



Property Information Search

Date of Request: June 9, 2021
Site Address: 2771 Murray Dr.
PID: 005-464-528
ISD: 27484 M/F: Yes No

REQUESTED INFORMATION:

Year Built: 1953 Zone: RS-12

Survey: Yes Provided No
Permits: Yes No Provided Unavailable

House Plans: Yes - No original house plans.
- No plans available for carport addition.
No

Note: House Plans may only be obtained by the homeowner or the authorized appointed agent. House plans may only be picked up from the Inspections Division and photo id is required.

This property has the following property tags:

Streamside DP Area: Fire Interface DP Area: Archaeological Registry:
Heritage Designation: Heritage Register: ALR (Agricultural Land Reserve):

Other Permits/Notes:

- permit for an attached carport completed in 2002 is not available. can provide a copy of the occupancy if required.

Done by: Leanne

Date: June 9, 2021

FIREPLACE/CHIMNEY/WOODSTOVE PERMIT THE DISTRICT OF SAANICH

770 Vernon Avenue, Victoria, B.C. V8X 2W7, 250-475-6457, Fax 250-475-5418
INSPECTION SERVICES DIVISION

Permit #: **BLF02496**

Issued Date: **Dec 8, 2016**

Expiry Date: **Dec 8, 2018**

Permit Type: **FIREPLACE/CHIMNEY/WOODSTOVE - REPLACEMENT**
Description: **REPLACE CHIMNEY ROOFLINE UP SINGLE FAMILY DWELLING**

Address: **2771 MURRAY DR**
Legal: **LT 6 SEC 21 VICTORIA PL 8787**

P.I.D. **005-464-628**
ISD File:
Plate #:

Owner: **JAIN, SNEHALATA R**
JAIN, RAJESH R
Address: **2771 MURRAY DR VICTORIA BC V8A 2S4**

Phone:
Phone:

Contractor: **VISTA MASONRY LTD**
Address: **584 TENA PL VICTORIA BC V9C 1M7**

Phone: **778-533-0708**

Description	Quantity	Amount	Description	Quantity	Amount
Chm Mason Fee	1.00	50.00			
Total:					\$50.00

Inspections Phone: 250-475-5458 (Voicecall 24 hours)

Call for the following inspections, as may be required, at least 24 hours in advance

Inspections	Date Appr.	INSP.	Date Correction Issued
Prelim			
Preclad			
Final	<i>Dec 8/16</i>	<i>ASJ ✓</i>	

Call for the following inspections:

- PRELIM: After construction of thimble or smoke shelf or prior to installation of woodstove insert.
- PRECLAD: After completion of structure or installation but before cladding is installed.
- FINAL: After work completed and prior to use.

Special Conditions:

- REINSPECTIONS ARE REQUIRED AFTER ANY CORRECTIONS ARE COMPLETED.
- FINAL INSPECTION AND APPROVAL IS REQUIRED PRIOR TO USE.
- CONSTRUCTION AND INSTALLATION MUST COMPLY TO CURRENT B.C. BUILDING CODES AND MUNICIPAL BYLAWS.
- CARBON MONOXIDE ALARMS ARE RECOMMENDED IN ALL CIRCUMSTANCES INVOLVING FUEL-BURNING APPLIANCES AND ARE REQUIRED WHEN NEW FUEL-BURNING APPLIANCES ARE INSTALLED, OR THE INSTALLATION OF EXISTING APPLIANCES IS ALTERED. REFER TO THE CURRENT B.C. BUILDING CODE
- THIS PERMIT ONLY DEALS WITH NEW INSTALLATIONS; EXISTING CLEARANCES, CHIMNEYS AND FIREPLACES ARE NOT INSPECTED

This Permit is issued to further municipal interests and is not for the benefit of present or future owners or occupiers of the building. The owner agrees to save harmless the Municipality and its employees from any claim or action arising out of the construction of the building, development of the site, inspection of the building plans, site or building, including one based on negligence of the Municipality or its employees. I have read, understood and agreed to the conditions.

Owner or Owner's Agent Signature

Print Name

This Permit and Associated Plans Must Be Posted On Site

**PLUMBING PERMIT
THE DISTRICT OF SAANICH
INSPECTION SERVICES DIVISION**

770 Vernon Avenue, Victoria, B.C. V8X 2W7, 250-475-5457, Fax 250-475-5418

FAXED
A. Marks

Permit #: **PLM17371**

Issued Date: **Mar 4, 2015**
Expiry Date: **Mar 3, 2017**

Permit Type: **PLUMBING PERMIT - ALTERATION**
Description: **PARTIAL DRAIN TILE REPLACEMENT AND REPLACE RAIN WATER LEADERS FOR A SINGLE FAMILY DWELLING**

Address: **2771 MURRAY DR**
Legal: **LT B SEC 21 VICTORIA PL 8787**

Zone: **RS-12**
P.I.D.: **005-464-628**
ISD File: **[REDACTED]**
Plate #:

Owner: **WAVRYK, BRENDA D**
Address: **2771 MURRAY DR VICTORIA BC V8A 2S4**

Phone:

Contractor: **ROYAL ROOTER PLUMBING & DRAIN CLEANING LTD**
Address: **3480 CEDAR HILL RD VICTORIA BC V8P 3Z1**

Phone: **250-480-4808**

Description	Quantity	Amount	Description	Quantity	Amount	
Rainwater Fee	1.00	50.00	Rpic Drain Tile	1.00	50.00	
					Total:	\$100.00

Inspections Phone: 250-475-5458 (Voicecall 24 hours)

Call for the following inspections, as may be required, at least 24 hours in advance

Inspections	Date Appr.	INSP.	Date Correction Issued
Ground Work			
Rough Plumbing			
Shower Pan			
Sower			
Storm			
Drain Tile	MAR 6/15	RD	
Rainwater Leaders	MAR 6/15	RD	
Water Service			
Irrigation			
Backflow Preventor			
Solar			
Solar - Final			
Final	MAR 6/15	RD	

Backflow Preventor Yes N/A Test Report Received

Special Conditions:

- REINSPECTIONS ARE REQUIRED AFTER ANY CORRECTIONS ARE COMPLETED.
- FINAL INSPECTIONS AND OCCUPANCY PERMIT REQUIRED PRIOR TO OCCUPANCY.
- ALL CONSTRUCTION MUST COMPLY TO CURRENT BC BUILDING AND PLUMBING CODES AND MUNICIPAL BYLAWS.

