



## A Fond Farewell from CCI National President

I wish you all could be with me today in Chester as I write my last newsletter article as National President of the Canada Condominium Institute. The sun is shining, the water is blue and the air is turning cold as we say good-bye to summer.



Personally the Fall is my favourite season and I trust that CCI will be well served this Fall as Ron Danks takes over the presidency in November. It has been a pleasure to work with Ron and all of you during my term and I could not be leaving the presidency in better hands.

We have experienced a growth in members, a growth in Chapters and a growth in areas of interest. Technology has played a major part in our growth over the last few years. Not only are we communicating through the internet, we have established a presence as CCI both nationally and at the Chapter level through our various websites. Congratulations to all of you for embracing this very efficient method of communication which of course, is also extremely cost effective.

My prophecy for the future of CCI is one of continued growth and continued effectiveness in lobbying for the betterment of condominiums and in providing educational resources throughout Canada. We will remain the 'voice of condominium'.

Is CCI a national organization? Without question, not just in the area of national interest and common interest but also as demonstrated by our membership. Currently we have members from Newfoundland to Vancouver Island. It is my challenge to all of our members to support the establishment of Chapters in British

Columbia and in Newfoundland, and in any other area of Canada that possesses a base of condominium interest.

Thank you to all of the members of CCI that support not only your local Chapters but also the National Board. Everyone involved in CCI is a volunteer and if we ever attempted to calculate the dollar value of our collective volunteer hours, the amount would be astronomical. Without each one of our volunteers, CCI would not enjoy the prominent position that it does today throughout Canada and beyond. Thank you for the opportunity of serving as your National President, it has been a highlight of my life.

*CCI-National President, Patrick I. Cassidy*



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**2000/2001**

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# Better Buildings – A Case Study No. 7

## Exterior Wall Rehabilitation and Performance Improvements

### Overview

Possible safety and liability issues concerned the managers of the condominium in Nepean, a suburb of Ottawa.

Douglas Hardie Architect and Keller Engineer Associates were hired to analyze the problems, propose solutions and prepare drawings and documents for a construction contract.

### The consultants recommended:

- Completely removing and replacing the brick veneer and curtain walls
- Repairing the structural masonry wall
- Installing a new air and vapour barrier
- Installing new insulation
- Replacing windows
- Enclosing the open balconies for more protection against water penetrating the walls and to create additional usable space.

The contractor, Brikon Masonry, did the work between May and December, 1990. Carleton Condominium Corporation No. 1, the building owner, borrowed to pay for the work. Each owner paid a special proportional assessment to repay the loan.

Today, the building exterior is safe and more attractive. The apartments are more spacious and comfortable. The resale value of the apartments is expected to improve.

### The Building

The condominium is an 11-storey, 120-unit, 1,800m<sup>2</sup> (19,375 sq. ft.) building. The Hambro System structure is load-bearing concrete block walls and open-web steel joists with concrete floor slabs. Shelf plates and angles on every

second floor support the exterior, clay brick veneer walls. The original windows were wood frame. Curtain walls clad the staircases and elevator lobby.

### Problems and Causes

Moisture between the brick veneer and the block wall, caused the brick to deteriorate. In turn, the moisture corroded the ties securing the brick veneer to the block wall and the shelf plates and angles supporting the brick.

The mortar joints in the brick veneer showed major cracks. Water entered the wall through the cracks. The air-vapour barrier did not perform well and after water entered the wall, the UFFI (Urea Formaldehyde Foam Insulation) absorbed and held the water inside the wall.

Residents complained of cold, drafty apartments. The excessive moisture in the wall decayed window frames and caused leaks.

### Improvements

Douglas Hardie Architect and Keller Engineer Associates developed a plan which could be completed quickly at a realistic price.

Special care was taken to respect the rainscreen principle for the new exterior. Simply put, a drained cavity – or air space – separates the exterior cladding from the backup wall. Any moisture that gets into the cavity drains outside through weep holes at the bottom of the wall. To minimize the moisture getting through, the backup wall must be an airtight barrier. This ensures a pressure balance between the outside and the cavity, which prevents the wind from ‘pushing’ rain into the cavity.

### Exterior work included:

- Removing the brick veneer, ties, shelf plates and angles, and the existing curtain wall
- Repairing the back-up block wall
- Removing all UFFI
- Installing a new, rubberized membrane air barrier over the block wall.
- Installing new semi-rigid fiberglass insulation
- Installing new ties, supports and brick veneer
- Enclosing balconies with prefinished
- Insulated metal panels, vinyl-clad
- Wood windows and using steel studs and gypsum board as infill sections
- Replacing curtain walls and installing new, vinyl-clad, wood windows

### A Challenging Process

The work was tendered and the owners and contractor signed a standard construction contract (CCDC-2 Stipulated Price Contract) with the successful bidder. The performance bond was 50 per cent of the contract price. Work started on April 30, 1990 and was substantially completed on November 28, 1990. Deficiency repairs continued until June, 1993.

