

ATTACHMENT A

BUILDING INSPECTION REPORT 2019-JUN-24



BUILDING INSPECTION REPORT CIB05316 - 4259 CLUBHOUSE DRIVE

Date of Inspection: 2019-06-24

Inspector: Joey Bergey

OWNER NAME:

████████████████████

OWNER MAILING ADDRESS:

4259 CLUBHOUSE DRIVE
NANAIMO BC V9T 4H8

OWNER EMAIL ADDRESS:

RECOMMENDATIONS: Based on a complaint received and an initial site visit that confirmed there was a structure in the back yard, I was scheduled to inspect this property.

I met the owner on site and we reviewed the structures. In the back yard there are two accessory buildings. Both structures are 16' 2" x 10' 2", within the rear yard setback and on unsuitable bearing. Currently the bearing is 2 12"x12" patio stones supporting a 4x4 post as a beam. The front beam looks to be sitting on asphalt shingles laid on grass.

I discussed that the buildings would most likely have to be removed as they do not meet code and they currently do not comply with the bylaw. Once the discussion regarding options was complete █ asked what would happen if █ left them as is and I mentioned a notice could be placed on title for construction that does not comply with city bylaws or the building code. To that █ stated that █ wanted that option. █ believes that with the notice on title █ can keep █ "temporary" sheds till █ goes to sell then remove them and apply for a notice removal. Based on this and the fact that all construction has been completed I did not post a stop work order.

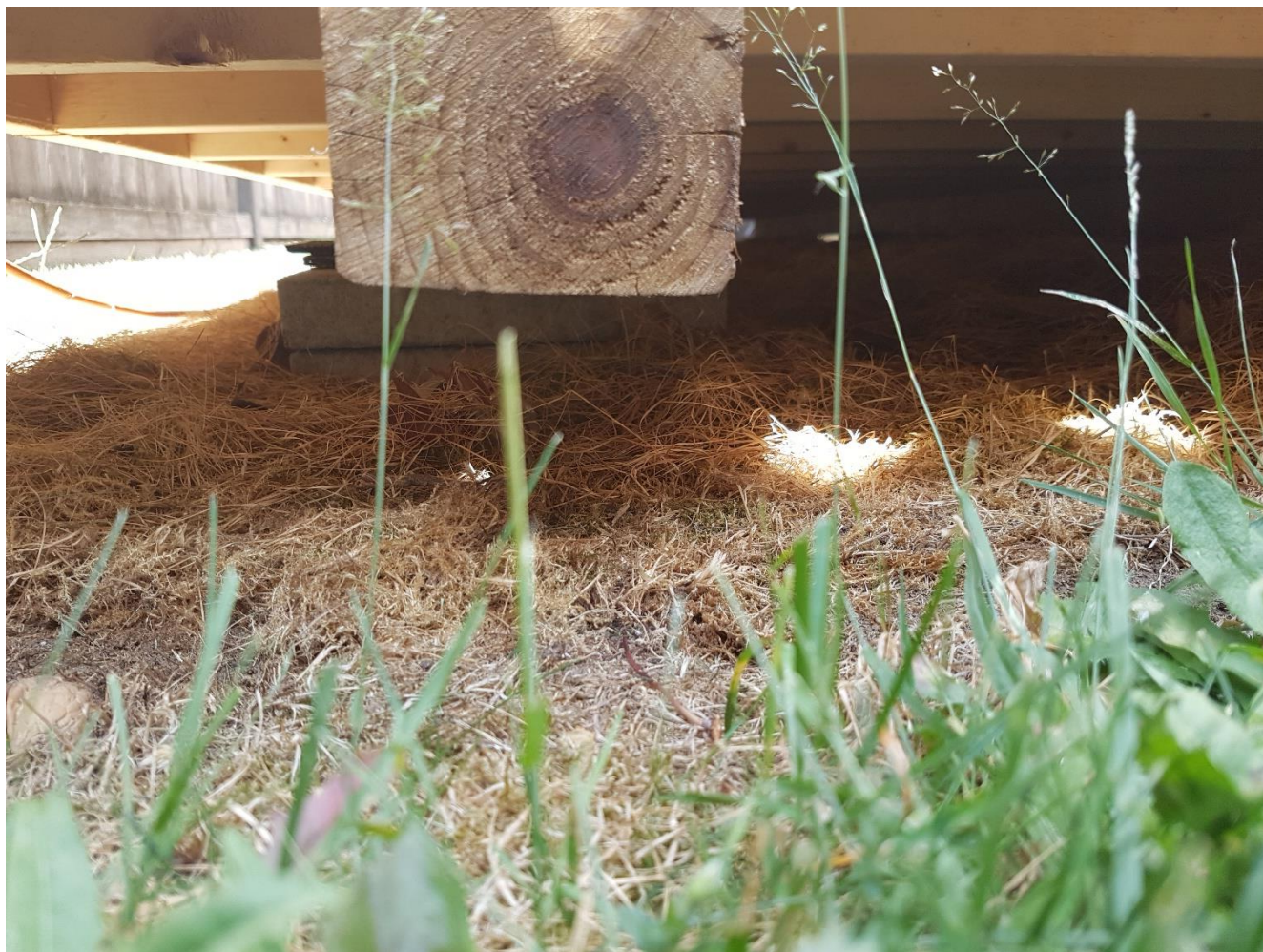
The following pictures are from todays visit.