ISSUED BY FAX
Date: *A. Marks* By: *[Signature]*

This Permit is issued to further municipal interests and is not for the benefit of present or future owners or occupants of the building. The owner agrees to save harmless the Municipality and its employees from any claim or action arising out of the construction of the building, development of the site, inspection of the building plans, site or building including one based on negligence of the Municipality or its employees. I have read, understood and agreed to the conditions.

Paid from Contractor's Deposit Acc. # " " 1-298-7012

Owner or Owner's Agent Signature

Print Name **ISSUED BY FAX**

This Permit and Associated Plans Must Be Posted On Site

PLUMBING PERMIT THE DISTRICT OF SAANICH

770 Vernon Avenue, Victoria, B.C. V8X 2W7, 250-475-5457, Fax 250-475-5418
INSPECTION SERVICES DIVISION

Permit #: **PLM21144**

Issued Date: Apr 12, 2019

Expiry Date: Apr 12, 2021

Permit Type: **PLUMBING PERMIT - ALTERATION**
Description: **SEWER LATERAL AND SANITARY LIFT PUMP FOR A SINGLE FAMILY DWELLING**

Address: **2771 MURRAY DR**
Legal: **LT 6 SEC 21 VICTORIA PL 8797**

Zone: **RS-12**
P.I.D. **005-464-528**
ISD File: XXXXXXXXXX
Plate #:

Owner: **JAIN, SNEHALATA R**
JAIN, RAJESH R
Address: **2771 MURRAY DR VICTORIA BC V9A 2S4**

Phone:
Phone:

Contractor: **MIKE MACNEIL**
Address: **2572 BLACKWOOD STREET VICTORIA BC V8T 3W1**

Phone: **778-989-0027**

Description	Quantity	Amount	Description	Quantity	Amount
Mh Intcp Pmpstn	1.00	50.00	Swr Prmt Fee	1.00	50.00
Total:					\$100.00

Inspections Phone: 250-475-5458 (Voicemail 24 hours)

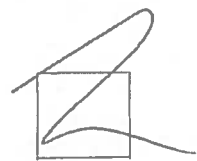
Call for the following inspections, as may be required, at least 24 hours in advance

Inspections	Date Appr.	INSP.	Date Correction Issued		
Ground Work					
Rough Plumbing	<i>Aug 2/19</i>	<i>Por</i>	<i>8/4/19</i>	<i>RP+GR</i>	
Sewer					
Storm					
Drain Tile					
Rainwater Leaders					
Water Service					
Backflow Preventor					
Final	<i>Aug 9/18</i>	<i>Por</i>			

Backflow Preventer Yes N/A Test Report Received

Special Conditions:

- * Re-inspections are required after any corrections are completed.
- * Final inspections and occupancy permit required prior to occupancy.
- * All construction must comply to current BC Building and Plumbing Codes and municipal bylaws.
- * Personnel performing the installation, extension, alteration, renewal or repair of a plumbing system shall:
 - a) Possess a Canadian tradesman's qualification certification as a plumber,
 - b) Be an indentured apprentice supervised by a journeyman who meets the criteria set out in Clause (a), or
 - c) Be the registered owner and occupant or intended occupant of the single family dwelling in which the plumbing work will occur
 - d) Must be on site at time of Plumbing inspections.
- * Tree Protection Bylaw (no. 9272) requires a permit from Saanich Parks (250-475-5522) to be issued before work occurs within the root zone of a Protected tree. 'Work' includes excavating or cutting roots or branches. Tree damaging activities either above or below ground may be subject to a fine of up to \$1000 per occurrence.
- * Backflow prevention and premise isolation to meet CAN/CSA-B64. 10-01.



Initials

E-MAILED
AUG 19/2020

PLUMBING PERMIT THE DISTRICT OF SAANICH

770 Vernon Avenue, Victoria, B.C. V8X 2W7, 250-475-5457, Fax 250-475-5418
INSPECTION SERVICES DIVISION

Permit #: **PLM22148**

Issued Date: Jun 11, 2020

Expiry Date: Jun 13, 2022

Permit Type: **PLUMBING PERMIT - ALTERATION**
Description: **REPLACE STORM, DRAIN TILE, RWL, CATCH BASIN AND CALIFORNIA DRAIN**

Address: **2771 MURRAY DR**
Legal: **LT 6 SEC 21 VICTORIA PL 8797**

Zone: **RS-12**
P.I.D.: **005-464-528**
ISD File: XXXXXXXXXX
Plate #:

Owner: **JAIN, SNEHALATA R**
JAIN, RAJESH R
Address: **2771 MURRAY DR VICTORIA BC V9A 2S4**

Phone:
Phone:

Contractor: **VICTORIA DRAIN SERVICES**
Address: **31 REGINA AVE VICTORIA BC V8Z 1H8**

Phone: **250-818-1609**

Description	Quantity	Amount	Description	Quantity	Amount
Other Fxtr Fee	2.00	100.00	Rplc Drain Tile	1.00	50.00
Rrplc Rainwater	1.00	50.00	Strm Drn Fee	1.00	50.00
Swr Prmt Fee	1.00	0.00			

Total: \$250.00

Inspections Phone: 250-475-5458 (Voicemail 24 hours)

Call for the following inspections, as may be required, at least 24 hours in advance

Inspections	Date Appr.	INSP.	Date Correction Issued
Air Clearance Letter	/		
Ground Work	/		
Rough Plumbing	/		
Sewer	/		
Storm	July 24/20	Ron Gordon	
Drain Tile	July 24/20	Ron Gordon	
Rainwater Leaders	July 24/20	Ron Gordon	
Final	Sept 15/20	Ron	