The project had to meet both technical and operational challenges.

Scheduling to complete the work in one summer was a challenge. The contractor used a movable scaffold system. Two platforms each spanning one side of the building, with a stair tower at one end for access. The platforms were raised to the top of the building.

# Case Study cont'd

Demolition proceeded from the top down. Installation of new material moved from the bottom up.

The architects and engineers designed the exterior to perform well for a long time. To make sure that the contractors followed the many specified details, the work was carefully inspected early in the morning or late in the evening to keep work on schedule.

The impact on the residents, who lived in the building during construction, was also a challenge. Safety, particularly during demolition, was a primary concern. The owners closed parking at the front of the building for a few months. Residents could not use their balconies during most of the summer. To reduce the noise impact, demolition and construction work was done between 7:30 a.m. and 5:30 p.m.

Workers needed access to apartments to install balcony enclosures and windows, for other work and for deficiency repairs. The deficiency repairs corrected air leaks from windows during the first winter and water leakage through balcony windows. The contractor finished the deficiency repairs by the summer of 1993.



## Costs

The total cost of construction was \$2,106,598, plus GST. Other costs included professional and municipal fees.

*Mobilization and site cleanup*  
\$308 a suite

*Scaffolding*  
\$28/m<sup>2</sup>

*Demolition*  
\$36/m<sup>2</sup>

*UFFI removal*  
\$38/m<sup>2</sup>

*New windows*  
\$270/m<sup>2</sup>

*Air barrier*  
\$43/m<sup>2</sup>

*Insulation*  
\$41/m<sup>2</sup>

*New brick masonry veneer*  
\$240/m<sup>2</sup>

## Results

The new wall system meets and is expected to continue meeting the performance standards. Occupants are more comfortable. The new windows eliminate the drafts, leaks and excessive heat loss and operate more smoothly. Residents use the enclosed balconies all year and have more space in their apartments - a significant improvement.

The building is more attractive. Although no assessment has been made of changes in sales or marketability, the managers expect the new exterior and more spacious apartments will appeal to prospective buyers.

## Lessons Learned

Elements making the project a success were:

- Thorough technical analysis before taking action
- Applying current rainscreen design, using well-understood techniques and materials for an effective, economically feasible solution
- Giving careful attention to access, scaffolding, and scheduling of trades and consultants
- Carefully inspecting each section of the new wall
- Closely co-ordinating the efforts of the owner, project manager, consultants and contractor.

## Contacts

### Owner

Carleton Condominium Corporation No. 1

### Project manager

Morrison Hershfield Project Managers Inc.

### Consultants

Keller Engineer Associates

Douglas Hardie Architect

General Contractor

Brikon Masonry



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# 2001

5th Annual Condominium Conference

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## Program

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## Atlantic Chapter

### Annual Meeting Event

As summer's heat and humidity give way to the more invigorating days of Fall, the focus of Chapter activity moves from membership renewal to our **Annual General Meeting**. It is **7 pm, Wednesday, September 26**, at the Carlyle (HCCC #11), 6095 Coburg Road, Halifax. The Business Meeting is followed by a discussion on Insurance, featuring an insurance industry presenter and members' questions. This is one of the few events where continuing and new members get a chance to meet. A condominium networking opportunity!

### Fall Seminar

*Topic:* Mandatory Reserve Fund Studies  
The Experience So far -

*Date:* November 3rd, Saturday, 9 a.m.

## North Saskatchewan Chapter

CCI - Northern Saskatchewan Chapter is holding its AGM on Thursday, September 27 at 7:30 pm at Mayfair United Church, 902 - 33rd Street West, Saskatoon, Saskatchewan. Following the AGM we will be holding a seminar on Energy Costs and Conservation.

## South Alberta Chapter

Since September 1, 2000 the members of the condominium community in south Alberta have been experiencing the changes that came with the new *Condominium Property Amendment Act* and Regulation coming into law. We have all been reading the legislation, asking questions, taking courses and implementing the changes one piece at a time. For our Chapter this has created an extremely busy time, for both the Chapter and its many volunteers.

Our Chapter made a commitment to its members to present a topic a month, for the next year, focusing on the key issues in the new legislation and have been overwhelmed with the community interest and support. As a result our membership in the Chapter has experienced constant growth.

