



NORFOLK COUNTY

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

FINAL

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Submitted by:



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The steam pipe insulation has been determined to contain asbestos by a third party and we understand that the County plans to remediate it. The kitchen exhaust hood is missing a grease filter. The washroom fixtures throughout the building have various levels of rust. We recommend replacing older fixtures with newer water efficient fixtures. The drinking water fountains exhibit rust and require replacement.

Numerous Unit Heaters are beyond 25 years old. We recommend a more detailed evaluation of the units to determine the need and timing for replacement. Boilers and heating pumps are aging. We recommend a more detailed inspection to determine a replacement schedule. The plastic service sink in the workshop requires a P-Trap, which should be installed at the earliest opportunity.

The service sink faucet in Young Theatre Janitor Closet is leaking. The leak should be repaired immediately to prevent the waste of water. The Sump Pumps in the crawl space are not functioning. The crawl space is slowly flooding. The pumps should be replaced immediately (refer to Photo M07).

5.8 Langton Community Centre

Overview

The Langton Community Centre is located at 28 Albert Street in Langton, Ontario. It is a community facility constructed in 1960 and has approximately 8,967 square feet of floor space.

5.8.1 Architectural and Structural

The exterior brick is deteriorated and spalling in several locations around the building and should be repaired (refer to Photo A07). The exterior hollow metal screen is showing wear and rusting and is in need of repair, weather stripping and new paint. The washroom vanities are deteriorated and should be considered for replacement. The mechanical room exposed wood roof framing should be covered with gypsum board. The exterior concrete block should be repointed and control joint caulking replaced.

5.8.2 Building Electrical

Some of the remote lamps and emergency battery units appear to be aged and should be considered for replacement. Panels, disconnects and splitters appear mostly original and should be replaced soon. Regular maintenance and replacement of integral parts may prolong equipment life; however, parts may not be attainable due to equipment age. Interior and exterior lighting systems are in fair condition and should be replaced as required. Most conduits and wiring were not visible during the site visit. However, based on the age of this building, these should be replaced in the future. The manual transfer switch in the electrical room may need to be replaced soon due to its worn 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.

5.8.3 Building Mechanical

The ventilation system in the hall is loud due to poor diffuser balancing. We recommend that it be investigated and rebalanced. We noticed a smell of natural gas in kitchen near the gas fired appliances and Notified a member of County staff. If this has not yet been addressed, it should be repaired immediately. The washroom fixtures throughout the building are aging and are showing minor to moderate wear. The opportunity exists to replace these with more water-efficient fixtures. We recommend an evaluation of the fire damper installation and fire ratings. We observed missing dampers or potential dampers with no access for testing. The exhaust fans in the boardroom and in the kitchen appear to be original and are due for replacement. The exhaust fan (in men’s washroom), gas furnace and roof top units are due for replacement soon.

5.9 Port Dover Lions Community Centre

Overview

The Port Dover Lions Community Centre is located at 801 St. George Street in Port Dover, Ontario. It is a community facility constructed in 1970 and has approximately 15,000 square feet of floor space.

5.9.1 Architectural and Structural

The exterior brick mortar joints are cracked in a few locations and should be repointed. Control joint caulking should be replaced. Paint on the underside of the roof deck is peeling and should be repainted. The exterior hollow metal doors should be painted and the weatherstripping be replaced. It is recommended to install metal fascia to protect the wood section from water damaging. The painted concrete block walls are generally in good condition with paint peeling in a few locations and crack in split rib concrete block. These need to be rectified. There is a section of the concrete block wall in the mechanical room that is blocked with plywood. This should be replaced with proper wall construction. The kitchen countertops should be replaced due to extensive wear. The gypsum board ceilings should be repaired in the mechanical room. The stained and damaged ceiling tiles should be replaced. Door hardware is missing and should be installed on the Janitor Room’s door within the kitchen.

The roof was not accessed during the site visit, as such, the condition is unknown. It is recommended to conduct a specific roof audit to assess the condition.