Backflow Preventer Yes N/A Test Report Received

Special Conditions:

- * Re-inspections are required after any corrections are completed.
- * Final inspections and occupancy permit required prior to occupancy.
- * All construction must comply to current BC Building and Plumbing Codes and municipal bylaws.
- * Personnel performing the installation, extension, alteration, renewal or repair of a plumbing system shall:
 - a) Possess a Canadian tradesman's qualification certification as a plumber,
 - b) Be an indentured apprentice supervised by a journeyman who meets the criteria set out in Clause (a), or
 - c) Be the registered owner and occupant or intended occupant of the single family dwelling in which the plumbing work will occur
 - d) Must be on site at time of Plumbing inspections.
- * Tree Protection Bylaw (no. 9272) requires a permit from Saanich Parks (250-475-5522) to be issued before work occurs within the root zone of a Protected tree. 'Work' includes excavating or cutting roots or branches. Tree damaging activities either above or below ground may be subject to a fine of up to \$1000 per occurrence.
- * Backflow prevention and premise isolation to meet CAN/CSA-B64. 10-01.



Initials


**PLUMBING PERMIT
THE DISTRICT OF SAANICH**
770 Vernon Avenue, Victoria, B.C. V8X 2W7, 250-475-5457, Fax 250-475-5418
INSPECTION SERVICES DIVISION

Permit #: **PLM22350**

Issued Date: Sep 8, 2020
Expiry Date: Sep 8, 2022

Permit Type: **PLUMBING PERMIT - ALTERATION**
Description: **REPLACE SEWER LATERAL**

Address: **2771 MURRAY DR**
Legal: **LT 6 SEC 21 VICTORIA PL 8797**

Zone: **RS-12**
P.I.D. **005-464-528**
ISD File: 
Plate #:

Owner: **JAIN, SNEHALATA R**
JAIN, RAJESH R
Address: **2771 MURRAY DR VICTORIA BC V9A 2S4**

Phone:
Phone:

Contractor: **HT EXCAVATING**
Address: **2104 SHAWNIGAN LAKE RD SHAWNIGAN LAKE BC V0R 2W5**

Phone: **1-250-732-0219**

Description	Quantity	Amount	Description	Quantity	Amount
Swr Prmt Fee	1.00	50.00			
Total:					\$50.00

Inspections Phone: 250-475-5458 (Voicemail 24 hours)

Call for the following inspections, as may be required, at least 24 hours in advance

Inspections	Date Appr.	INSP.	Date Correction Issued			
Air Clearance Letter						
Ground Work						
Rough Plumbing						
Sewer	Sept 14/20	Rev	Sept 11/20	Rev		
Storm						
Drain Tile						
Rainwater Leaders						
Water Service						
Backflow Preventor						
Final	Sept 14/20	Rev				
PRC 55	09/15/20	Rev				

Backflow Preventer Yes N/A Test Report Received

Special Conditions:

- * Re-inspections are required after any corrections are completed.
- * Final inspections and occupancy permit required prior to occupancy.
- * All construction must comply to current BC Building and Plumbing Codes and municipal bylaws.
- * Personnel performing the installation, extension, alteration, renewal or repair of a plumbing system shall:
 - a) Possess a Canadian tradesman's qualification certification as a plumber,
 - b) Be an indentured apprentice supervised by a journeyman who meets the criteria set out in Clause (a), or
 - c) Be the registered owner and occupant or intended occupant of the single family dwelling in which the plumbing work will occur
 - d) Must be on site at time of Plumbing inspections.
- * Tree Protection Bylaw (no. 9272) requires a permit from Saanich Parks (250-475-5522) to be issued before work occurs within the root zone of a Protected tree. 'Work' includes excavating or cutting roots or branches. Tree damaging activities either above or below ground may be subject to a fine of up to \$1000 per occurrence.
- * Backflow prevention and premise isolation to meet CAN/CSA-B64. 10-01.



Initials



District of Saanich Property Information Report

Report generated 5/25/2021 6:40:24 PM



Property location within District of Saanich



Property Map

2771 MURRAY DR

Property Information

Folio: 66-2630-000

PID: 005-464-528

Status: ACTIVE

Property Number: 118561

LTO Number: CA5638428

Legal: LOT 6 SECTION 21 VICTORIA DISTRICT PLAN 8797

Land Attributes

Exemption/ Taxation Code:	FULLY TAXABLE LAND, STRUCTURES, ETC
School District:	SCHOOL DISTRICT 61
BCAA Lot Size:	70 194 WIDTH/DEPTH
BCAA Manual Class:	1 STY SFD - AFTER 1930 - STD
BCAA Neighbourhood Code:	GORGE
Development Cost Charge Area:	----
Municipal Parks DCC Area:	----
Year Built:	1953
Zoning:	RS-12 SINGLE FAMILY DWELLING
Local Area:	TILLICUM
Development Permit Area:	SAANICH GENERAL

Property Tax Levies and Assessments Summary

Notice Date	Total Levy	Class	Gross Land	Gross Improvement	Gross Assessment	Net Assessment
May 11, 2021	5,078.61	1-Residential	749,000	264,000	1,013,000	1,013,000
May 19, 2020	4,732.87	1-Residential	689,000	256,000	945,000	945,000

Property Activity

Building Permits: (any)	YES
Engineering Permits: (any)	NO
Active Tree Permits:	NO
Active Development Applications:	NO
Active Business License:	NO
Active Bylaw Calls:	NO
Covenants on File With Saanich:	NO

It is the responsibility of the client to confirm through a title search at the Land Title Office whether there are covenants or other charges on title. A YES or NO in this field only indicates that the District of Saanich does or does not have a copy of a covenant on file.

If you require additional information, call 250-475-5457 (Inspection Enquiries).

Local Service / Business Improvement Areas

There is no additional information.

Additional Comments

Category	Date	Details
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The information on this report is provided in good faith for the interest and convenience of the general public. The District of Saanich makes no representations as to, and does not warrant, the accuracy or completeness of any electronic data; you should confirm all information before making any decisions based on it. The District of Saanich disclaims all responsibility for accuracy and completeness, or errors and omissions of the information contained herein.

