



INTEGRAL CONSULTANTS

for Buildings & Business

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NEWSLETTER

SEPTEMBER, 2009

WHAT THE SUN CAN DO!



Built in 1991 (E), the complex was constructed with EIFS, staggered setbacks, good fronts, mansard fascia, drywall, ornamental finishes, carpet, plain terrazzo, extensive lighting and outlets, good plumbing, and warm and cool air (zoned).

Due to the mixed occupancy that the building was designed for the construction has hidden features that are seismic construction, fire ceilings and walls, and sound proofing. Since the occupancy design of the building is of a community shopping center type, it also features fire alarm systems, CO2 system, sprinkler system, and commercial alarm systems.

The building is divided into seven main areas. Each one of these areas have occupancy design fixtures, but only the Banquet Facilities including the storage section, the Storage & Maintenance Section, the Beer & Wine Store, the Lobby, Reception, & Meeting Room, and the Service & Administration areas were affected by this loss. Included in these areas are the exit staircases for the general public from the upper floor.

The power lines supplying power to the complex caught fire the evening of November 8th, 2006, at the junction where the supply lines from the pole are attached to the lines to feed the building. The lines from the pole to the building were changed by BC Hydro in the early hours of the morning of November the 9th.

Once the damaged lines were removed, the condition of those lines showed ultra violet rays from the sun had deteriorated the protective casing exposing the wire itself (see photos below). This could cause two of the hot lines to touch each other causing the fire.



The role of wire (photo above) and the sun damaged tail pieces was saved, and stored in a secure area on site.

The fire damage to the structure was confined to the immediate area of entry point of the electrical service and to the exterior of the building. It is the gable section at the rear of the building (see photos below).



Aside from damage caused by melting plastic, flames, and heat, there is some damage caused from extinguishing the fire with water from the fire hose, powder from the suppressant used for the electrical portion of the fire, and fire personnel entering and existing the building with equipment.

The end windows on each corner of the gable suffered damage to their frames and glazing (see the following photos). The other window units had their thermo glazing checked to ensure their seal is still intact.



The building envelope and the EIFS finish have been compromised to the gable end and possibly around the corner to the corner where the original structure joins this new addition. The exact extent of the damage was determined once the trade removed the damaged section immediately behind the power cables and followed it to each side of the cables. It visually appeared to be just to the right of the centre of the end window unit facing the alley. The cause of the damage was the angle and pressure of the water of the fire hoses. They also damaged some fascias and the immediate gutter. The following photo shows both heat melting the Styrofoam and water damage. Water poured out of the tech cables when they were being removed.



The powder (green in colour) residue from means to extinguish an electrical fire is directly below the area on the flat tar and gravel of the pub roof and the roll roof of the loading dock (see photos below).



Soot and the powder were tracked into the building by the firemen. Smoke filled the upper floor, pub, and central area of the lower floor. When we arrived on scene at 8 am on November 9th the odor was still evident in the building. The building was aired out naturally by opening windows and doors. The staff immediately started to clean all horizontal surfaces in the kitchen area, halls, pub, laundry area, embroidery area, offices, and lobby. Cleaning can be described as dusting and vacuuming. There are a couple of area carpets and one staircase that needed to be carpet cleaned.

A portable sub station was brought in immediately which was large enough to service the entire complex and temporary service was up and running by 5:00 pm the next day. In the meantime, an electrical engineering report was conducted, and an effective method to commence restoration was explored.



Within a week, permanent service was installed, and within 30 days after that repairs were completed. The total cost of loss was confined to in excess of \$ 100,000 including business interruption and consequential damage from loss of stock and product.

BUILDING REPRODUCTION APPRAISAL REPORTS

We are please to introduce combined RCR/ODF Insurance Appraisal Report for underwriters, brokers and the consumer and our Loss Appraisal Report for adjusters in the event of a loss. This appraisal provides a Replacement Cost Reproduction (RCR) Appraisal based upon Reproduction Costs for *Replacement Cost Value* using the Calculator Method by means of the Marshall Valuation format or the R. S. Means Cost Guides for contractors and they will incorporate Physical and Functional factors in the Depreciation segment for *Actual Cash Value*. This report is designed for a total loss or to determine co-insurance for both RCV and ACV.

The Underwriting Format provides the following Recommended Individual Policy Limits; Replacement Cost (RCV) or (RCT); Occupancy Design Fixtures (ODF); Bylaw Coverage (BC); Demolition & Debris Removal (DDR); Guaranteed Replacement Cost (GRC); Blanket Insurable Value (BIV); and Depreciation Applicable (ACV) in the form of a percentage for underwriting reports and the actual cash value for claims reports.

Occupancy Design Fixtures (ODF) is now incorporated into the format and can be added for an additional cost. Incidental Occupancy Design Fixtures such as free standing appliances for apartment buildings are included in a RCR Appraisal Report for no additional cost.

Occupancy uses with sizeable ODF requirements such as Security Equipment, Janitorial, Cash Registers, Checkroom Equipment, Business Offices, Laboratories, Mortuaries, Medical Offices, Dental Offices, Motels, Lobby and Reception Area Furniture & Equipment, Residential, Automotive – Repair & Service, Automotive – Tire Retreading, Automotive – Spray Booths, Barber and Beauty Shops, Photo Labs, Laundry and Dry Cleaning, Laundromats, Billiard Rooms, Amusement Arcades/Casinos, Health Clubs, Bowling Centers, Restaurants and Soda Fountains, Snack Bars, Retail Stores, Bakeries, Food and Beverage Markets, Churches, Stage/Theater Equipment, Chimes and Carillons, Organs, Theater Seats, Schools, Libraries, Warehousing, Hazardous Material Storage, Shipping Docks, etc will not be included unless requested as part of the appraisal.

BUILDING DAMAGE ASSESSMENT REPORTS

This report is designed to establish value for a partial loss to a building that provides a Scope of Damage and a Damage Assessment for both RCV and ACV. Since every loss is not a total loss, the rates will reflect costs for cutting and patching to existing construction; dust protection; material handling & storage; protection of existing finishes, shift work requirements; temporary shoring & bracing; equipment usage curtailment; and work inside secure premises, where applicable. All of these conditions are associated with retrofitting replacement material for partial losses.

Logistics have been changed with added or revised sections which now include Ceiling Height, Building Shape, Basement, Building Height, Building Size, Green Construction, Hillside Location, Shortages, High Wind Areas, Weather Extremes, Congested Areas, Resort/Remote Areas, Retrofitting Construction, Seismic Construction, Current Cost, and Location.

FILE AUDITS

So you think you have done everything right. There was an assigned approved insurance contractor to complete the restoration and the project was put out to bid. But why did the costs escalate and the insured is not happy with the results? There are a number of reasons why. Outside influences such as government bodies can directly impact the how the restoration process is going to take place. There really is no control over these situations and inevitably the construction costs are directly impacted by decisions a government body can make concerning the restoration process.

We offer peace of mind through knowledge and expertise, call us at (778) 239 – 6308 or email us at integral@shaw.ca for more information, as our audit reports start at \$ 125.00 and our full reports start at \$ 375.00 plus GST.

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