

**FOLLOW-UP ASSESSMENT OF A
MULTI-RESIDENTIAL COMPLEX
IN WHITEHORSE, YUKON**

PREPARED FOR

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Executive Summary

The Level B monitoring of Closeleigh Manor in Whitehorse, Yukon was completed in July 1992 and the final report, *Monitoring and Investigation of a Multi-Suite Residential Complex in Whitehorse, Yukon from 1988 to 1992*, was submitted to Natural Resources Canada (NRCan) in March 1993. As a result of the recommendations of that report, a number of mechanical system changes were carried out. The most significant changes were the renovations made to the domestic hot water heating and ventilation systems.

NRCan was interested in conducting a follow-up investigation to determine the building's current operation and maintenance status and evaluate any changes which had occurred since initial monitoring was completed in 1992. The investigation included interviews with the Yukon Housing Corporation (YHC), the building owner, and Whitehorse Housing Authority (WHA), responsible for operating and maintaining the building; inspections of the mechanical systems and the individual suites; and computerized monitoring of specific mechanical system components.

The investigation showed that Closeleigh Manor was being well maintained and that YHC and WHA had responded well to addressing the recommendations put forth in the March 1993 report. The interviews and inspections identified problems highlighted in the March 1993 report which had not yet been addressed, and uncovered new problems which required further investigation. The discovery of a major problem with the original space heating system piping design once again emphasized the need for thorough building commissioning.

The follow-up investigation raised a number of issues and questions which must still be addressed and answered. They are presented as recommendations and include renovation work that is to be completed, investigative work that should be carried out after the renovations are completed, and suggestions for ensuring a continued high level of building maintenance and operation.

Résumé

Le contrôle de niveau B du Closeleigh Manor, à Whitehorse (Yukon), s'est terminé en juillet 1992 et le rapport final, intitulé *Monitoring and Investigation of a Multi-Suite Residential Complex in Whitehorse, Yukon from 1988 to 1992*, a été présenté à Ressources naturelles Canada (RNCan) en mars 1993. Conformément aux recommandations du rapport, on a apporté un certain nombre de changements au système mécanique, dont les plus importants ont été les travaux de réfection des systèmes de chauffage à eau chaude et de ventilation.

NRCan a décidé d'effectuer une enquête de suivi afin d'évaluer où en sont, aujourd'hui, le fonctionnement et l'entretien du bâtiment et de déterminer quels changements ont été apportés depuis le premier contrôle, en 1992. L'enquête a été menée sur plusieurs fronts : entrevues avec la Yukon Housing Corporation (YHC), avec le propriétaire du bâtiment et avec le Service de logement de Whitehorse (SLW) (responsable du fonctionnement et de l'entretien des locaux); inspections des systèmes mécaniques et des suites; et contrôle informatisé de certains éléments du système mécanique.

L'enquête a permis de constater que le Closeleigh Manor était bien entretenu et que la YHC ainsi que le SLW avaient tenu compte des recommandations du rapport publié en mars 1993. Les entrevues et les inspections ont mis en lumière certains problèmes mentionnés dans le rapport de 1993 qui n'avaient pas encore été réglés, ainsi que de nouvelles lacunes nécessitant un examen plus approfondi. La découverte d'un problème grave concernant la conception originale de la canalisation du système de chauffage des locaux a une fois de plus démontré la nécessité d'effectuer des inspections rigoureuses avant l'occupation des bâtiments.

Il reste encore à régler un certain nombre de questions et de points soulevés par l'enquête de suivi. Ils sont présentés sous forme de recommandations et incluent les travaux de rénovation à terminer, le travail d'enquête qui devra suivre les rénovations et des propositions en vue d'assurer un fonctionnement et un entretien de qualité.