250.1 Uses Permitted

Uses Permitted:

- (a) Single Family Dwelling
- (b) Boarding
- (c) Home Occupation
- (d) Accessory Buildings and Structures

250.2 Boarding

Boarding:

There shall be not more than two boarders in a dwelling unit.

250.3 Lot Coverage

Lot Coverage:

The maximum Lot Coverage (R) of all buildings shall be 40% of the lot area.

250.4 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:

- (a) Shall be sited not less than:
 - (i) 7.5 m (24.6 ft) from a front lot line.
 - (ii) 10.5 m (34.5 ft) from a rear lot line.
 - (iii) 1.5 m (4.9 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).
 - (iv) 3.5 m (11.5 ft) from an exterior side lot line.
- (b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;
- (ii) No vertical portion of the dwelling, within 5.0 m (16.4 ft) of a vertical plane extending from the outermost wall, may exceed 7.5 m (24.6 ft) in height, or 6.5 m (21.3 ft) in the case of a flat roof or roof pitch less than 3:12. For the purpose of this regulation, grade will be the average elevation as measured at the outside corners of the outermost wall.

- (iii) Notwithstanding the above, lots less than 446 m² (4800 ft²) or having a width less than 13.5 m (44.3 ft) shall comply with Section 5.27 of this bylaw.

- (c) Shall not exceed a Floor Space Ratio (R) of 0.50 or a Gross Floor Area (R) of 667 m² (7179 ft²), whichever is the lesser provided, however, that not more than 75% of the allowable floor space shall be located in non-basement areas. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m² (538 ft²) shall be included in the Gross Floor Area (R).

250.5 Minimum Lot Size

Minimum Lot Size:

No land shall be subdivided into lots having a width or an area less than:

- (a) Standard Lot
 - width 22 m (72.2 ft)
 - area 930 m² (10010 ft²)
- (b) Panhandle Lot
 - width 25 m (82.0 ft)
 - area excluding access strip 1300 m² (13994 ft²)

250.6 General

General:

The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

Limited Hazardous Materials
Survey Report
2771 Murray Dr., Victoria, BC

Project - 12564



AREC Environmental Group, Ltd.
6825 A Veyaness
Victoria, BC V8M 2A7
778-351-1966
ARECEnvironmental.com

August 24, 2018

Attention: S.R. Jain
236-882-5246
ca.rjjain@gmail.com



Reference: Limited Hazardous Materials Survey of 2771 Murray Dr., Victoria, BC

AREC Environmental Group, Ltd. has completed a non-invasive survey of the house located at 2771 Murray Dr., Victoria, BC. The purpose of this survey was to document the presence of hazardous materials, including asbestos, silica, hantavirus, lead, or other heavy metal or toxic, flammable or explosive materials that may be handled, disturbed or removed throughout the building for the purpose of future renovation, as required per *WorkSafeBC OHS Regulation Part 20*. The site investigation was conducted on August 20, 2018, and we report the following:

SITE DESCRIPTION

This is a one-story single-family dwelling with a basement; this survey was limited to the area of the proposed bathroom reno only. The interior wall and ceiling coverings are smooth and textured plaster. The floor finishes are wood, ceramic tile, and sheet vinyl flooring. The ceramic tile in the bathroom is newer (non-suspect) and will not be disturbed. The sheet vinyl flooring in the closet is a non-suspect foam-backed material. The textured plaster in the hallway was not sampled as it will not be disturbed. Heating comes from electric baseboard and gas-forced air; asbestos vent felt is present at the furnace vent locations but will not be disturbed. The attic is insulated with non-suspect fiberglass batt. The exterior of the house is wood, with composite shingle roofing.

SCOPE OF PROJECT

The survey conducted by AREC Environmental on August 20, 2018 was limited to materials suspected to be hazardous that will be disturbed or removed during the proposed bathroom renovation, which entails adding a shower by cutting out the adjacent hallway closet.

***WorkSafeBC regulation section 20.112(b) requires that this report be on site during any work or demolition.**

ASBESTOS

Methodology

A total of six (6) bulk samples (including layers) suspected of containing asbestos were collected. These samples were analyzed at International Asbestos Testing Laboratories (IATL) in accordance with the following method:

-Test Method for the Determination of Asbestos in Bulk Building Materials (EPA/600/R-93/116, dated July 1993) published by the United States Environmental Protection Agency

No asbestos was detected in the materials tested for this scope of work.

Detailed sampling analyses are attached at the end of this report.

WHAT IS ASBESTOS?

Asbestos is a fibrous material used in many products because it adds strength, heat-resistance, and chemical-resistance. Despite its many uses, asbestos is a hazardous material. Three types of asbestos have been used commercially:

- Chrysotile (white asbestos) is the most commonly used form of asbestos.
- Amosite (brown asbestos) has been used in sprayed coatings, in heat insulation products, and in asbestos cement products where greater structural strength is required.
- Crocidolite (blue asbestos) is no longer used in B.C. and is rarely found. Before 1973 it was commonly used in sprayed coatings on structural steelwork for fire protection and for heat or noise insulation. It was also used in gasket materials and asbestos cement pipe.

Other types of asbestos are actinolite, anthophyllite, and tremolite. These usually have had little commercial value or use.

Asbestos Containing Materials (ACM) is often referred to as friable and non-friable. Friable materials are materials that, when dry, can be easily crumbled or powdered by hand. This term may also refer to materials that are already crumbled and powdered. Some non-friable materials, such as vinyl-asbestos floor tile or asbestos cement products have the potential to become friable if they are disturbed and/or handled in an aggressive manner (for example, sanded with a power sander).

POTENTIAL HEALTH EFFECTS OF ASBESTOS

Asbestos has been recognized as a health hazard for people employed in its production and processing for centuries. However, it was not until the late nineteenth century and the onset of the Industrial Revolution that its use became widespread, and it was not until the early part of the twentieth century that the relationship between the use of asbestos and a variety of health effects became a source of concern to the medical profession.

