

NORFOLK COUNTY

BUILDING CONDITION ASSESSMENT REPORT FOR VARIOUS COUNTY FACILITIES

FINAL

April 13, 2017

Submitted by:



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AC units in the near future. Refer to Photo M10.

The kitchen stove does not have an exhaust hood fan. It is recommended that one be installed if it is feasible depending upon the Heritage rating of the building.

5.16 Vittoria Old Town Hall

Overview

The Vittoria Old Town Hall is located at 1538 Old Brock Street in Vittoria, Ontario. It is a community facility constructed in 1910 and has approximately 2,527 square feet of floor space.

5.16.1 Architectural and Structural

The exterior brick wall is generally in good condition. However, a few areas require repointing of the mortar joints. The chimney is in need of repointing. The bell tower is showing signs of peeling paint that should be repaired to avoid further deterioration (refer to Photo A15). Soffits and fascia should be repainted to avoid further deterioration. Windows require repainting and repair to avoid further deterioration. The rear exit door is to be repaired and repainted or, if possible, replaced.

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, from viewing at ground level, the metal tiles appear to be rusted. Metal at weathervane appears damaged and should be replaced. The roof attic was not accessible during the site visit. The condition of the insulation within the attic space should be verified during the roof audit.

The interior walls and ceiling in the mechanical room should be cladded with gypsum board. The kitchen and washroom appear to be in fair condition. The weather stripping on the exit door should be replaced.

5.16.2 Building Electrical

The main distribution panel is located directly over a gas-fired stove. We recommend immediate relocation to avoid potential hazards (refer to E13). The receptacle located within 1.5 m of the kitchen sink requires being protected by a ground fault circuit interrupter.

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.

5.16.3 Building Mechanical

The facility has a residential gas fired stove in the kitchen. This stove does not have an exhaust hood and it is installed in front of an electrical panel. Recommend relocating away from

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.

