Contains a list of activities and their approval dates.

TAPPRT MDEVINE

BUILDING APPLICATION

OCTOBER 21, 2016

13:36 3

FILE B 1 083516

116 20120103 PLW INS [REDACTED]
117 20120104 PLW NOI [REDACTED]
118 20120113 PLW FIA Final Inspection Approved
119 20120113 PLW INS [REDACTED]
120 20120113 PLW CLO FILE CLOSED

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