



NORFOLK COUNTY

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

FINAL

April 13, 2017

Submitted by:



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electrical panel for safety and access purposes and install a working exhaust hood fan (refer to Photo M11). The furnace is installed in the kitchen and has reduced access due to appliances and removable counters. The washroom plumbing fixtures are functional but are showing minor wear. It is noted that this building is designated as a Heritage Building and that this may limit modification options.

5.17 St. Williams Community Centre

Overview

The St. Williams Community Centre is located at 80 Queen Street West in St. Williams Ontario. It is a community facility constructed in 1996 and has approximately 4,277 square feet of floor space.

5.17.1 Architectural and Structural

The building is generally in good condition. Exterior concrete block caulking should be repaired. The weather stripping on the exterior door is damaged and should be replaced. Eaves troughs and downspouts appear to be in good condition. Some minor damage is noted for downspout. Eaves trough is leaking at a joint and should be repaired.

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

Some caulking in kitchen and at the bathroom vanities requires replacement.

5.17.2 Building Electrical

There are several exit signs that were not illuminated. The County should check for burnt out lamps and replace. 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.

The receptacle located within 1.5 m of the kitchen sink requires being protected by a ground fault circuit interrupter.

5.17.3 Building Mechanical

Facility mechanical systems are in good working order. The kitchen does not have dedicated makeup air unit for the kitchen hood fan. This fan will draw directly from the hall space ventilation when active. We recommend providing a dedicated makeup air for the kitchen.