Many serious, debilitating and often fatal diseases have been linked to the inhalation of asbestos fibers. Although the mechanism of asbestos related diseases is still not fully understood, it is known that there is normally a significant latency period between the time of exposure and the occurrence of disease. This latency period can typically be between ten to over forty years.

Project – 12564

Asbestosis, mesothelioma and lung cancer are the diseases most commonly associated with asbestos exposure, although several other diseases have also been linked to asbestos exposure. Asbestosis is a chronic lung disease resulting from prolonged exposure to asbestos dust. The fibers gradually cause the lung to become scarred and stiff, making breathing difficult. Asbestosis is a progressive disease, meaning that scars keep forming in the lungs after the exposure to asbestos has stopped.

Lung cancer may be caused by asbestos fibers in the lung. No one knows exactly how asbestos causes lung cancer. Researchers have shown, however, that the combination of smoking tobacco and inhaling asbestos fibers greatly increases the risk of lung cancer. Again, asbestos may be one of many causes of lung cancer.

Mesothelioma is a rare but very malignant form of cancer affecting the lining of the chest or the abdominal cavity. This cancer spreads rapidly and is always fatal. The exact mechanism of the disease is unknown. There is a confirmed link between asbestos exposure and mesothelioma.

LEAD PAINT

No paint was sampled as this was a limited inspection. However, due to the age of the building, all original painted surfaces should be assumed to be lead containing.

In Canada, under the *Hazardous Products Act*, a paint or similar material that dries to a solid film and contains greater than 90 mg/kg or 0.009% dry weight of lead is considered to be a lead-containing surfacing coating material. WorkSafeBC cites that the improper removal of lead paint containing 600 mg/kg or 0.06% lead results in airborne concentrations that exceed half of the exposure limit. Lead concentrations as low as 90 mg/kg may present a risk to pregnant women and children.

WorkSafeBC requires that worker exposure to airborne lead be kept below 0.05 mg/m³. Lead is also likely present as solder on plumbing systems and may be present on other fixtures such as flashings or roof vents. Precautions must be put in place during demolition and renovation activities to ensure that workers are not exposed to lead containing dust and debris. Flashings can be removed and recycled.

RISK ASSESSMENT FOR HANDLING LEAD PAINT

Procedures will vary depending on the nature of the work, but in general terms:

Manual demolition of building components with lead-based paint is considered a **moderate risk** activity.

Employers are required to have an exposure control plan if their employees will be working with lead containing materials. In order to control worker exposure to lead paint particulate, any cutting, burning, grinding, sanding or other disturbance of identified lead painted surfaces should be conducted following appropriate safe work procedures. Procedures will vary depending on the nature of the work but should consider the following:

- NOP for work involving significant disturbance of lead containing paint submitted to WorkSafeBC a minimum of 24 hours prior to commencement of the work
- Half-face respirator with NIOSH P100 Series filters, protective clothing, gloves, and laceless rubber boots or other appropriate footwear designed to be easily decontaminated
- Isolation of the work area with warning signs and warning tape
- Use of drop sheets and tarps to prevent spread of lead-containing dust
- Use of a power tool with an effective dust collection system and HEPA filter
- Use of HEPA filter equipped vacuum cleaner

Limited Hazardous Materials Survey Report

2771 Murray Dr., Victoria, BC



Project – 12564

- Use wet methods (amended water saturation of the material being disturbed)
- Thorough washing before eating, drinking or smoking

LEACHABILITY

Under the BC Hazardous Waste Regulation materials with lead paint concentrations over 0.01 wt% (100ppm) destined for disposal at a licensed landfill facility must be tested for leachability to determine if they should be handled as a hazardous waste. Consult the waste disposal facility for disposal requirements prior to disposal. Prior to demolition it is the responsibility of the client or the contractor to have samples collected by a qualified person and analyzed using the toxicity characteristic leachate procedure (TCLP).

POTENTIAL HEALTH EFFECTS OF LEAD

Workers can be exposed to lead through inhalation of fumes and dusts, as well as through ingestion as a result of lead-contaminated hands, food, drinks, cosmetics, tobacco products, and clothing. Furthermore, workers can take lead home on their clothes, skin, hair, tools, and in their vehicles, potentially exposing their families to harmful health effects.

It does not matter if a person breathes in, swallows, or absorbs lead particles, the health effects are the same; however, the body absorbs higher levels of lead when it is breathed in. Within our bodies, lead is absorbed and stored in our bones, blood, and tissues.

Lead poisoning can happen if a person is exposed to very high levels of lead over a short period of time. When this happens, a person may feel:

- Abdominal pain
- Constipated
- Excessively tired
- Headache
- Irritable
- Loss of appetite
- Memory loss
- Pain or tingling in the hands and/or feet
- Weakness

Because these symptoms may occur slowly or may be caused by other things, lead poisoning can be easily overlooked as their cause. Being exposed to high levels of lead may cause anemia, weakness, and kidney and brain damage. Very high lead exposure can cause death.

People with prolonged exposure to lead may also be at risk for high blood pressure, heart disease, kidney disease, and reduced fertility.

Most houses and buildings built before 1950 have had lead-based paint applied to the interior or exterior surfaces. In most cases, lead paint of this era contained up to 40% lead by weight. Paints made between 1950 and 1978 typically contained smaller quantities of lead.

SILICA

Silica is the primary component of many construction materials, such as drywall, plasters, stuccos, mortars, grout, concrete and other similar materials. Silica is the second most common mineral on earth and makes up nearly all of what we call “sand” and “rock.” Silica exists in many forms – one of these, “crystalline” silica (including quartz) is the most abundant and poses the greatest concern for human health. Exposure to silica dust can cause a disabling, sometimes fatal disease called silicosis, after fine particles deposit in the lungs and cause permanent damage to lung tissue. Symptoms from exposure may not appear for many years.

Silica dust is created when silica containing materials are disturbed by cutting, grinding, blasting, sanding, drilling, chipping and/or other methods. Exposure Control Plans MUST be implemented when:

Situation 1.

