



UNSAFE ORDER
(Section 15.9(4) of the
Building Code Act S.O.
1992, c.23)

TO: THE CORPORATION OF THE CITY OF STRATFORD

(Owner/Builder/Contractor/Subcontractor/Occupant)

FILE #: 15 101739

Legal Description

PL 20 PT LTS 453 454 &
PT VICTORIA ST CLOSED
PL 30 PTLTS 4 TO 12 &
PT LANE AS RP44R3154
PTS 13 16 17 S T ROW

Roll #

311105001007900

ADDRESS NO: 350

Street: DOWNIE ST

Pursuant to Regulation 350/06, being the Ontario Building Code Regulations and Section 15.9 of the Building Code Act, S.O. 1992, chapter 23, the above noted building has been inspected by the Building Division of the City of Stratford and the following violations have been found.

UNSAFE CONDITIONS

The Building Division has reviewed Engineering Reports regarding condition of the Cooper Site at 350 Downie Street by Read Jones Christoffersen, Consulting Engineers (RJC) dated June 25, 2012, (attachment #1) July 23, 2014, (attachment #2) November 14, 2014 (attachment #3) and also a report by MTE Consultants Inc. dated January 19, 2015 (attachment #4). All reports outline outstanding unsafe conditions observed regarding roof systems, wall systems, floor systems and floor slabs within and outside the remaining large structure including falling debris dangers.

The Building Division has reviewed City of Stratford staff reports and photos regarding the public accessing said structure and reports and photos of the public accessing plumbing systems located adjacent to the structure. Persons are not prevented from accessing the face of the structure around the majority of the structure perimeter.

Inspections have been undertaken (the latest being February 17, 2015) by the Chief Building Official and Inspector to confirm the status of unsafe conditions listed in the Professional Engineer reports. All unsafe conditions remain with the exception of the west wall which was mitigated, in the short term, by removal of delaminated material.

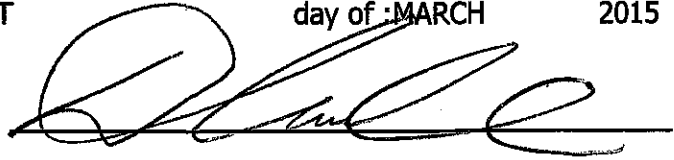
REMEDIAL ACTION

1. Except as required in remedial action #2 install fencing in accordance with the requirements of the RJC report dated November 14, 2014.
2. A scale drawing showing proposed location for all fencing shall be reviewed and accepted by the Chief Building Official prior to installation.
3. Remove any loose materials that could fall beyond fencing.
4. Upon completion of work, a Professional Engineers Report by RJC outlining all actions taken to comply with this order shall be submitted to the Chief Building Official for review and acceptance.

The above remedial actions must be completed by May 31, 2015

G/ORDERS/UNSAFE ORDER

This Order is issued at 11:00 a.m. this, 31ST day of :MARCH 2015



Chief Building Official
Infrastructure and Development Services
Corporation of the City of Stratford.

WARNING

No person, except an Inspector or the Chief Building Official, shall remove this Order. The Building Code Act, S.O. 1992, chapter 23, provides that every person who contravenes any provision of the Act or the Regulations is liable to a fine of not more than \$50,000.00 for the first offence and \$100,000.00 for a subsequent offence.