



**NORFOLK COUNTY**

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

**FINAL**

**April 13, 2017**

Submitted by:



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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**

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### **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.

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.

### **5.19.3 Building Mechanical**

Both the women’s and men’s washroom exhaust appear to only be connected to their associated enclosed water closet rooms. The urinal area (in the men’s) and outer water closet stall (in the women’s) appears to have no direct exhaust. We recommend providing additional points of exhaust. No exhaust ventilation was observed in janitor’s closet. An exhaust fan should be provided for this room.

Plumbing piping and fixtures are in good condition. Minor wear was observed on washroom fixtures. We observed existing hydronic heaters that we suspect to be non-operational. The County should investigate further. We could not find a boiler and pumping system to serve these heaters.

## **5.20 Delhi Friendship Centre**

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### **Overview**

The Delhi Friendship Centre is located at 418 Queen Street West in Delhi, Ontario. It is a community facility constructed in 1957 and has approximately 3,969 square feet of floor space.

### **5.20.1 Architectural and Structural**

The foundation wall and concrete block exterior wall along laneway is cracked and needs repair. The exterior concrete block has considerable cracking in several locations which requires further structural review. Concrete block chimney is cracked and needs further review for stability. The exterior door weather stripping is damaged and should be replaced. The windows along this elevation also require replacement. Refer to Photo A17.

Roof was not accessed during the site visit; as such, it is recommended that a specific roof audit to be done. However, the visible part of the roof appears to be in acceptable condition. The condition of the roof attic shall be verified as part of the roof audit. The storage room requires ceiling insulation to be replaced, vapour barrier sealed and ceiling reinstalled. Some suspended ceiling tiles are stained and should be replaced. Ceiling in the storage room is missing.

The guard between upper floor and lower floor does not meet Ontario Building Code height requirement and should be addressed. The exterior guard at the rear ramp has rusted through and needs replacement. Refer to Photo A18.

### **5.20.2 Building Electrical**



