



COMMUNICATION UPDATE

TO:	Mayor and Members City Council
DATE:	April 8, 2024
SUBJECT:	75 Ferrie Street East - Contractor Invoice (Ward 2)
WARD(S) AFFECTED:	Ward 2
SUBMITTED BY:	Alan Shaw Director, Building and Chief Building Official Planning and Economic Development Department
SIGNATURE:	

The purpose of this Communication Update is to advise Council of the Final Invoice respecting 75 Ferrie Street East, Hamilton.

Subsequent to the Building Divisions involvement with the unsafe building at 75 Ferrie Street East, Hamilton, comprised of a new, 2 storey single family dwelling, partially constructed, and completely framed to the roof, under a valid building permit, the City's Building Division has received final costs associated with the emergency work completed.

On January 10, 2024, a Building Inspector from the City's Building Division attended 75 Ferrie Street East after reports of an unsafe building. Upon arrival, the inspector noted that the building was in a state of imminent collapse or failure. Under section 15.9(4) of the *Ontario Building Code Act*, an Unsafe Order was issued requiring immediate attention to make the building safe. The owner was not immediately available to commence the necessary work, and due to the safety risk, the building posed to the adjacent properties, the Building Division promptly directed its' emergency stand-by contractor (under contract) to commence the urgent work.

Throughout the duration of making the building safe, the Building Division was in close communication with all the owners, engineer, and contractor. The owner was given the option to take care and control of the site on numerous occasions, however, were unable to fulfil the expectations of making the building safe.

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

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The entire process of shoring and restoring the property to safe conditions occurred from January 10th to February 15th, 2024. Ultimately, under direction from our contractors' engineer, as well as some direction from the owner's engineer, it was decided to remove the roof, second floor walls, and re-align the main floor walls, with second floor still in place, and provide adequate bracing to stabilize the structure. The site has since been cleaned up, and ultimately has been deemed safe for the owner, and members of the public.

The final invoices have been received, and we are providing them to you as many members of the public were affected by this incident and the details may be of interest. It is important to note, that these costs are not absorbed by the City of Hamilton, rather all costs associated with making a building safe, as a result of an unsafe order to comply are assessed as a priority lien on the property owners' taxes, in accordance with section 15.9(10) of the *Ontario Building Code Act*, and section 1 of the *Municipal Act*, 2001. While the City will pay its contractors invoices, pursuant to the active contract, those costs will then be sent to the Municipal Tax office to be assessed on the tax role.

Subject	Pre-tax	Post Tax
Engineers Reports	\$37,742.92	\$42,649.50
Engineers Reports	\$52,008.52	\$58,769.63
TOTALS	\$89,751.44	\$101,419.13
PPC - Contractor's invoice	\$170,436.27	\$192,592.99

If you require any further information on the above matter, please contact Alan Shaw, Director, Building and Chief Building Official by e-mail at Alan.Shaw@hamilton.ca or at (905) 546-2424 Ext. 2574.

APPENDICES AND SCHEDULES ATTACHED

Not Applicable.