The hot topic seminars and monthly luncheons have been well attended. We are seeing more than 100 in attendance at our monthly luncheons, for which we credit a great committee that organizes

these luncheons, Kelly our Administrative Assistant who tells everyone about them, and a group of professionals in Calgary who time and time again give so freely of their time and expertise to share their knowledge with our community.

We have entered into a relationship with The Land Center, an organization that provides a library service to our web site that will enable users to access a bank of information and articles on the topic of condominium ... watch for this feature in the near future ... [www.cci-south.ca.ab](http://www.cci-south.ca.ab)

For this 2000-2001 term we have a majority of new members elected to our Board of Directors. With this change we held our first strategic planning retreat in January 2001 which was most successful and are now going through the growing pains that result when you pull together a group of dedicated, creative and enthusiastic Board members. I commend them for their hard work and participation, especially in such a busy time. As the Chapter President I am proud to be part of such a dynamic group and look forward to the upcoming years.

## Golden Horseshoe Chapter

The Golden Horseshoe Chapter is enjoying an extremely quiet summer. We're gearing up for our Annual Meeting scheduled for September 22nd in Burlington and our Director's and Manager's Level II Condominium Course. Now as a few months have passed under the new legislation we are taking more and more calls on our hotline and Steve Warner, our Webmaster, is answering many inquiries by e-mail. We also seem to be generating some interest in our newest feature of the Condo News, our Feature Condo Article. Corporation's are asked to submit photographs and information pertaining specifically to their condominium. Information such as whether they possess unique amenities or have overcome extreme hurdles is also included. The Board will review all of the submissions and once a decision has been made an award will be presented to the most outstanding condominium. We look forward to seeing everyone at the CCI/ACMO Conference in November.

## Toronto Chapter

The Toronto Chapter of CCI has had an invigorating summer, fielding thousands of phone calls from condo owners needing clarification on the new *Condominium Act* and placing orders for CCI publications to better understand the *Act's* myriad sections, sub-sections and regulations.

## Toronto Chapter con't

The Chapter hosted a sold-out seminar on the new Condominium Act on May 12th. A panel of 'condominium wizards' spread the word about the new Act to condominiums, many of which had not yet realized the significant impact the *Act* will have on them. To continue its education efforts, CCI-Toronto is offering this high-powered seminar – entitled "The New Condominium Act: What's New for Directors?" – again on September 13th at the Novotel Mississauga.

The Fall season is again being launched by the seven-night Basic Condominium Course which begins on September 26th in North York. The Advanced Condominium Course – for those directors wishing to understand all aspects of condominium life – will be held beginning on January 16th, 2002.

Condo corporation presidents, please take note: the Chapter has also developed a new seminar especially for presidents and soon-to-be-presidents that shouldn't be missed. Entitled "The Condominium President: The Good, the Bad and ... (the Ugly?)", the seminar explores such issues as the necessary personality traits and leadership quantities, management techniques, duties and responsibilities, indemnification, and perks and remuneration. This event will be held at the downtown Toronto Marriott Hotel on Saturday, October 13th.

But certainly, the highlight of the Fall season will be the Fifth Annual Condominium Conference (sponsored by CCI and ACO). The condominium community gathers for two days of learning, networking, and viewing products and services at the industry's largest trade show. It will be held at the International Plaza Hotel, 655 Dixon Road in Toronto on November 16–17.

Mark your calendars also to attend CCI-T's Annual General Meeting ... members are invited to a wine reception on November 29th at 7:00 pm where they'll have the opportunity to receive a report on the chapter's activities and to meet the Board of Directors and industry colleagues.

CCI-Toronto's membership representation of condominium units for the 2000-2001 year topped off at over 66,000.

The Chapter also extends a sincere 'thank-you' to Gerry Hyman, Q.C., F.C.C.I., for authoring the very popular "Condominium Handbook" for the CCI Ontario Chapters. This booklet alone has raised the profile of the Institute across Ontario as no paid advertising could ever have done!

An informative new booklet will soon be CCI-Toronto. Authored by Audrey Loeb, LL.B., LL.M., ACCI, the booklet is entitled "Buying a Condominium: What You Need to Know". It offers valuable information for first-time condo purchasers and will be sold in bulk quantities (single copies are free).

Finally, the Chapter has spearheaded a process to develop a closer working partnership with the Community Associations Institute (CCI's equivalent in the United States). CCI-Toronto representatives have attended two previous CAI conferences and, in conjunction with CCI-National, is now working towards exploring a CAI conference to be held in Toronto in 2003. There is keen interest on both sides to pursue an exchange of educational materials and expertise.