Exposure monitoring indicates that a worker is or may be exposed to an air contaminant in excess of 50% of its exposure limit,

Situation 2.

Measurement is not possible at 50% of the applicable exposure limit

Situation 3.

Required by regulation

Situation 4.

If a material has been identified with any of the following Notations and it can not be eliminated from the workplace:

- (a) ACGIH A1 or A2, or IARC 1, 2A or 2B carcinogen
- (b) ACGIH reproductive toxin – ACGIH uses the abbreviation “repro” in the “TLV Basis” column to identify these substances (WorkSafeBC identifies these substances with the letter “R”)
- (c) ACGIH sensitizer – ACGIH uses the notations, DSEN, RSEN and SEN (WorkSafeBC identifies these substances with the letter “S”)
- (d) ACGIH L endnote - The "L" endnote appears for some substances in the "TWA" column. "L" is defined as "exposure by all routes should be carefully controlled to levels as low as possible." This notation is primarily for substances considered highly toxic, and which have not been assigned a TLV. Examples of substances in this category include benzo(α)pyrene, chrysene, and rosin core solder thermal decomposition products (colophony).

Part of this exposure control plan includes training for workers on the hazards of silica, respiratory protection, personal protective equipment, and methods to control silica dust such as dust suppression (“wet methods”), local exhaust ventilation, HEPA equipped tools or other controls that should be used to control silica dust.

FLAMMABLE MATERIALS

No flammable materials were observed during this survey.

HANTAVIRUS

In Canada, the hantavirus is found only in wild mice, specifically the deer mouse (*Peromyscus maniculatus*). The mice shed the virus in their urine, droppings and saliva. The virus is mainly transmitted to people when they breathe in air contaminated with the virus. No rodent feces were observed.

OTHER CONCERNS

There may be additional asbestos containing materials in concealed and other inaccessible areas that can be disturbed during demolition/renovation. Should materials suspected of containing asbestos be discovered, all work must cease immediately at that location until the material has been identified.

LIMITATIONS

AREC Environmental was retained to perform a survey of hazardous building materials establishing types and locations. Approximate quantities indicated herein are provided for Client information only, and are not intended to provide exact amounts for tendering purposes.

This report is intended for the exclusive use of the *CLIENT* in order to identify all accessible asbestos-containing materials and other specified hazardous materials in the surveyed property. The use of this document for any other purpose is at the sole risk of the user.

The contents of this report were based on a site survey conducted by AREC Environmental. Please note that this survey was intended to identify the asbestos-containing materials and other specified hazardous materials on the subject site only prior to the proposed renovation/demolition of the structure surveyed.

The scope of work was limited to an assessment of readily accessible materials at the subject building defined by the Client as being impacted by planned demolition/renovation. No major destructive investigation was performed in areas with solid covering, or where there was no absolute access point. Should suspect materials be encountered during demolition activity, work is to stop immediately and the material be tested for the presence or absence of the hazardous substance.

In certain instances visual identification of material was made based on similar homogeneous characteristics to analyzed samples (i.e. vent packing felt material may be considered typical to each other).

This report is **not** intended for use as a scope of work for removal or as a specification section for inclusion in Tender Documents. Any unauthorized use of this report in that fashion is at the sole discretion and liability of the Owner.

We trust this is the information you require. Should you have any additional questions please contact our office or the undersigned at your convenience. Thank you for having AREC Environmental conduct this work on your behalf.

Sincerely,



Roy Milner, Principal



Tamara Kasdorf, AHERA Certified Building Inspector
#3509-17-C28-26538

Project – 12564

PHOTOS (sampled for asbestos)



Photo 1: Smooth Plaster [2 layers] – Bathroom Wall (none detected)



Photo 2: Smooth Plaster [2 layers] – Bathroom Wall (ND)



Photo 3: Smooth Plaster [2 layers] – Hallway Closet (ND)

CERTIFICATE OF ANALYSIS

Client: AREC Environmental 6825A Veyaness Saanichton BC V8M 2A7	Report Date: 8/23/2018 Report No.: 571233 - PLM Project: 2771 Murray Dr Project No.:
Client: ARE792	

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 6588066 Client No.: 1	Analyst Observation: White Plaster Client Description: Sm Plaster	Location: Bathroom Wall Facility:
<u>Percent Asbestos:</u> <i>None Detected</i>	<u>Percent Non-Asbestos Fibrous Material:</u> None Detected	<u>Percent Non-Fibrous Material:</u> 100

Lab No.: 6588066(L2) Client No.: 1	Analyst Observation: Grey Plaster Client Description: Sm Plaster	Location: Bathroom Wall Facility:
<u>Percent Asbestos:</u> <i>None Detected</i>	<u>Percent Non-Asbestos Fibrous Material:</u> None Detected	<u>Percent Non-Fibrous Material:</u> 100

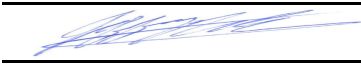
Lab No.: 6588067 Client No.: 2	Analyst Observation: White Plaster Client Description: Sm Plaster	Location: Bathroom Wall Facility:
<u>Percent Asbestos:</u> <i>None Detected</i>	<u>Percent Non-Asbestos Fibrous Material:</u> None Detected	<u>Percent Non-Fibrous Material:</u> 100

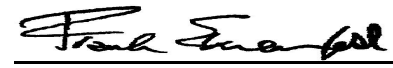
Lab No.: 6588067(L2) Client No.: 2	Analyst Observation: Grey Plaster Client Description: Sm Plaster	Location: Bathroom Wall Facility:
<u>Percent Asbestos:</u> <i>None Detected</i>	<u>Percent Non-Asbestos Fibrous Material:</u> None Detected	<u>Percent Non-Fibrous Material:</u> 100

Lab No.: 6588068 Client No.: 3	Analyst Observation: White Plaster Client Description: Sm Plaster	Location: Hallway Closet Wall Facility:
<u>Percent Asbestos:</u> <i>None Detected</i>	<u>Percent Non-Asbestos Fibrous Material:</u> None Detected	<u>Percent Non-Fibrous Material:</u> 100

Lab No.: 6588068(L2) Client No.: 3	Analyst Observation: Grey Plaster Client Description: Sm Plaster	Location: Hallway Closet Wall Facility:
<u>Percent Asbestos:</u> <i>None Detected</i>	<u>Percent Non-Asbestos Fibrous Material:</u> None Detected	<u>Percent Non-Fibrous Material:</u> 100

Please refer to the Appendix of this report for further information regarding your analysis.

