

The homeowner should *continued* . . .

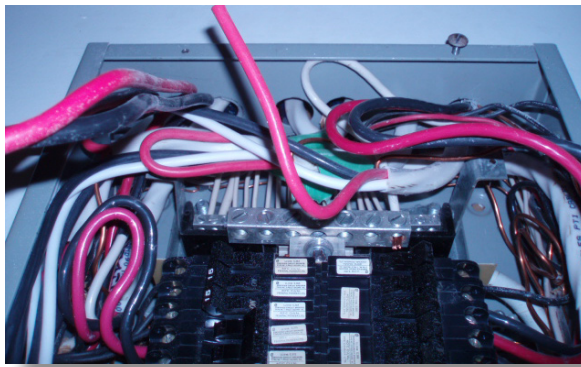
6. If the building has been used as a grow-op and if there is mould present, there are a number of cleaning and removal requirements outlined in Bylaw 7897, which will be explained by the Building Approvals Dept. You will need to obtain the services of an individual or corporation certified by the Canadian Registered Board of Occupational Hygienists or the American Board of Industrial Hygienists who must certify that the premises are safe for human occupancy. There are restoration firms that provide mould restoration services (web search "BC mould restoration specialists"). Richmond business license records indicate that the following companies are licensed and able to certify that premises are safe for human occupancy: ACM Environmental Corporation Tel: 604-873-8599 / Aztech Environmental Consulting Services Tel: 604-841-3134 / CJB Restoration Services Tel: 604-807-9440 / Medallion Healthy Homes of Canada, Tel: 778-899-5616 / Pacific Environmental Consulting & Occupational Hygiene Services Tel: 604-980-3577. The business license information is provided as a courtesy to the homeowner and does not imply an endorsement of a company or their products.

Authority References

A variety of legislative tools authorize the activities of the Electrical and Fire Safety Inspection Team and include the: Safety Standards Act, Fire Services Act, Community Charter, Property Maintenance and Repair (Grow-Op) Bylaw No. 7897, and the Fire Prevention Bylaw No. 4564.

Special Safety Inspection Fee

A \$3,500 Special Safety Inspection Fee applies to homes inspected through this program. The fee is the responsibility of the homeowner as outlined in the City of Richmond Property Maintenance & Repair (Grow Op) Bylaw No. 7897. The bylaw allows unpaid bills at year-end to be added to the property taxes in arrears.



Other Costs

If corrective work is required, additional costs to make the home safe may be incurred by the homeowner and can include items such as permit fees and private repair costs.

Where can I get more information?

For information on Richmond's Electrical & Fire Safety Inspection Program, visit www.richmond.ca/publicsafety
(Public Safety > Fire-Rescue > Safety & Prevention > Electrical Safety)

For more information about BC Hydro's role and participation in this electrical safety program, visit www.bchydro.com/safety/



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Electrical & Fire Safety Inspection Program Information for the Homeowner



RICHMOND
Better in *Every* Way

The Electrical and Fire Safety Inspection Program

The Electrical and Fire Safety Inspection program enables Richmond Fire-Rescue to receive information from BC Hydro on residential properties which consume excessive levels of electricity. From this information, electrical and fire safety inspections can be performed to ensure there are no safety risks.

The electrical and fire safety inspection program's critical objectives are to: protect life, preserve property and enhance community safety. The program focuses on fire safety concerns not prosecution.

The primary benefits of the program are that it will:

- Reduce the risk of injury or loss of life to home occupants, neighbours and emergency responders.
- Prevent fires caused by unsafe alterations, which can include electrical, gas and structural alterations all contributing to increased fire risk.
- Enhance community safety by:
 - Reducing the number of residential structural fires.
 - Reducing residential electrical hazards that could lead to electrocution.
 - Increasing public awareness regarding the dangers associated with high electrical consumption.
 - Reducing the number of residential grow-ops.

What Does the Inspection Team Do?

- Analyze high residential electrical consumption data received from BC Hydro and determine if an inspection is required.
- Post a 48 hour Notice of Inspection at the residence and notify the property owner.
- Conduct the inspection at the residence with a team comprised of a Fire Inspector and an Electrical Inspector. The Inspectors are accompanied by the police whose role is to keep the peace and ensure the safety of the Inspectors.

- Determine if the electrical systems are in compliance with BC Electrical Code and determine if fire hazards are present as a result of the non-compliant use of electricity.
- Identify and initiate appropriate actions based on the inspection results. Actions can include:
 - Issuance of a 7 Day Repair notice
 - Disconnection of electrical and/or gas services
 - Issuance of an "Unsafe – Do Not Enter or Occupy" notice

Inspection Results and Homeowner Actions

The homeowner is provided with the results of the safety inspection and advised on the corrective actions required. If your home is not in compliance, you will be issued either of the following notices:

7 Day Repair notice: the homeowner is notified to initiate the required repairs within seven (7) days. Any required electrical repairs are detailed in the Electrician Inspection Report. Any required building repairs are detailed in the Fire Inspector – Inspection Day Report. A copy of these reports is given to the homeowner after the inspection. The homeowner must contact the BC Safety Authority - Richmond office to discuss the permits and steps required to address any electrical issues. BC Safety Authority - Richmond offices are located at #148 - 10451 Shellbridge Way, Richmond, Tel: 604-660-9433. The homeowner must contact the City's Building Approvals Dept to discuss the permits and steps required to address any building repairs required at 604-276-4315.

"Unsafe – Do Not Enter or Occupy" notice is issued in circumstances where serious risk of personal injury or damage to property is present. A copy of the Electrician Inspection Report and the Fire Inspector – Inspection Day Report are given to the homeowner and details the required repairs. If an "Unsafe – Do Not Enter or Occupy" notice is posted, access to the home is restricted to the retrieval of personal goods and access for home repair purposes only.



The homeowner should:

1. If the electricity is being disconnected, the homeowner should remove perishable goods and/or secure any electrical items that may be adversely affected by the electrical disconnection / re-connection.
2. The homeowner is responsible for ensuring that the home remains unoccupied and secured until such time as the premises have been repaired to a point where the City's Building Inspector removes the "Unsafe – Do Not Enter or Occupy" notice posted with the red "Do Not Remove" sticker at the residence.
3. Initiate repairs to the home within 31 days to avoid the home being considered abandoned by the City.
4. Contact the City's Building Supervisor to discuss the required permits and steps to address the building repair issues identified at 604-276-4315. The City Building Approvals Department addresses: building, gas and plumbing issues.
5. Contact the BC Safety Authority - Richmond office to discuss the permits and steps required to address the electrical issues. The required repairs are detailed in the Electrician Inspection Report. A copy of this report is given to the homeowner.

BC Safety Authority - Richmond offices are located at #148 - 10451 Shellbridge Way, Richmond, Tel: 604-660-9433.

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