

Information for Building Owners/Occupants Regarding the Rapid Damage Inspection Of this Building

This Property/building was assessed for life safety purposes to identify whether any unsafe conditions exist that would prevent or restrict occupancy.

- The property/building was not inspected or assessed for legislative or code compliance, or for insurance or financial reimbursement purposes.
- The assessment included a brief visual inspection of non-concealed areas to identify the presence or absence of seven (7) damage assessment criteria that would suggest a building is unsafe.
- The assessment did not include an inspection or test for concealed/hidden damaged areas, equipment operation, the presence of insects, rot, or hazardous materials such as asbestos, radon gas, lead paint, urea formaldehyde, toxic chemicals, mould, and/or contamination.

For additional inquiries regarding your placard please contact, 604-864-5525, 8:30am-4:30pm

Frequently Asked Questions regarding Notices (Placards) on buildings

Why has a placard been placed on my building?

As part of the response to the emergency, the Local Government has placed placards (notices) on buildings in and around the risk area. The placards indicate that a basic safety assessment has been carried out and as a result, structures were classified as red, yellow or green. Building Owners should still obtain a more detailed report of their building, as the assessment is basic, and there may be hidden damage or subsequent events causing damage which could change this assessment. Because of this, we recommend you still engage the services of an appropriate Professional Engineer or a licenced/qualified contractor.

What does the coloured placard mean?

RED - You must not enter a building with a red placard because it is unsafe. Some form of work is necessary to repair the unsafe condition.

YELLOW - Buildings are considered either suitable for restricted access until issues are resolved, or use may be possible in those parts of the building that have not been damaged. Subsequent events may cause increased damage or danger and change the assessment. Some form of work is necessary to repair the unsafe condition.

GREEN - The building has been assessed and while no apparent structural or other safety hazards are found a more comprehensive inspection may reveal safety hazards.

Does the City of Abbotsford keep a record of the placard attached to my building during the emergency?

Yes, they keep a record of the placard so that the most up-to-date information can be provided when requested.

When can I remove the placard from my building?

Do not remove a red or yellow placard until you have completed the work identified on the placard so that the building is no longer unsafe.

Who can remove the placard from my building?

The green placard may be taken down by the building owner at their discretion. Red or Yellow placards may only be Removed, Altered, or Covered by City of Abbotsford or licensed/certified contractor, as identified on the work required on the placard. For example, if the placard can be removed by a licenced electrical contractor if a yellow placard requires the electrical to be reviewed due to the flooding.

I don't agree that the notice should be posted on my building? What should I do?

If you are the owner or occupant of a building and you consider there is an error, please contact the Local Government Emergency Operations Centre and provide details of your name, the building address and the error you consider needs correcting.

What if I think my red placard has been placed because of a dangerous building or area next door – and I think that my building has not been damaged?

You should not reoccupy your building. There is a risk that an adjoining building or area which suffers more damage could present an immediate danger to life, or cause injury to any occupants of a neighbouring building. Please talk to your neighbour about their plans to work through any structural issues. This may give you some idea about time frames around when you might be able to reoccupy your home.

Whose responsibility is it to make sure my building is safe to reoccupy?

Every building owner has a legal responsibility to make sure that their building is a safe place for any occupier or visitor. There could be serious legal issues for the owner if anyone is hurt because a building has not been made safe.