



Location Location Location



Getting your Tenant Improvements done quickly

Tenant improvements (TI's), lease holds, renovations, additions... knowing what is involved in building out an office or customizing a new commercial space you've just leased or bought can save you time and money.

Moving into a new space may look easy on the surface and you may think your needs are simple, but sometimes you may find that due to unforeseen circumstances the time line you've set is completely unattainable. The following is a check list of some of the main items to look at when considering a renovation of a new location.

Landlord Approval – most leases require landlord approval prior to undertaking any renovations. Put together a plan or drawing and submit it for written permission prior to starting your improvements.

Pre-existing Issues – sometimes when you find an amazing deal you might find a surprise. Outstanding issues may include a mezzanine or electrical work installed by a previous tenant that was completed without a permit. In cases like this the city may refuse to issue a business license until the non-permitted work is brought up to code, or removed. These worst case scenarios can cost thousands of dollars and time.

Submitting Paperwork to the City – have all your paperwork completed and submitted to the permits and licensing department as soon as possible. This simple step may save you days or weeks waiting for a response when the city hasn't even moved past a certain point because they don't have all your information.

General Contractor – you should find an experienced commercial contractor who has worked in the city where you are moving into, when interviewing your contractor you should also ask for references and phone numbers of previous clients. This person should be familiar the particular aspects of the Building and Permits Department of the city you are going to be working in, and just as importantly, the city should be familiar with your contractor's work.

Electrical & Gas – what is your consumption? Do you need 3 phase power or greater amperage, or a larger gas line to run certain machinery? Find out ahead of time.

Occupancy Load – how many people are going to be in the facility? This is especially critical for schools, call centers and restaurants. The issues here have to do with fire separation between the walls, floor and ceiling and the minimum number of fire exits required for safety.

Circulation – warehouses, offices and retail stores all need enough air movement for heating, cooling and ventilation, especially when there is equipment running or when rooms are enclosed.

Plumbing – primarily this has to do with washrooms and ensuring they are properly installed; and some industrial spaces may need extra drainage.

Your Commercial REALTOR® can save you time and money by letting you know if your use fits in the zoning for that location, as well as advise you about real estate sales leasing issues relevant to your location.

With a bit of luck and good planning you'll be up and running in a flash.

Stephen Gammer
Macdonald Commercial RES Ltd

Stephen Gammer
stephen@gammer.ca
604-781-5353


www.gammer.ca

#200 - 7134 King George Hwy,
Surrey, BC V3W 5A3