Location ID	Asset Hierarchy				Identification			Sustainability Data (Asset Life)				Condition Rating	Comments/ Identified Need	Inflation 2%																						
	Facility	Class	Asset	Attribute	Location	Manufacturer	Description	Year of Installation	Life Expectancy (years)	Current Age (years)	Effective Life Remaining (years)			Schedule of Costs, adjusted for Inflation																						
														2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036			
017	St. Williams Community Centre, St. Williams											\$ -	\$ -	\$ 7,800.00	\$ -	\$ -	\$ -	\$ 10,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17.1	Architectural & Structural											\$ -	\$ -	\$ 7,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
17.1.1	Substructure											\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
17.1.1.1	Footings	Varies	N/A	Concrete	1996	60	20	40.00	4	Footings not reviewed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
17.1.2	Sub-Grade Enclosures											\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
17.1.2.1	Foundation Walls - General	Varies	N/A	Concrete	1996	60	20	40.00	4	There was no visually evident signs of structural distress or deterioration noted.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
17.1.2.2	Slabs-on-Grade - General	Varies	N/A	Reinforced Concrete	1996	60	20	40.00	4	There was no visually evident signs of structural distress or deterioration noted.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
17.1.3	Superstructure											\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
17.1.3.1	Pre-engineered building	Varies	N/A	Pre-engineered structure	1996	60	20	40.00	4	Structural members were not visible so not reviewed.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
17.1.4	Exterior Vertical Enclosures											\$ -	\$ -	\$ 4,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
17.1.4.1	Perimeter Exterior Walls	Perimeter of build	N/A	Split face concrete block walls and metal siding.	1996	60	20	40.00	4	Exterior concrete block and metal siding generally in good condition. Control joint caulking should be replaced.	\$ -	\$ -	\$ 2,100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
17.1.4.2	Exterior doors, frames and hardware	Perimeter of build	N/A	Aluminum doors and screens. Hollow metal doors and frames.	1996	40	20	20.00	3	Exterior doors generally in acceptable condition. Weatherstripping damaged and/or missing and should be replaced. Paint on exterior hollow metal door at delivery entrance shows wear and should be painted. Base of door frame in coat room is rusted and deterioration should be monitored.	\$ -	\$ -	\$ 2,100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
17.1.4.3	Exterior windows	Perimeter of build	N/A	Aluminum windows.	1996	40	20	20.00	4	Exterior aluminum windows appear to be in good condition.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
17.1.5	Exterior Horizontal Enclosures											\$ -	\$ -	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
17.1.5.1	Roof Structure	Varies	N/A	Attic area was not accessed for review	1996	50	20	30.00	4	Roof was not accessed. Condition of roof attic space is not know and should be verified as part of a specific roof audit.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
17.1.5.2	Roofing - General	Varies	N/A	Metal pre-engineered roof panels	1996	40	20	20.00	4	Roof was reviewed from ground. Metal roof panels appeared in good condition.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
17.1.5.3	Roof flashing, eavestrough and downspouts	Perimeter of building	N/A	Metal fascia, eavestrough and metal downspouts	1996	40	20	20.00	3	Eavestrough and downspouts appear in generally good condition. Some minor damage noted to downspout. Eavestrough is leaking at a joint. Repair is required.	\$ -	\$ -	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
17.1.5.4	Roof insulation	Ceiling level	N/A	Unknown	1996	50	20	30.00	4	Condition of roof attic space is not know and should be verified as part of a specific roof audit.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
17.1.6	Interior Construction & Finishes											\$ -	\$ -	\$ 2,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
17.1.6.1	Interior Walls	Interior face of exterior wall construction	N/A	Gypsum board painted	1996	60	20	40.00	3	Painted gypsum board walls generally in good condition.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
17.1.6.2	Mechanical Room	varies	N/A	Painted gypsum board	1996	60	20	40.00	4	Painted gypsum board walls generally in good condition. Baseboard heater is showing signs of rust.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
17.1.6.3	Kitchen cabinetry	Kitchen	N/A	Wood cabinetry and stainless steel and plastic laminate countertops	1996	30	20	10.00	3	Stainless steel and plastic laminate countertops and wood cabinets appear in good condition. Countertop/wall caulking should be replaced.	\$ -	\$ -	\$ 2,100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
17.1.6.4	Washrooms	Varies	N/A	Gypsum board walls, vinyl floor, plastic laminated vanities, toilet partitions.	1996	40	20	20.00	3	Washroom appear to be in acceptable condition. Caulking at countertop/wall needs replacement	\$ -	\$ -	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
17.1.6.5	Ceilings	varies	N/A	Suspended ceiling tiles system, suspended gypsum board.	1996	40	20	20.00	3	Ceilings generally in good condition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
17.1.6.6	Interior Doors and Frames and Hardware	varies	N/A	Hollow metal doors	1996	40	20	20.00	3	Interior doors, frames and hardware appear to be in acceptable condition.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
17.2	Electrical											\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
17.2.1	Distribution											\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
17.2.1.1	Service Transformer	Pole Mounted	Unknown	Utility Owned	1996	40	20	20.00	N/A	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
17.2.1.2	Main Disconnect	Storage Room	Cutter-Hammer	200A, 120/208V, 3-phase	1996	40	20	20.00	4	Appears to be in good condition. No need for replacement in 20 years	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
17.2.1.3	Lighting and Distribution Panels	Storage Room	Cutter-Hammer	225A, 120/208V, 3-phase	1996	40	20	20.00	4	Appears to be in good condition. No need for replacement in 20 years	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
17.2.1.4	Exterior Lighting	Exterior	Unknown	Appear to be original	1996	40	20	20.00	4	Appears to be in good condition. No need for replacement in 20 years	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
17.2.1.5	Meter Base	Exterior	Unknown	Metering Base Enclosure	1996	40	20	20.00	4	Appears to be in good condition. No need for replacement in 20 years	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
17.2.1.6	Interior Lighting	Various	Unknown	Recessed Fluorescent fixtures	1996	40	20	20.00	4	Ballast and Bulb replacement will extend fixture life. No need for replacement in 20 years	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
17.2.1.7	Conduit and Wiring	Various	Unknown	Building Conduit and wire - Not Visible	1996	40	20	20.00	N/A	Condition was not able to be observed.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,100.00	\$ -	\$ -	\$ -							
17.2.2	Life Safety/ Barrier Free											\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
17.2.2.1	Fire Alarm system	Hall Area	Unknown	Two stand-alone smoke detectors	1996	40	20	20.00	3	Appears to be in fair condition. Continual monitoring and replacement, if necessary. No need for replacement in 20 years	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,900.00	\$ -	\$ -	\$ -							

