

Renovations and Major Projects

Our units were built in the late 1970's before the current building codes.

Electrical upgrades to accommodate more appliances are required, especially if you are upgrading your kitchen.

Breaker boxes, in the garage, were installed by the corporation in the late 1990's They are the responsibility of unit owners to maintain.

Original wiring was aluminum as at the time, copper prices soared and aluminum wiring was less expensive but performed well. Major transmission lines are still aluminum. They are lightweight and are excellent conductors. In our units, aluminum wiring continues to perform well if maintained and if the correct plugs and switches are used. Please see the write-up on aluminum wiring if you are going to replace wiring with copper or make minor repairs and have done some wiring before. **If you are going to do major wiring work, you MUST hire a licensed electrical contractor and obtain a City of Barrie building permit.** Major work includes a complete kitchen rewiring, complete household rewiring, addition of central air conditioners, hot tubs etc.

This is for your own safety and for that of your adjoining neighbours. If a fire occurs and it is your fault due to poor workmanship, your insurance may not cover remediation costs.

Renovations:

Some owners have opened the kitchen area into the dining/living room area by removing the original short wall separating them. **This renovation requires a City of Barrie building permit.** The side supporting walls require reinforcing, the upper supports across them must meet a city standard and in the basement, additional supports are usually required. Failure to acquire a permit may result in a legal challenge by the condominium corporation. At the same time and under the same permit, upgrade kitchen wiring for additional outlets and appliances.

Kitchen exhaust fans can only be exhausted through the back of your unit even if you are an end unit. **The fan outlet cannot go through the brickwork**, it must curve slightly upward and through the vinyl cladding, under which is the original board and batten construction.

If you are doing basement renovations and building in living space, consider an egress window to replace the basement window. (See the write up on them) You may wish to consider one anyway, especially if children use the basement for a play or recreation area. Fire spreads quickly and if the stairs are blocked, there is no other exit. A building permit is required.

Water:

Water meters in the house are the responsibility of the unit owner. Most meters are original and some are difficult to turn on and off, simply because of lack of use. If you have a meter issue, call a licensed plumber. Water can be turned off on the lateral line coming into your unit, but a City of Barrie request is required. City crew will turn the water off and later, back on. The cost is payable by the unit owner.

A word, of caution, because these shut-offs are over 40 years old, some just don't work anymore and can't be turned off. Your plumber can "freeze" your line coming in and change your meter or inside shut-off valve, if required, without the City turning off the lateral valve. Consider this approach first and discuss with your plumber.

Heating:

Most original furnaces were replaced by owners over the last 40 years. If you are upgrading to a new high efficiency furnace the intake and exhaust pipes are to be installed in the back of units, even if you have an end unit. They should be kept away from the gas meter.

Central Air Conditioning:

Central air compressors must be located in the back of units even if yours is an end unit.

Other

See the write-ups on Egress Windows, Hot tubs Aluminum Wiring