CENTURIA
URBAN VILLAGE

HOT TUB UP-DATE March 26, 2026

Over the past several months Hot Tub Updates have been provided in the Building Managements report as an attachment with the strata council meeting minutes. Below is a summary as well as the latest findings.

A leak was identified in the winter of 2025, and an initial investigation revealed a leak when the jets on the hot tub were turned on. Our pool contractor used a camera to further investigate and identified cracks in several jets due to Teflon tape used which expands and can crack fittings. Additional leaks were identified in the drain, and our contractor was able to fix some leaks and stated he would use a stop leak (a commercial product) that he has used with success in the past. This process was done when the temperature improved last spring. After the product was applied and setup the jets were re-tested with no leaks, but a large leak persisted near the pool deck as shown (red arrow).

It was recommended that the top of the concrete area above the jets be cut open to investigate. Issues with getting the location of the leak pinpointed and what is required to repair were as follows:

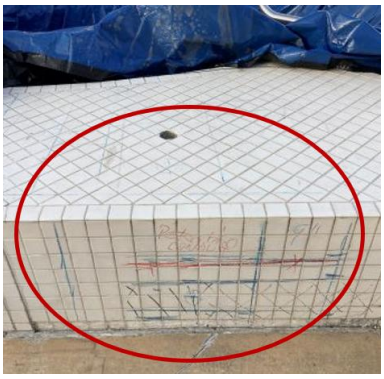
1. For the coring contractor to cut into the Hot tub walls, the contractor is requesting sign off from a structural engineer before they will do any cutting.
    a. The reason for this is to confirm the wall can safely handle the opening
    b. Ensure the cut won't cause additional leaks or failure
    c. Specify the exact size, location and method of the core hole or cut
    d. Recommend and reinforcement if needed
    e. Limit Liability for the contractor doing the work

2. This was further complicated as Centuria did not have the full set of structural blueprints on site showing the location and elevations of the beams, structural suspended slab detail around the tub, or how the walls are constructed.

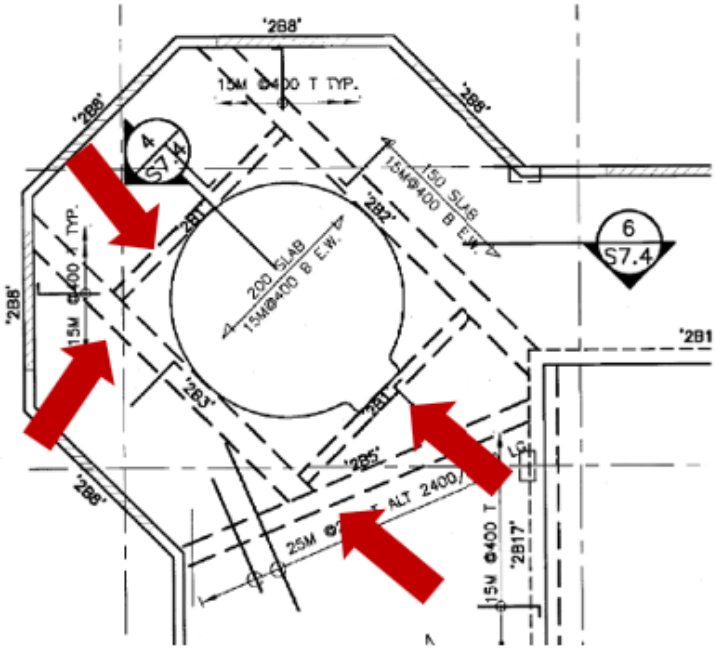
3. The original engineering firm declined to offer assistance and strata called a number of local Structural Engineering companies to see if they would take the work on including a site review of the issues, and provide input was not easy as this is a small job and many were not going to waste time on this as the bigger jobs are taking up their man-hours.

4. We did find KO Structural Engineering that agreed to provide us with their service however they required structural drawings. We spoke with the city Building Department, and they were able to provide complete architectural and structural drawings which were sent to KO Structural for their review and site visit.

5. In the meantime, our pool contractor was able to get a radar scan done on the upright hot tub wall and we opened the top section of the double wall up to see if we could find a leak or check to see how the lines were run, or how the walls were constructed.



6. Once KO Structural reviewed the drawings and another site visit they required a scan report to be done to determine where the support beans where and the size of the beams, and rebar in the concrete.



7. Our pool contractor with the top section open has located two lines, one line is the scrubber line which when tested did not leak, There was also one jet line in the cavity but it was in concrete, and when the jets are turned on it sprays water out the side of the hot tub bottom step (but not from the visible line).

8. Our pool contractor cut the jet line and used a scope camera to try locating the leak with the amount of cable he ran out it appears the cracked line may be slightly below the structural suspended concrete deck which the structural engineer will not allow cuts in the deck. A further challenge is the bottom of our hot tub is concealed in the ceiling of a commercial tenant and not visible.

9. On the advice of our structural engineer, our pool contractor is currently working to get a more in-depth radar scan done to accurately locate the structural beams supporting the hot tub The structural engineer to review and guide strata on the next steps as to how we can access the problematic pipe that is below the structural slab somewhere to the left of the red arrow.

10. Precision Rabar Scan was on site today and scanned the area our engineer (KO Structural Engineer) and our pool contractor (Poolman - All Service Properties) requested. As Poolman used a scope camera and noted the pipe with the leak is 4 ½” below the pool deck.

    Precision Rabar scan revealed there is a 6” reinforced slab with welded wire mesh about 5 ½” below the slab. This concrete rests directly on the 10” reinforced 2-way suspended slab supported by concrete beams. A scan report was received from Precision Radar Scanning, and he made notes directly on the slab near the leak as shown below.

Our pool contractor (Poolman) has been contacted to connect with Precision to cut open the slab area to expose the leak.