

Karma Building Committee Report June 5, 2010

It has been a busy month for the Building Committee.

Break-in; As reported, there was a break-in attempt resulting in a broken window in the easterly double doors . There was also slight damage to the front doors. Fortunately the intruder was scared off before entering. Thank you Yuill for calling 911.

The contractor who quoted on the window replacement in the east wall has not returned calls. We may have to have another contractor quote and supply the windows. The committee is looking into adding addition window security to the new windows to be installed in the east alley way. Recently, there have been a number of break-ins reported in the neighborhood.

Members' room; Progress continue. Joerg reports, 1, The wall with the electrical panels is framed. 2. The west wall is now enclosed. 3. The supply air ventilation duct has been installed and connected to the HVAC system.

Sound complaint from neighbors; Art put in a courtesy call to Jennifer Buck, the presenter of the letter on behalf of our Palmerston Ave. neighbors. At the time she was not in. A message was left on her voice mail acknowledging receipt of her letter and that Karma was looking into solutions to reduce the sound level. Art drafted a letter in reply. Art wants confirmation and Board review before sending the letter.

A list of design criteria has been written, measurements have been taken and a drawing of a proposed acoustical buffer wall has been circulated to members of the Committee for review.

The City of Toronto Bylaw governing sound is extensive. It requires an assessment comparing the sound level radiating from the subject stationary equipment, compared with the overall common ambient sound level in the area. Basically we are comparing the sound level from commercial equipment compared with residential sound in the area. What we need to achieve is a reduction in the overall sound level, not necessary eliminate it. This we feel is achievable and will satisfy our neighbors.

Karma has 4 rooftop units. At this time we are focusing our attention on the 3 west units facing the backyards of our Palmerston Ave. neighbors. The 4th unit is located in the S.E. corner of Karma's roof and should not present as much of a sound problem for the Palmerston neighbors. We have not heard from our neighbors to the South.

2-Door Retail Freezer; The freezer has been repaired, but not without some difficulty. It was not the compressor as first reported. Upon further assessment, the freezer had an electrical short in a wire from what appears to have been pinched in manufacturing.

The insulation around the wire at the pinch point was compromised resulting in the electrical short. This was difficult to locate and caused further problems when put back in service after tests failed to find it the first time.

Art has written a letter to the manufacturer addressing this potential defect.

Unfortunately, this is not covered by warranty. The warranty on commercial refrigerators/freezers is; compressor failure is 1-year, electrical and all other defects are 3-months, parts only.

Joerg also reports that work continues on sourcing of the skylights and also obtaining a quotation for repairs to the exterior wall.

All rooftop refrigeration compressor/condensing units and the HVAC have been pressure washed and service inspected.

At this time, there has been no further development on the installation of UV anti-bacterial lamp installation in the HVAC unit, nor the installation of forced air fans to circulate air along the back wall of the walk-in coolers to prevent the future formation of mold.