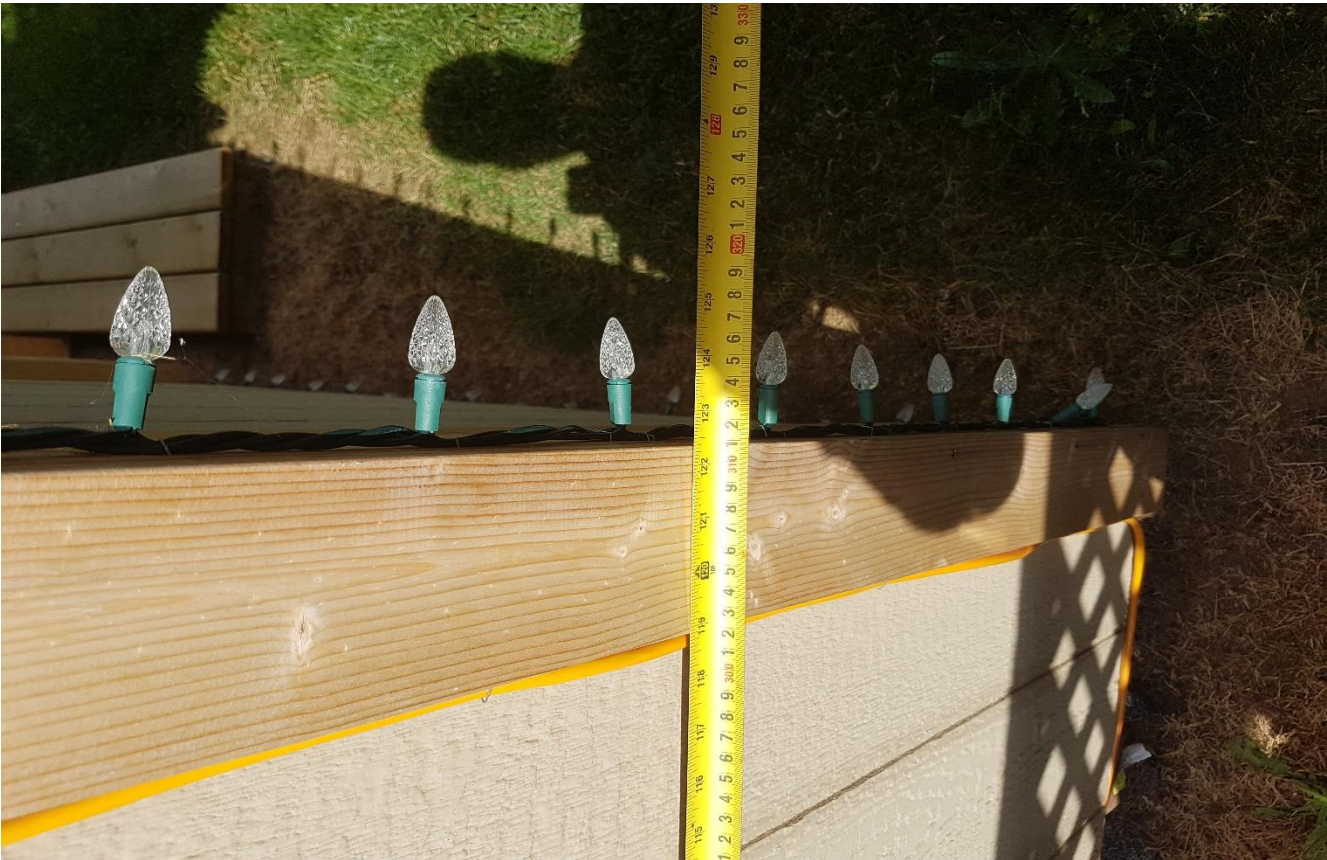
Left shed.



Right shed.



Typical bearding.





Heating unit for left shed. Claims this is a man cave.



Sheds are closer than 1.5 m to rear yard.

Update – 2019-07-16

No work done to remove non-conforming structures. Owner stated [REDACTED] will be in to get the notice off before [REDACTED] sells the place.