	Asset Hierarchy Identification Sustainability Data (Asset Life)																															
Casilia	,				L		tion	cy	ars)	(S)	ating																					
Location ID	Class			ation	acture	Description	nstalla	ectanc _.	ge (ye	ive Life	tion R _k	Comments/ Identified Need	Inflation	2%																		
	Asset			Loca	Manuf	Boompton	ar of In	ife Exp (ye	rent Aç	Effectiv	Conditi			m				01			Schedule	of Costs,	adjusted fo	or Inflation		-	_	01			10	10
		Attribute					Ye		Oni	Re			2017	2018	2018	2020	202.	202	2023	202	202	2026	202	2028	2028	203(203.	2032	203	203	203	2036
016 Vittoria Old To	Architectural & Structural												\$ 12,000.00 \$ 5,000.00	\$ - \$ -	\$ 57,200.00 \$ 57,200.00	\$ - \$ -	\$ - \$ -	\$ -	\$ 37,800.00	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ 7,500.00	\$ - \$ -	\$ 9,100.00 \$	- :	-				
	16.1.1 Substructure			1									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	- :	-
	16.1.2 Sub-Grade Enc		Footings	Varies	N/A	Concrete	1910	60	106	-46.00	4	Footings not reviewed	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ \$ - \$	- :	\$ - \$ -
		16.1.2.1	Foundation Walls -	Varies	N/A	Rubble Foundations	1910	60	106	-46.00	3	There was no visually evident signs of structural distress or deterioration noted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s - s	-	\$ -
		16.1.2.2	Floor	Varies	N/A	Timber	1910	60	106	-46.00	4	for visable areas of the building. There was no visually evident signs of	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s - s	-	\$ -
	16.1.3 Exterior Vertical	Enclosures	structure			construction						structural distress or deterioration noted.	\$ -	\$ -	\$ 26,000.00	\$ -	s -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	s -	\$ -	\$ -	s -	\$ -	s - s	-	\$ -
			Perimeter									Exterior brick walls generally in good condition. A few areas require repointing																				
		16.1.3.1	Exterior Walls	rimeter of build	N/A	Brick	1910	45	106	-61.00	3	of the mortar joints. Brick chimney needs repointing.	\$ -	\$ -	\$ 10,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	-	-
		16.1.3.2	Exterior doors, frames	rimeter of build	N/A	Wood doors and frames.	1910	45	106	-61.00	2	Exterior wood doors at rear of building required stripping of existing paint and	\$ -	\$ -	\$ 5,200.00	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s - s		\$ -
	-		and hardware			and maries.						repainted. Windows appear to be original wood																				
		16.1.3.3	Exterior windows	rimeter of build	N/A	Wood windows.	1910	40	106	-66.00	2	windows appear to be original wood window. Window glazing puty and paint is deteriorating and should be replaced.	\$ -	\$ -	\$ 10,400.00	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	-	\$ -
	16.1.4 Exterior Horizon	tal Enclosures											\$ -	\$ -	\$ 57,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	-	\$ -
		16.1.4.1	Roof	Varies	N/A	Attic area was not accessed	1910	60	106	-46.00	4	Roof was not accessed. Condition of roof attic space is not know and should	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	-	\$ -
			Structure			for review						be verified as part of a specific roof audit.																				
		16.1.4.2	Roofing - General	Varies	N/A	Cedar shingles.	1910	20	?	?	4	Roof was reviewed from ground. Cedar shingles appear to be in good condition.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	-	\$ -
		16.1.4.3	Roofing - Bell Tower	Varies	N/A	Metal tile roofing	1910	20	?	?	2	Roof was reviewed from ground. Metal tiles appear to be rusted. Metal at weathervane appears damaged and	\$ -	\$ -	\$ 26,000.00	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s - s	-	\$ -
						Wood painted						should be replaced. Paint on fascias and soffits are showing																				
		16.1.4.4	Roof fascias and soffits	Perimeter of building	N/A	fascias, and soffits.	1910	50	106	-56.00	2	signs of deterioration and should be repainted to prevent further deterioration.	\$ -	\$ -	\$ 15,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s - s	-	\$ -
												Paint within the interior ceiling of the bell tower and the cladding on the exterior is																				
		16.1.4.5	Bell Tower	Bell Tower	N/A	Wood ceiling and cladding	1910	50	106	-56.00	2	showing signs of deterioration and should be repainted to prevent further		\$ -	\$ 15,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	-	\$ -
	-											deterioration. Roof attic was not accessed. Condition																				
		16.1.4.6	Roof insulation	Ceiling level	N/A	Unknown	?	50	?	?	?	of insulation within attic space is not know and should be verified as part of a	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$		\$ -
												specific roof audit.											•				•		•			•
	16.1.5 Interior Constru	ction & Finishe	s			Exposed brick							\$ -	\$ -	\$ 6,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	-	5 -
		16.1.5.1	Interior Walls	Interior face of exterior wall		and painted wood	1910	60	106	-46.00	4	Walls appear to be in acceptable condition. Some cracking at joints in	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s - s		\$ -
				construction		panelling and plaster						wood panelling.																				
	•					Exposed						Mechanical room interior walls and																				
		16.1.5.2	Mechancial Room	varies	N/A	brick, plaster and exposed wood framing	1910	60	106	-46.00	2	ceiling should be clad with 5/8" type 'x' gypsum board.	\$ -	\$ -	\$ 5,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s - s	-	\$ -
						Wood																										
		16.1.5.3	Kitchen cabinetry	Kitchen	N/A	cabinetry with plastic	?	15	?	?	4	Countertops and cabinets appear in good condition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s - s	-	\$ -
						laminate countertops						•																				
		16.1.5.4	Washrooms	Varies	N/A	Painted wood panel walls,	?	40	?	?	3	Washroom appear to be in acceptable condition.	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	-	\$ -
						vinyl tile floor																										
1		16.1.5.5	Ceilings	varion	N/A	Suspended ceiling tiles	?	40	?	?	3	Ceilings appear to be in acceptable	•	•	•	•	•	•	\$ -	•	•	•	•	•		•	•	•	•			•
		10.1.5.5	Cenings	varies	IN/A	system, wood panels, plaster.	,	40	,	,	3	condition.	•	•	φ -	\$ -	3 -	\$ -	3 -	•	· -	٠ -	•	3	3 -	\$ -	,	3	φ -	\$ - \$		φ -
	-		Interior Doors									Interior doors, frames and hardware																				
			and Frames and Hardware	varies	N/A	Wood doors and frames.	1910	40	106	-66.00	3	appear to be in acceptable condition. Weatherstripping on exit doors should be replaced.	\$ -	\$ -	\$ 1,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	-	\$ -
16.2												терисео.	\$ 7,000.00		\$ -	\$ -	\$ -	\$ -	\$ 36,600.00	\$ -	\$ -	\$ -	\$ -	\$ 7,500.00		\$ -	\$ -	\$ -	\$ -	\$ - \$	-	\$ -
	16.2.1 Distribution	16.2.1.1	Service	Pole Mounted	Unknown	Utility Owned	N/A	N/A	N/A	N/A	N/A	N/A	\$ 5,000.00	\$ - \$ -	\$ - \$ -	\$ - \$ -	s -	\$ -	\$ 36,600.00	\$ - \$ -	\$ - \$ -	\$ - \$ -	s -	\$ - \$ -	\$ - \$ -	\$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ \$ - \$		\$ - \$ -
	-		Transformer			125A,						Panel appears to be generally in good																				
	0.1	16.2.1.2	Lighting and Distribution Panels	Kitchen	Cutlet- Hammer	120/240V, 1- phase. 100A	Unknown	40	Unknown	Unknown	1	condition, however it is located directly above a gas fire stove. It is recommended that this Panel be	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	-	\$ -
			I GITCIS			Main Breaker						relocated as soon as possible. Fixture appears to have surpassed its																				
		16.2.1.3	Exterior	Various	Various	Existing Old style radial	Unknown	40	Unknown	Unknown	3	useful life expectancy however it may be linked to the Heritaged aspect of the	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	-	\$ -
			Lighting			arm fixtures						Building and will need to be preserved until complete failure.																				

