



NORFOLK COUNTY

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

FINAL

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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.

