



NORFOLK COUNTY

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

FINAL

April 13, 2017

Submitted by:



**J.L. Richards
& Associates Limited**
107-450 Speedvale Ave W
Guelph, ON Canada
N1H 7Y6
Tel: 519 763 0713
Fax: 519 763 9261

JLR No: 27362

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.

5.9.2 Building Electrical

Most of the electrical equipment in this building appears to be original, including main disconnect, lighting and distribution panels, dry-type transformer, and interior lighting. These should be replaced soon. The globe fixtures on the exterior of the building are falling over and should be replaced. Most of the conduits and wiring are concealed and not visible for review. The meter base and a few splitter and disconnects should also be replaced. The emergency lighting remote lamps and EBUs appear to be aged and should be replaced.

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.

5.9.3 Building Mechanical

Plumbing fixtures are showing minor wear and should be monitored for replacement. Ventilation supply diffusers are showing some rust and should be replaced or monitored. The exhaust fan in the kitchen needs to be replaced soon.

5.10 Port Dover Scout Hall

Overview

The Port Dover Scout Hall is located at 95 Hamilton Plank Road in Port Dover, Ontario. It is a community centre constructed in 1977 and has approximately 1,559 square feet of floor space.

5.10.1 Architectural and Structural

The building is showing signs of wear and damage on the exterior, including windows, metal cladding, metal panels, and metal doors (refer to Photo A08). The electric baseboard heaters are rusting and should be replaced. Window flashing all around the building is damaged and should be replaced. The blown-in insulation in the attic space has been compressed and should be addressed. There are sections of eaves trough and downspouts that are damaged and require repair work.

The interior kitchen cabinetry is showing signs of wear and should be considered for replacement in the future. The washroom doors appear to be original and should be replaced in the future.

5.10.2 Building Electrical

Replacement of wall packs should be considered as the current fixture appears to be weathered (refer to Photo E07). The interior lighting should be progressively replaced. The baseboard heater in the washroom should be replaced. We recommend that the integrity of old braided