Asset Hierarchy						Identification		Sustainability Data (Asset Life)																																			
Location IE	Facility ation ID Class Asset		Asset		Attribute		,		sset		Asset		ss Asset		Location	anufacturer	Description	of Installation	Expectancy (years)	nt Age (years)	fective Life aining (years)	ondition Rating	Comments/ Identified Need	Inflation	2%							Schedule	e of Costs,	adjusted t	for Inflation	1							
				Ÿ				Year	Life	Curre	Rem	δ		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036										
			16.2.1.4	Interior Lighting	Various	Various	Fluorescent tube and Compact Fluorescent fixtures as well as suspended decorative fixtures	Various	40	Various	Various	3	Generally appear to be in fair condition. Replace in 5 years based on condition rating	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ 5,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -										
			16.2.1.5	Conduit and Wiring	Various	Various	Armoured cable visible	Various	40	Various	Various	3	Generally appears to be in good condition. Replace in 5 years based on condition rating	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ 28,200.00	\$ -	\$ -	s -	s -	\$ -	s -	\$ -	\$ -	s -	\$ -	\$ -	s -	\$ -										
		16.2.2 Life Safety/	Barrier Free											\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500.00	0 \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -										
		0.1	16.2.2.1	Fire Alarm system	Various	Unknown	Stand Alone Smoke Detectors	Unknown	40	Unknown	Unknown	4	Generally appears to be in good condition. Replace in 10 years based on condition rating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500.00	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -										
			16.2.2.2	Emergency Lighting	Various	Unknown	Located at Exits	Unknown	40	Unknown	Unknown	4	Generally appears to be in good condition. Replace in 10 years based on condition rating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -										
			16.2.2.3	Exit Signs	Various	Unknown	Located at Exits	Unknown	40	Unknown	Unknown	4	Appears to be in Good Condition. Replacement in future will be upgrade to green "Running Man" signage. Upgrade at next major reno	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500.00	0 \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -										
			16.2.2.4	Barrier Free	Front Door	Unknown	Barrier Free Entrance	Unknown	40	Unknown	Unknown	4	Generally appears to be in good condition. Replace in 10 years based on condition rating	\$ 2,000.00	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	s -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -										
	16.3 Buil	Iding Mechanical												\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,100.00	\$ -	\$ -										
1		16.3.1												\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,100.00	\$ -	\$ -										
			16.3.1.1	Furnace	Kitchen	-		2015	15	1	14.00	4	God condition. Replace in 15 years based on ERL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,300.00	\$ -	\$ -										
			16.3.1.2	Electric Water Heater	Storage Closet	-		2011	20	5	15.00	4	Good condition - replace in 15 years based on ERL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800.00	\$ -	\$ -										
			16.3.1.3	UV Disinfection System	Storage Closet	UV Pure		2011	25	5	20.00	4	Newer Equipment - Good Condition. No need for replacement in 20 years.	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	s -	s -	\$ -	s -	\$ -	\$ -	s -	\$ -	\$ -	s -	\$ -										
			16.3.1.4	Well pump with pressure tank	Storage Closet	#REF!		2011	25	5	20.00	4	Newer Equipment - Good Condition. No need for replacement in 20 years.	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -										
			16.3.1.5	Exhaust Fan	Washrooms	-	Activated by light switch	N/A	25	N/A	N/A	3	Unknown age - Fan is very loud. Replace around 5 years based on condition rating	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ 600.00	\$ -	\$ -	\$ -	s -	\$ -	s -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -										
			16.3.1.6	Exhaust Fan	Washrooms	-	Activated by light switch	N/A	25	N/A	N/A	3	Unknown age - Fan is very loud. Replace around 5 years based on condition rating		s -	\$ -	\$ -	\$ -	\$ -	\$ 600.00	\$ -	\$ -	s -	s -	\$ -	s -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -										