



NORFOLK COUNTY

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

FINAL

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Submitted by:



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5.18 Port Rowan Community Centre

Overview

The Port Rowan Community Centre is located at 14 College Avenue in Port Rowan, Ontario. It is a community facility constructed in 1956 and has approximately 11,168 square feet of floor space.

5.18.1 Architectural and Structural

The exterior concrete block has cracking in several locations that require further structural review. Sections of metal siding at front elevation are missing and should be replaced. Weather stripping on exterior doors should be replaced. The exterior wood windows are deteriorating and are in need of replacement. The flat roof area was reviewed and appeared in acceptable condition. However, the main roof was not accessed. The condition shall be verified in a specific roof audit. The condition of the roof attic space is unknown and needs to be addressed through the roof audit.

The ceiling at the stage area shows signs of water staining. The source of water should be investigated and repaired accordingly. The ceiling in the storage areas adjacent to the stage have collapsed and are in need of replacement. The source of damage should be investigated and repaired. Refer to Photo A16.

The kitchen and bar areas show wear from age and should be replaced. The mechanical room ceiling requires repair. Wood windows are in need of replacement. The crack in the wall above the door to the attic access should be repaired. Concrete block cracks should be repaired and the control joints should be caulked. Cracks in the brick on front elevation appear to have been repaired with caulking. Caulking should be removed and the brick should be repointed properly.

5.18.2 Building Electrical

The small bar area panel appears to be nearing the end of its useful life and should be replaced. The exterior wall pack upgrades to LED fixtures have occurred, however the front entrance canopy lighting appears aged and should be replaced. The disconnect for 'panel stage den' appears to have exceeded its useful life expectancy and should be considered for replacement. The emergency battery unit in the kitchen is showing signs of rusting and should be considered for replacement. The receptacle located within 1.5 m of the upstairs sink requires being protected by a ground fault circuit interrupter. The manual transfer switch in the electrical room shows signs of aging and should be replaced soon.

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.

5.18.3 Building Mechanical

Insulation on exterior ductwork from air handling unit appears to have been damaged by animals. We recommend the repair or replacement of the insulation to avoid early duct deterioration. Refer to Photo M12. The exterior Lennox air handling unit is due for replacement and the condenser on the unit is leaking. The air handling unit should be replaced in 1 to 2 years. The grease filters are rusting and need to be replaced in the kitchen. The pipe connection to the kitchen gas fired appliances needs to be replaced due to corrosion.

5.19 Waterford and District Lions Community Centre

Overview

The Waterford and District Lions Community Centre is located at 51 West Church Street in Waterford, Ontario. It is a community facility constructed in 1982 and has approximately 6,712 square feet of floor space.

5.19.1 Architectural and Structural

The exterior concrete block and siding appear to be in acceptable condition. However, the control joint caulking should be replaced. The concrete foundation at threshold at double exit door is damaged with rebar exposed. Repair should be done at this location. The foundations in the basement mechanical room has cracking and efflorescence and should be further reviewed for structural stability. The sill at the double exit door needs to be repaired. The downspout is damaged 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 condition of the roof attic shall be verified as part of the roof audit. Shingles appear to be in poor to fair condition and should be replaced in the next few years.

The plastic laminate countertops and cabinets appear in acceptable condition. The wall/countertop caulking should be replaced. The ceiling in the basement mechanical room has collapsed and is in need of replacement. The ceiling should be replaced with gypsum board for fire separation.

5.19.2 Building Electrical

The exterior wall pack at the top of the parking lot stairs has exposed conductors that may or may not be energized. This is a safety hazard and should be remedied as soon as possible. Refer to Photo E14.

Lights in the stairwell to the Scouts' basement should always be 'ON' by code. Re-wiring the light fixtures so that they are un-switched should be considered.

