
Condo Smarts

Headline: Managing your property during COVID-19 restrictions

Topic: Coronavirus (COVID-19)

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Dear Tony: What is the best method a strata corporation can manage for our common facilities during the recent restrictions and increased risks of transmissions? Our strata is a high rise in the Okanagan with a number of Air BnB's that are still being used and we have several common areas such as a gym, library, and indoor pool. Do the new health orders apply to strata corporations for common areas and gatherings as well as public spaces? We have several owners who are refusing to wear masks and continuing to host dinners and parties that are a serious concern to our retired residents. Will the orders apply to strata corporations and multi family buildings in the same manner as public spaces?

JCR

Dear JCR: At this time, masks are required in common areas in apartment buildings and condos. Also all strata corporations who share common property access and facilities or engages the services of employees and contractors, must provide the required protection and facilities required under WorkSafe BC for site safety.

Effective as of November 19, 2020 at midnight to December 7, 2020 at midnight social gatherings of any size are prohibited in British Columbia and masks are required in all indoor public settings. These new health orders will impact the administration and operations of your strata corporation if you operate any commercial enterprises, are a shared use facility with commercial space or an Air Space Parcel shared space. Masks are a prudent safety measure for all strata corporations who share common property access and facilities and your strata corporation is also a workplace for employees and contractors, so you must provide the required

protection and facilities required under WorkSafe BC for site safety.

If you have common/public areas in the buildings such as hallways, exercise rooms, pools, meeting rooms, mail rooms, foyers, garbage rooms, or other interior facilities, the risk of transmission is higher in enclosed spaces and masks are essential in reducing the risk. Residents, guests, service providers and employees, emergency responders and delivery persons will all use your common areas for access. Maintain social distancing wherever possible, limit the number of persons in elevators to 2 people or 1 family, install sanitization stations, post signage requiring masks be worn in common areas at all times and encourage hand washing and all other health safety methods for all residents.

Advise all residents and visitors of their isolation requirements if they have travelled outside of Canada, have come in contact with a person that has tested positive for COVID-19 or has any of the symptoms. If you have scheduled an in-person general meeting or council meeting, gatherings are now prohibited. Reschedule your meetings to a later date or convert your meeting to an electronic location as permitted by the emergency provincial orders and ensure all owners have been given proper notice and the opportunity to attend the meeting or submit a proxy representing their interests. CHOA has provided a number of operational guides for electronic meetings and emergency orders. Go to choa.bc.ca and select COVID-19 updates.