



NORFOLK COUNTY

**BUILDING CONDITION ASSESSMENT REPORT
FOR VARIOUS COUNTY FACILITIES**

FINAL

April 13, 2017

Submitted by:



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JLR No: 27362

wiring originally did not consist of a ground wire which is required by the current Ontario Electrical Code. A detailed inspection by an Electrician would confirm the presence of a ground wire. In general it is recommended that all aged braided wiring be replaced. The main disconnect has exceeded its useful life and should be replaced soon. The emergency lighting is generally in good condition.

As of January 1st 2014, all new buildings and major renovations are required to install the new "Running Man" Exit signage. The running man exit signs are not currently required for this building. If a major renovation, as defined by the Ontario Building Code (OBC) occurs, or a new building is constructed, then the "Running Man" signs will be required.

5.11.3 Building Mechanical

The HVAC equipment is generally in good condition. Plumbing fixtures are older but functional. The gas furnace has exceeded its service life, however, in good condition. Replacement is needed in the next few years.

5.12 Courtland Community Centre

Overview

The Courtland Community Centre at 272 Main Street of Courtland in Courtland, Ontario, is a community facility constructed in 1985 with approximately 6,580 square feet of floor space.

5.12.1 Architectural and Structural

The interior of the building is generally in acceptable condition. The concrete block and brick on the exterior of the building are water damaged at the front. Side elevations require further structural review (refer to Photo A10). Wood siding is showing signs of deterioration and should be reviewed for replacement (refer to Photo A11). The weather stripping on the exterior metal doors should be replaced. The damaged doors should be repaired and repainted. The caulking around the exterior vinyl windows should be replaced. The eaves trough and downspouts appear to be causing damage to the concrete block and brick. Wood fascia is deteriorating and should be replaced. Roof was not accessed during the site visit; as such, it is recommended that a specific roof audit to be done.

The interior walls, ceilings and washrooms are generally in good condition. The island countertop in the kitchens should be replaced. The flooring is damaged at the double exterior door and should be repaired.

5.12.2 Building Electrical

Emergency lighting is missing in the electrical room. Much of the Building electrical systems have exceeded their life expectancy but remain in good condition. These systems should be monitored to schedule replacement when necessary.

As of January 1st 2014, all new buildings and major renovations are required to install the new “Running Man” Exit signage. The running man exit signs are not currently required for this building. If a major renovation, as defined by the Ontario Building Code (OBC) occurs, or a new building is constructed, then the “Running Man” signs will be required.

5.12.3 Building Mechanical

Access cover to the kitchen grease interceptor is rusting. We recommend replacing the cover and fasteners to allow for easier maintenance. The building plumbing is generally in good condition with some fixtures showing some wear. There are signs of water leaking in the Mechanical/Electrical room and should be fixed soon. A few original exhaust fans appear to be original and should be replaced soon.