## Manitoba Chapter

The Manitoba Chapter Annual General meeting and 1st Annual Golf Tournament was held on August 27th. A number of new members joined the Board of Directors and the Chapter is looking forward to working with the new members and enjoying an especially productive year in the areas of property taxes, education and communication. The Manitoba chapter is also excited about changes to their newsletter that will include interesting articles on local condominium properties, property managers and other persons active in the condominium industry. The new look and content will begin with the fall 2001 issue. Downtown condominium conversions of warehouse and other commercial buildings is being solidly supported by the City of Winnipeg in their on going effort to revitalize the city centre. Infrastructure and transportation improvements including new water taxi service and a new foot-bridge are just two of the interesting developments.

## Huronia Chapter

The formation of CCI-Huronia has been a rewarding and satisfying experience for everyone involved in this transformation from visionary concept to actuality. It was accomplished smoothly and with surprising speed, thanks to our good fortune in that Gerrit Roosenboom, a director on CCI national board, decided to move to Barrie last year. Convinced of the need for a local chapter, he set about laying the foundations through the media, in contacts with condominium owners, business, professional and allied interest groups. His contagious enthusiasm

## Huronia Chapter con't

soon caught on, a steering committee was structured, and its members have been meeting regularly since January 2001.

The committee's first major initiative was to organize a well attended seminar in April on the implications of Ontario's new *Condominium Act 1998*. The next seminar, in September will deal with the issues arising from deregulation of utility supply and services; also, elections for board directors and officers will be held at that time.

The success of the April meeting is ample confirmation of the need in our area for a local venue for informative gatherings, with ease of access, topics geared to local interest, providing the invaluable opportunity for networking with peers. The keen desire for knowledge and necessity to know where to find sound advice was reflected in the number of new and helpful contacts made.

As true for any organization, the strength of **CCI-Huronia** lies in its members. We are starting off with a representative group of 60 plus in total number. The first issue of our quarterly magazine *Condo Forum* will be printed in August. It will be a resource and reference containing articles from experts in their fields; also, it is envisaged as our connection with the wider CCI community. We would be very pleased to hear from other chapters whenever they have news items which would be of interest to our readers.

CCI-Huronia wishes to express its sincere appreciation for the financial and other assistance provided by CCI national office during this formative period. Thanks to their help we are now very happy to be up and running, looking forward to working with our partners in CCI across the country.

## Ottawa Chapter

The CCI Ottawa Chapter is holding the Directors' Course once again this Fall. The Course began on Wednesday, September 12th and will continue for six consecutive Wednesday evenings at the Real Estate Board of Ottawa-Carleton.

On Saturday, November 3rd, 2001, the CCI will be hosting a Breakfast Conference at the Chimo Hotel. Registration will begin at 8:00 a.m. with a full buffet breakfast at 8:30 immediately followed by the Conference titled "The New Act – Open

Question and Answer Forum". The panel of professional experts will be a Lawyer, Engineer, Property Manager and Accountant. The cost for this event is \$15.00 for members and \$30.00 for non-members. Advance Registration is required. At approximately 11:00 a.m., registration for the Annual General Meeting will begin.

## Regina Chapter

The CCI Regina Chapter Property Tax Committee has had 2 meetings recently - one with the Saskatchewan Assessment Management Agency and the other with the City of Regina Executive Committee. The feedback received from both parties was very positive though the results are not yet known. The Chapter will keep CCI notified of any proposed action as it realizes that these are issues facing other chapters across the country.

## CCI National Awards Dinner

Friday, November 16, 2001  
International Plaza Hotel, \*  
Toronto, Ontario

**Come and support CCI's recognition of this year's award winners. Recipients will be recognized in the following categories:**

- CCI Fellowships
- Distinguished Service Awards
- Lorne Young Chapter of the Year
- H. Penman Smith Award of Excellence for the Most Outstanding  
CCI Chapter Newsletter (1st time given)

**6:30 pm Reception • 7:15 pm Dinner**

(\*Takes place during the CCI/ACMO 5th Annual Condominium Conference, immediately following the CCI National Annual General Meeting.)

## International Year of Volunteers 2001



The United Nations declared 2001 to be the International Year of Volunteers (IYV2001), providing a unique opportunity for organizations around the world to promote and celebrate volunteers and volunteering. IYV2001 celebrates and promotes volunteering by recognizing those who volunteer and the value of volunteering to society.

The Canadian Condominium Institute would like to take this opportunity to thank the many CCI volunteers across Canada who dedicate their time and talent to further advance the issues of our organization.