



**NORFOLK COUNTY**

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

**FINAL**

**April 13, 2017**

Submitted by:



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expectancy and should be replaced within five years. The Hot Water Storage tank and Gas Fired Water Heaters are aging and should be replaced within five years.

## **5.29 Port Dover Arena**

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### **Overview**

The Port Dover Arena is located at 809 St. George Street in Port Dover, Ontario. It is an arena constructed in 1987 and has approximately 55,732 square feet of floor space.

#### **5.29.1 Architectural and Structural**

The exterior concrete split face block shows signs of structural distress and deterioration along the north elevation at roof drain leaders. The control joint caulking is cracking and should be replaced. The broken glass block should be replaced. The concrete block piers require additional structural review. Refer to Photo A27. Water damage was noted on the interior rink area from roof drains. Refer to Photo A28. Efflorescence was also noted within rink area. Further detailed structural review is recommended. The missing and damaged weather stripping on exterior doors should be repaired. The double exterior exit door does not close properly and should be replaced in the future.

Roof was not accessed during the site visit; as such, it is recommended that a specific roof audit to be done.

Cracks were observed in several locations in the gypsum board partitions. Evidence of possible mould was found at underside of the concrete structure in the locker rooms and shower area. Further testing should be completed. Staining of grout and tiles within the locker room showers was observed. Fire stopping at the top of walls separating the stairwell from the building is not in place and should be provided. The guards for the exterior exit stair do not meet the requirements on the Ontario Building Code.

#### **5.29.2 Building Electrical**

The meter enclosure appears to have surface rusting. This should be monitored to ensure the integrity of the enclosure is not compromised. Refer to Photo E23.

Disconnects for the rink area exhaust fans are showing signs of enclosure rust. These should be monitored to ensure integrity of enclosure is not compromised.

As of January 1<sup>st</sup> 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.

#### **5.29.3 Building Mechanical**

The building is equipped with a fire water standpipe system with fire hose cabinets placed throughout the facility. The fire hose cabinet in the rink area is missing. The storm piping in the rink area is missing insulation. Refer to Photo M20. The refrigeration plant equipment was not accessible at time of assessment and therefore condition was not observed. Refrigeration equipment is provided and maintained by Cimco.

Washroom fixtures and associated piping are showing minor wear and corrosion throughout. Duct and pipe insulation in Dressing room 2 is in poor condition. We recommend re-insulating ducts and pipes. The gas fired radiant tube heater in the Zamboni room is aging and should be scheduled for replacement within five years. The electric unit heater in the Zamboni room is aging and should also be replaced within 5 years.

There are various exhaust fans, furnace, heaters, pumps that were original installation which have surpassed their life expectancy and requires replacement soon.

The arena refrigeration plant equipment was not assessed in detail due to miscommunication. The replacement cost for the refrigeration plant depends on the condition of the existing equipment. For a full replacement of the refrigeration plant (i.e., new piping, brine pumps, cooling tower, compressors etc.), the cost can be as high as \$350,000. However, not all components need to be replaced within 20 years. As is the case for Building 27, the replacement cost within 20 years is approximately \$100,000.

### **5.30 Delhi Community Centre Arena**

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#### **Overview**

The Delhi Community Centre Arena is located at 144 Western Avenue in Delhi, Ontario. It is an arena constructed in 1987 and has approximately 59,326 square feet of floor space.

#### **5.30.1 Architectural and Structural**

The wood roof deck is showing water staining along soffit edge of the roof in the rink area. The control joint caulking is showing signs of cracking and should be replaced. The broken glass block should also be replaced. Cracks were found in concrete block walls and concrete block adjacent to concrete piers which need to be addressed. The missing and damaged weather stripping on exterior doors should be replaced. The downspout is damaged and in need of replacement.

The facility requires gypsum board, flooring, insulation and block repairs throughout building. Refer to Photo A29.

The electrical room is required to have a fire separation but is currently not sealed at the exit stair. Refer to Photo A30. The gypsum board returns at windows require repairs. The cabinets