Location ID	Asset Hierarchy			Identification			Sustainability Data (Asset Life)					Condition Rating	Comments/ Identified Need	Schedule of Costs, adjusted for Inflation																								
	Facility	Class	Asset	Location	Manufacturer	Description	Year of Installation	Life Expectancy (years)	Current Age (years)	Effective Life Remaining (years)	Inflation 2%																											
											2017			2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036						
012	Courtland Community Centre, Courtland														\$ -	\$ -	\$ -	\$ 120,900.00	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 286,800.00	\$ -	\$ -	\$ 52,400.00		
12.1	Architectural & Structural														\$ -	\$ -	\$ -	\$ 82,300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,400.00			
	12.1.1	Substructure													\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
		12.1.1.1	Footings	Varies	N/A	Concrete	1985	60	31	29.00	4	Footings not reviewed			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
	12.1.2	Sub-Grade Enclosures													\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
		12.1.2.1	Foundation Walls - General	Varies	N/A	Concrete	1985	60	31	29.00	3	There was no visually evident signs of structural distress or deterioration noted for most of the enclosure. There was no visually evident signs of structural distress or deterioration noted.			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
		12.1.2.2	Slabs-on-Grade - General	Varies	N/A	Reinforced Concrete	1985	60	31	29.00	4				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	12.1.3	Exterior Vertical Enclosures													\$ -	\$ -	\$ -	\$ 63,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		12.1.3.1	Perimeter Exterior Walls	Perimeter of building	N/A	Split face concrete block walls and wood siding.	1985	45	31	14.00	3	Exterior concrete block showing deterioration at bottom courses of block at east and west elevations (laneway). Concrete block is showing signs of algae and mold growth in these locations. The source of damage to be further looked into by the County. Concrete block and brick blackened and spalling on east and west wing walls at north elevation. Further investigation required to determine repairs required. Wood siding showing signs of deterioration.			\$ -	\$ -	\$ -	\$ 58,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		12.1.3.2	Aluminum doors and screens. Hollow metal doors and frames.	Perimeter of building	N/A	Aluminum doors and screens. Hollow metal doors and frames.	1985	45	31	14.00	3	Exterior hollow metal doors generally in acceptable condition. Weatherstripping damaged and/or missing and should be replaced. Doors damaged at replaced door closers. Doors should be repaired. Hollow metal doors should be repainted.			\$ -	\$ -	\$ -	\$ 2,700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		12.1.3.3	Exterior windows	Perimeter of building	N/A	Aluminum windows.	1985	45	31	14.00	3	Exterior vinyl windows appear in acceptable condition. Caulking around windows should be replaced in 5 years.			\$ -	\$ -	\$ -	\$ 2,100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	12.1.4	Exterior Horizontal Enclosures													\$ -	\$ -	\$ -	\$ 15,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		12.1.4.1	Roof Structure	Varies	N/A	Attic area was not accessed for review.	1985	50	31	19.00	4	Roof was not accessed. Condition of roof attic space is not known and should be verified.			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		12.1.4.2	Roofing - General	Varies	N/A	Modified bitumen roll roofing and	1985	20	?	?	2	Roof was reviewed from ground. Metal tiles roof panels appear to be in acceptable condition.			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		12.1.4.3	Roof flashing, eavestrough and downspouts	Perimeter of building	N/A	Wood fascia and soffits, metal eavestrough and metal downspouts	1985	50	31	19.00	3	Eavestrough and downspouts locations appear to be causing damage to concrete block and brick. Wood fascias are deteriorating and should be replaced.			\$ -	\$ -	\$ -	\$ 15,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		12.1.4.4	Roof insulation	Ceiling level	N/A	Unknown	1985	50	31	19.00	3	Condition unknown			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	12.1.5	Interior Construction & Finishes													\$ -	\$ -	\$ -	\$ 3,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,400.00		
		12.1.5.1	Interior Walls	Varies	N/A	Painted gypsum board	1985	40	31	9.00	4	Interior walls generally in good condition.			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		12.1.5.2	Mechanical Room	varies	N/A	Painted gypsum board	1985	40	31	9.00	4	Interior walls generally in good condition.			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		12.1.5.3	Kitchen cabinetry	Open and bar	N/A	Wood cabinetry and plastic	1985	40	31	9.00	3	Plastic laminate on island countertops showing signs of wear with pieces of plastic.			\$ -	\$ -	\$ -	\$ 2,100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,700.00		
		12.1.5.4	Washrooms	Varies	N/A	Painted gypsum board, tile	1985	40	31	9.00	3	Washroom appear to be in acceptable condition			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,700.00		
		12.1.5.5	Ceilings	varies	N/A	Suspended ceiling tiles	1985	40	31	9.00	3	Ceilings appear to be in acceptable condition			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		12.1.5.6	Interior Doors and Frames	varies	N/A	Hollow metal doors and frames	1985	40	31	9.00	3	Hollow metal doors and frames appear to be in acceptable condition.			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		12.1.5.7	Flooring	varies	N/A	Vinyl Tile Flooring	1985	40	31	9.00	3	Flooring damaged at double exterior doors and should be repaired soon.			\$ -	\$ -	\$ -	\$ 1,100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12.2	Electrical														\$ -	\$ -	\$ -	\$ 10,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 259,400.00	\$ -	\$ -	\$ -	
	12.2.1	Distribution													\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 172,900.00	\$ -	\$ -	\$ -	
		12.2.1.1	Service Transformer	Pole Mounted	Unknown	3-Phase Utility Owned Pole Mounted	1993	40	23	17.00	N/A	N/A			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		12.2.1.2	Main Disconnect	Electrical Room	Federal Pioneer	400A, 120/208V, 3-phase	1993	40	23	17.00	4	Appears to be in good condition. Replace around 15 years based on ERL.			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,200.00	\$ -	\$ -	\$ -	
		12.2.1.3	Lighting and Distribution Panels	Electrical Room	Federal Pioneer/Eaton	Various	1993	40	23	17.00	4	Although exceeded life expectancy, generally appears to be in good condition. Replace			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,600.00	\$ -	\$ -	\$ -	