Date Received: 8/22/2018
Date Analyzed: 08/23/2018
Signature: 
Analyst: Jeffrey Fazzo

Approved By: 
Frank E. Ehrenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

Client: AREC Environmental
6825A Veyaness
Saanichton BC V8M 2A7

Client: ARE792

Report Date: 8/23/2018
Report No.: 571233 - PLM
Project: 2771 Murray Dr
Project No.:

Appendix to Analytical Report

Customer Contact: Info @arecenvironmental.com
Method: US EPA 600, R93-116

This appendix seeks to promote greater understanding of any observations, exceptions, special instructions, or circumstances that the laboratory needs to communicate to the client concerning the above samples. The information below is used to help promote your ability to make the most informed decisions for you and your customers. Please note the following points of contact for any questions you may have.

iATL Customer Service: customerservice@iatl.com
iATL Office Manager: cdavis@iatl.com
iATL Account Representative: Pete Lesniak
Sample Login Notes: See Batch Sheet Attached
Sample Matrix: Bulk Building Materials
Exceptions Noted: See Following Pages

General Terms, Warrants, Limits, Qualifiers:

General information about iATL capabilities and client/laboratory relationships and responsibilities are spelled out in iATL policies that are listed at www.iATL.com and in our Quality Assurance Manual per ISO 17025 standard requirements. The information therein is a representation of iATL definitions and policies for turnaround times, sample submittal, collection media, blank definitions, quantification issues and limit of detection, analytical methods and procedures, sub-contracting policies, results reporting options, fees, terms, and discounts, confidentiality, sample archival and disposal, and data interpretation.

iATL warrants the test results to be of a precision normal for the type and methodology employed for each sample submitted. iATL disclaims any other warrants, expressed or implied, including warranty of fitness for a particular purpose and warranty of merchantability. iATL accepts no legal responsibility for the purpose for which the client uses test results. Any analytical work performed must be governed by our Standard Terms and Conditions. Prices, methods and detection limits may be changed without notification. Please contact your Customer Service Representative for the most current information.

This confidential report relates only to those item(s) tested and does not represent an endorsement by NIST-NVLAP, AIHA LAP LLC, or any agency of local, state or province governments nor of any agency of the U.S. government.

This report shall not be reproduced except in full, without written approval of the laboratory.

Information Pertinent to this Report:

Analysis by US EPA 600 93-116: Determination of Asbestos in Bulk Building Materials by Polarized Light Microscopy (PLM).

Certifications:

- NIST-NVLAP No. 101165-0
- NYSDOH-ELAP No. 11021
- AIHA-LAP, LLC No. 100188

Quantification at <0.25% by volume is possible with this method. (PC) Indicates Stratified Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. PC Trace represents a <0.25% amount. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (ex. analyze until positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing.

Analytical Methodology Alternatives: Your initial request for analysis may not have accounted for recent advances in regulatory requirements or advances in technology that are routinely used in similar situations for other qualified projects. You may have the option to explore additional analysis for further information. Below are a few options, listed as the matrix followed by the appropriate methodology. Also included are links to more information on our website.

Bulk Building Materials that are Non-Friable Organically Bound (NOB) by Gravimetric Reduction techniques employing PLM and TEM: ELAP 198.6 (PLM-NOB), ELAP 198.4 (TEM-NOB)

Loose Fill Vermiculite Insulation, Attic Insulation, Zonolite (copyright), etc.: US EPA 600 R-4/004 (multi-tiered analytical process)

CERTIFICATE OF ANALYSIS

Client: AREC Environmental
6825A Veyaness
Saanichton BC V8M 2A7

Report Date: 8/23/2018
Report No.: 571233 - PLM
Project: 2771 Murray Dr
Project No.:

Client: ARE792

Sprayed On Insulation/Fireproofing with Vermiculite (SOF-V): ELAP 198.8 (PLM-SOF-V)

Soil, sludge, sediment, aggregate, and like materials analyzed for asbestos or other elongated mineral particles (ex. erionite, etc.): ASTM D7521, CARB 435, and other options available

Asbestos in Surface Dust according to one of ASTM's Methods (very dependent on sampling collection technique – by TEM): ASTM D 5755, D5756, or D6480

Various other asbestos matrices (air, water, etc.) and analytical methods are available.

Disclaimers / Qualifiers:

There may be some samples in this project that have a "NOTE:" associated with a sample result. We use added disclaimers or qualifiers to inform the client about something that requires further explanation. Here is a list with highlighted disclaimers that may be pertinent to this project. For a full explanation of these and other disclaimers, please inquire at customerservice@iatl.com.

- 1) Note: No mastic provided for analysis.
- 2) Note: Insufficient mastic provided for analysis.
- 3) Note: Insufficient material provided for analysis.
- 4) Note: Insufficient sample provided for QC reanalysis.
- 5) Note: Different material than indicated on Sample Log / Description.
- 6) Note: Sample not submitted.
- 7) Note: Attached to asbestos containing material.
- 8) Note: Received wet.
- 9) Note: Possible surface contamination.
- 10) Note: Not building material. 1% threshold may not apply.
- 11) Note: Recommend TEM-NOB analysis as per EPA recommendations.
- 12) Note: Asbestos detected but not quantifiable.
- 13) Note: Multiple identical samples submitted, only one analyzed.
- 14) Note: Analyzed by EPA 600/R-93/116. Point Counting detection limit at 0.080%.
- 15) Note: Analyzed by EPA 600/R-93/116. Point Counting detection limit at 0.125%.
- 16) Note: This sample contains >10% vermiculite mineral. See Appendix for Recommendations for Vermiculite Analysis.

Recommendations for Vermiculite Analysis:

Several analytical protocols exist for the analysis of asbestos in vermiculite. These analytical approaches vary depending upon the nature of the vermiculite mineral being tested (e.g. un-processed gange, homogeneous exfoliated books of mica, or mixed mineral composites). Please contact your client representative for pricing and turnaround time options available.

iATL recommends initial testing using the EPA 600/R-93/116 method. This method is specifically designed for the analysis of asbestos in bulk building materials. It provides an acceptable starting point for primary screening of vermiculite for possible asbestos.

Results from this testing may be inconclusive. EPA suggests proceeding to a multi-tiered analysis involving wet separation techniques in conjunction with PLM and TEM gravimetric analysis (EPA 600/R-04/004).

For New York State customers, NYSDOH requires disclaimers and qualifiers for various vermiculite containing samples that direct analysis via ELAP198.6 and ELAP198.8 for samples that contain >10% vermiculite mineral where ELAP198.6 may be used to evaluate the asbestos content of the material. However, any test result using ELAP198.6 will be reported with the following disclaimer: "ELAP198.6 method does not remove vermiculite and may underestimate the level of asbestos present in a sample containing >10% vermiculite."

Further information on this method and other vermiculite and asbestos issues can be found at the following: Agency for Toxic Substances and Disease Registry (ATSDR) www.atsdr.cdc.gov, United States Geological Survey (USGS) www.minerals.usgs.gov/minerals/, US EPA www.epa.gov/asbestos. The USEPA also has an informative brochure "Current Best Practices for Vermiculite Attic Insulation" EPA 747F03001 May 2003, that may assist the health and remediation professional.

The following is a summary of the analytical process outlines in the EPA 600/R-04/004 Method:

- 1) **Analytical Step/Method:** Initial Screening by PLM, EPA 600R-93/116
Requirements/Comments: Minimum of 0.1 g of sample. ~0.25% LOQ for most samples.
- 2) **Analytical Step/Method:** Wet Separation by PLM Gravimetric Technique, EPA R-04/004
Requirements/Comments: Minimum 50g** of dry sample. Analysis of "Sinks" only.

CERTIFICATE OF ANALYSIS

Client: AREC Environmental
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Report No.: 571233 - PLM
Project: 2771 Murray Dr
Project No.:

Client: ARE792

3)**Analytical Step/Method:** Wet Separation by PLM Gravimetric Technique, EPA R-04/004
Requirements/Comments: Minimum 50g** of dry sample. Analysis of "Floats" only.

4)**Analytical Step/Method:** Wet Separation by TEM Gravimetric Technique, EPA R-04/004
Requirements/Comments: Minimum 50g** of dry sample. Analysis of "Sinks" only.

5)**Analytical Step/Method:** Wet Separation by TEM Gravimetric Technique, EPA R-04/004
Requirements/Comments: Minimum 50g** of dry sample. Analysis of "Suspension" only.

LOQ, Limit of Quantitation estimates for mass and volume analyses.

*With advance notice and confirmation by the laboratory.

**Approximately 1 Liter of sample in double-bagged container (~9x6 inch bag of sample).

EZ Ground Scan

3934 OLYMPIC VIEW DR VICTORIA BC V9C-4B1 Tel: 250-415-6827,

16-144

Oct 25,2016

To: Prepared for Rajesh Rjain
From: Chris
Re: Underground Storage Tank

AFTER SCANNING THE PROPERTY LOCATED AT 2771 Murray rd
WE DID NOT LOCATE ANY STEEL UNDERGROUND OIL STORAGE TANK.

We walked the accessible areas of the property with GPR scanning equipment and Scanned garden areas and most hard to reach areas with metal locators.

The exterior of the house was inspected for signs of a previous underground oil tank vent, but none were discovered.

We did not gain access to the house

The GPR was used to the best of our abilities under these circumstances and did not show any buried oil tank.

We only scan the property area outside the building structure

If you have any questions please let me know.

This letter is also your INVOICE. To be paid upon Receiving it .
We Happily except VISA & Master Card

Underground Oil Tank Scan	\$ 150.00	Paid in full
GST	\$7.50	by Credit card
Total	\$ 157.00	



SAANICH FIRE DEPARTMENT

760 Vernon Avenue, Victoria, British Columbia V8X 2W6
THE CORPORATION OF THE DISTRICT OF SAANICH

Michael Burgess
Fire Chief

August 26, 2016

Harry Newton
Newtco Realty
1903 Moss Park Garden
Victoria BC V8S 5L1

RE: Oil Tank Records for 2771 Murray Drive. Victoria, BC

In response to your request dated August 25, 2016 for information on the oil burning equipment inspections at the above address, our records indicate the following:

- August 25, 1952 an oil burning furnace was installed.
- December 3, 1971 a furnace was installed with an existing tank.
- March 9, 1972 a 250g tank was installed
- April 14, 2015 Royal Rooter removed a 250g tank.

If you require further clarification on the above, please contact the undersigned at 475-5500.

Sincerely,

Todd Cave,
Assistant Chief
Fire Prevention Division

/ss
Receipt#

The District of Saanich | Inspection Services
Phone 250-475-5457 | Fax 250-475-5418



PASSED	Work accepted. OK to proceed.
PARTIAL	Work partially accepted. Re-inspection required for deficiencies. Can proceed in other areas if corrections are left visible for re-inspection.
FAILED	Work not accepted. Re-inspection required.
CANCELLED	Request for inspection withdrawn by owner or contractor.

INSPECTION TYPE:

FINAL

Permit #: BLF02496

Address: 2771 MURRAY DR

Permit Type: FIREPLACE/CHIMNEY/WOODSTOVE

Inspection Date: December 08, 2016

Description:

REPLACE CHIMNEY ROOFLINE UP SINGLE FAMILY DWELLING

INSPECTION STATUS:

PASSED

Building Official:

RON GORDON