

- Contact the City's Building Inspection Supervisor at 604-276-4315 ONLY if a residence has been used as a marijuana grow operation to discuss the required process for re-occupancy approval. The City's Building Approvals Division will provide information on the remediation process, required steps and process for the building, plumbing and gas inspections approvals for the issuance of a re-occupancy permit;
- You must hire a certified electrical contractor (electrical contractors are listed in the yellow pages) to address any electrical issues for BC Electrical Code compliance. A list of BCSA licensed contractors is also available at: www.safetyauthority.ca;
- Once the electrical contractor has addressed the electrical issues, they will complete a Contractor's Declaration and a copy will be given to you; a second copy will be sent to the BC Safety Authority. If you wish to speak with the BC Safety Authority, please call their Toll Free number: 1-866-566-7233;
- If the building has been used as a grow-op, there are a number of cleaning and removal requirements outlined in Bylaw 7897, which will be explained by the Building Approvals Division. 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 firms that provide mould restoration services (internet search "BC mould restoration specialists").

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 Protection & Life Safety Bylaw No. 8306.

Special Safety Inspection Fee

A \$4,200 Special Safety Inspection Fee may apply to homes inspected through this program. The fee is your responsibility as 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.

Important Contact Numbers

City of Richmond Electrical & Fire Safety Program: 604-303-2754.

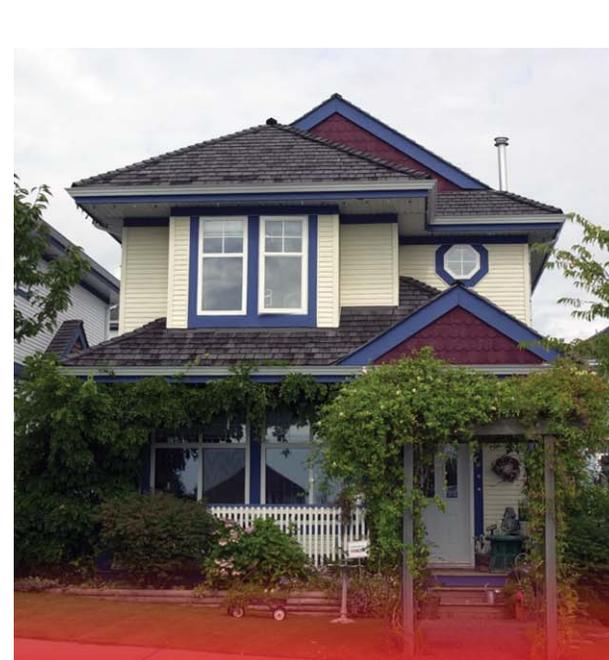
BC Safety Authority Toll Free: 1-866-566-7233.



City of
Richmond

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www.richmond.ca

November 17, 2009



Electrical & Fire Safety
Inspection Program

Information for
the Homeowner



 Richmond

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 that 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 to:

- 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.

Analyze other evidence that may indicate a grow-op.

Post a 24 hour Notice of Inspection at the residence and notify the property owner.

Conduct the inspection with 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 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;
- Issuance of a special safety inspection fee.

Inspection Results and Homeowner Actions

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

7 Day Repair Notice:

- The homeowner is notified to initiate required repairs within seven (7) days. Required electrical and building repairs are detailed in the inspection reports;
- A copy of these reports is given to the homeowner after the inspection;

- You must hire a certified electrical contractor (electrical contractors are listed in the yellow pages) to address any electrical issues for BC Electrical Code compliance. A list of BCSA licensed contractors is also available at: www.safetyauthority.ca;
- Once the electrical contractor has addressed the electrical issues, they will complete a Contractor's Declaration that is given to you; a second copy will be sent to the BC Safety Authority. If you wish to speak with the BC Safety Authority, please call their Toll Free number: 1-866-566-7233.

"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 inspection reports are given to you that detail 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, by certified contractors.

As the homeowner, please note the following requirements:

- If the electricity is being disconnected, you should remove perishable goods and/or secure any electrical items that may be adversely affected by the electrical disconnection / re-connection;
- You need to ensure 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 at the residence;
- Initiate repairs to the home within 31 days to avoid the home being considered abandoned by the City.