



**NORFOLK COUNTY**

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

**FINAL**

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Submitted by:



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## **5.13 Vittoria Community Centre**

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### **Overview**

The Vittoria Community Centre is located at 35 Oakes Boulevard in Vittoria, Ontario. It is a community facility constructed in 1988 and has approximately 10,904 square feet of floor space.

#### **5.13.1 Architectural and Structural**

The exterior wall at the electrical room in the basement area consists of single wythe concrete block. The wall is showing efflorescence and should be monitored for further damage (refer to Photo A12). The metal flashings at base of the metal panels are bent and allowing water to drain back under the siding. The siding and metal flashing need to be repaired. The damaged exterior metal doors should be repaired. Asphalt shingles on vertical areas are showing signs of wear, curling and damage. They 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.

There are holes on the wall in the mechanical room that needs to be fixed. The attic hatch does not seal properly and needs to be repaired. In the kitchen, the countertop and wall caulking need to be replaced due to wearing. The electric baseboard heater is rusting and should be replaced. The fire shutter from kitchen to the hall area needs to remain shut. The blocking device shall be removed.

#### **5.13.2 Building Electrical**

Some exterior fixtures appear aged and consideration could be made to replace the fixtures for a more efficient alternative. The condenser disconnect on the south side of the building is exhibiting moderate rusting and should be replaced soon. Consideration should be given for replacement (refer to Photo E09). Some fire alarm devices appear to be worn and should be replaced. Some emergency battery units complete with remote lamps appear to be aged and should be replaced.

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.

#### **5.13.3 Building Mechanical**

Access to the room containing the furnace, water heater and fire damper was not available at time of visit. As such, the condition of these equipment was not assessed. Gas piping to kitchen appliances is exhibiting surface corrosion and should be inspected and monitored for replacement. The kitchen hood exhaust fan is due for replacement. Recommend replacement

within 2- 5 years. The exterior housing is very rusted (refer to Photo M09).

## **5.14 Charlotteville Community Hall**

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### **Overview**

The Charlotteville Community Hall is located at 1262 Turkey Point Road in Walsh, Ontario. It is a community facility constructed in 1900 and has approximately 4,716 square feet of floor space.

#### **5.14.1 Architectural and Structural**

This building is generally in poor condition. It is recommended that a further detailed structural and architectural review and Ontario Building Code review be done to determine the amount of work to be done. The exterior of the building is in poor condition (refer to Photo A13). Fire separations at floor level and exits and at the mechanical rooms are not in place and should be established. The second means of exiting the upper and lower floors do not appear to be adequate. Exits should be further assessed for suitability. Foundation walls at the basement exit are deteriorated and require further structural review. The weather stripping on the exterior hollow metal doors needs to be replaced. Wood windows should be replaced. The chimney is deteriorated. Doors into the hall on the upper level, in the open position, block the door to the women's washroom. The plaster finish in the stair to the basement adjacent to the stage area is damaged and is in need of repair. The countertop and cabinets appear to be in poor condition and should be replaced soon.

Roof was not accessed during the site visit; as such, it is recommended that a specific roof audit to be done in order to identify repair costs. However, viewing from the ground, it appears that the metal roof panels, flashings, the wood fascias and soffits have deteriorated and requires replacement.

#### **5.14.2 Building Electrical**

Old wiring that has surpassed its life expectancy should be replaced to mitigate failure. Glass fuse panels are out dated and should be replaced with new circuit breaker panels (refer to Photo E10 and E11).

The exhaust fan disconnects appear to be aged and should be considered for replacement. The exterior light fixtures appeared aged but functional. Routine maintenance will prolong the life of fixtures.

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.



