

**HENDERSON PADDON
& ASSOCIATES LIMITED**

CIVIL & ENVIRONMENTAL ENGINEERING CONSULTANTS

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February 17, 2006

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Mr. Craig Johnston, Chief Building Official
Municipality of Arran-Elderslie
Box 70
1925 Bruce Road #10
Chesley, ON
N0G 1L0

RECEIVED

FEB 17 2006

ARRAN - ELDERSLIE

Fax: 363-2203

Re: Paisley Hotel

Dear Sir:

As discussed with you, I have the following thoughts for your consideration in relation to the proposed demolition of this building.

1. Prior to demolition, it is my understanding that a designated substances investigation must be carried out in accordance with Bill 208. It is the owner's responsibility to identify materials that may be hazardous to those proposing to demolish the building. In this case, I would assume that responsibility would apply to the Municipality and an inspection would have to be undertaken and a report prepared designating these materials and the location of the materials. As discussed with you, there are particular areas of the building, notably the flat roof area which should not be entered into due to structural safety concerns. The requirement for the Owner to prepare a list of designated substances is set out in Section 30 of Ontario Regulation 85/04 (Health & Safety). We anticipate that the cost for our company to do an initial Environmental Assessment and prepare the report would be \$7,500.00 plus there would be an additional cost for inspection required on our part for environmental issues during the demolition.
2. In accordance with Section 2.3.2.3 of the Ontario Building Code, the applicant for a permit requesting the demolition of a building shall retain a Professional Engineer to undertake the general review of the project during demolition, if the building exceeds 600 m² in building area. It is our recommendation that the Contractor that you retain to carry out the demolition should be required to retain the Professional Engineer to undertake this review as required by the Code. Our liability insurance will not allow us to be in a position of instructing a contractor as to how his work should be carried out and I assume that the Municipality would not want to also incur this liability. On past projects, the demolition contractor has been requested to therefore retain the Engineer to undertake the review.
3. The location of the property line should be ascertained to confirm its position and determine how this relates to the proposed demolition.
4. The common wall between the Royal Bank and the hotel will require special attention. For example, we do know that the first floor structure of the hotel does tie into the wall. However, we are not certain if the upper floor and roof structure of the bank do tie into the wall. This could only be confirmed by opening up selected areas of the ceilings of the bank. In the past with similar situations, I have had to install tie back rods into the adjacent structure through the common wall, prior to the demolition of