

NORFOLK COUNTY

BUILDING CONDITION ASSESSMENT REPORT

FOR VARIOUS COUNTY FACILITIES

FINAL

April 13, 2017

Submitted by:



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JLR No: 27362

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

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 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.

5.19.3 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

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

	Asset Hierarchy			Identificatio	n		Sustainability [Data (Asset Life))																							
Facility					Ler		ation	ncy	years)	fe aars)	Rating																					
Location ID	Class		ocation	Jufactu	Description	of Instal	Expectar (years)	t Age (active L ining (y	dition	Comments/ Identified Need	Inflation	29	6						Schedul	e of Costs,	adjusted fo	r Inflation									
		Attribute			Mar		Year o	Life E	Curren	Effe Remai	CO		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	District Lions Community Co	entre, Waterfo	ord			1							\$ 28,000.00	\$ -	\$ -	\$ 59,100.00	\$ -	\$ -	\$ -	\$ -	\$135,300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	19.1 Architectural & Structural S 19.1.1 Footings S									\$ 20,500.00 \$ -	<mark>\$ -</mark>	\$ - \$ -	\$ 19,600.00 \$ -	\$ - \$ -	\$ - \$ -	\$-	<mark>\$ -</mark> \$ -	<mark>\$ -</mark> \$ -	\$- \$-	\$-	<mark>\$ -</mark> \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	<mark>\$ -</mark>	\$ -	<mark>\$ -</mark> \$ -	\$- \$-	\$- \$-			
	19.1.2 Sub-Grade Enc		Footings	Varies	N/A	Concrete	1982	60	34	26.00	4	Footings not reviewed	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -
												There were signs of		*			÷		·	•	Ť	•	•	Ť	,	Ť	Ť	·			•	•
			Freedotion			0						eflorescence and cracking in basement mechanical room. Foundation																				
		19.1.2.2	Foundation Walls - General	Varies	N/A	Concrete and Concrete block	1982	60	34	26.00	3	deteriorating in location of gas meter. The County to	\$-	\$-	\$-	\$ -	\$-	\$-	\$-	\$-	\$-	s -	\$-	\$-	\$-	\$-	s -	s -	\$-	\$-	s -	\$-
												further review, monitor and assess the condition of the																				
	-											foundation.																_				
												There was generally no visually evidence of structural distress or																				
		19.1.2.3	Slabs-on- Grade -	Varies	N/A	Reinforced	1982	60	34	26.00	3	deterioration noted. Crack in floor slab noted in	s -	s .	s -	s -	s -	s -	s -	s -	s -	s -	s -	s -	s -	s -	s .	s -	\$ -	s -	s -	s -
		10.112.0	General	Vanoo		Concrete	1002		0.	20.00	Ŭ	basement mechanical room noted. Eflorescence apparent in basement Boy	Ť	•	Ŷ	Ŷ	Ŭ	Ŭ	Ť	Ŷ	Ť	Ŭ	Ť	Ť	Ŷ	Ť	Ŭ	Ŭ	Ť	Ť	Ŭ	Ť
												Scout room. Source to be investigated.																				
[19.1.3 Superstructure		. <u> </u>			1		г	r			-	\$-	\$-	\$-	\$ -	ş -	\$ -	\$ -	\$-	\$-	ş -	\$-	\$-	\$-	\$-	\$-	\$ -	\$ -	\$-	s -	s -
			Wood frame			Wood frame						There was generally no visually evidence of structural distress or																				
		19.1.3.1	construction	Varies	N/A	structure	1982	60	34	26.00	3	deterioration noted in areas that were visible for	\$ -	ş -	\$ -	\$ -	ş -	s -	\$ -	\$ -	\$ -	\$ -	\$-	ş -	\$ -	\$ -	s -	s -	\$ -	\$ -	\$-	\$-
	19.1.4 Exterior Vertical	I Enclosures										review.	\$ 5,000.00	\$ -	\$-	\$ 5,300.00	\$ -	s -	\$ -	\$-	\$-	\$ -	\$-	ş -	\$ -	\$ -	ş -	\$ -	\$ -	\$-	\$ -	\$ -
												Exterior concrete block and siding appear in																				
						Split face						acceptable condition. Control joint caulking																				
		19.1.4.1	Perimeter Exterior Walls	rimeter of buil	d N/A	concrete block, and siding.	1982	60	34	26.00	3	should be replaced. Concrete foundation at threshold at double exit	\$ 5,000.00	\$-	\$-	\$ -	\$ -	\$ -	\$ -	\$-	\$-	s -	\$-	\$-	\$-	\$-	\$-	s -	\$ -	\$-	s -	s -
						siding.						door is damaged with rebar exposed. To be																				
	-											repaired. Exterior doors generally in																				
		19.1.4.2	Exterior doors, frames	rimeter of buil	d N/A	Hollow metal doors and	1982	40	34	6.00	3	acceptable condition. Weatherstripping damaged	s -	\$-	\$-	\$ 5,300.00	s -	ş -	\$ -	\$-	\$-	s -	\$-	s -	\$-	\$-	ş -	s -	\$ -	\$-	s -	s -
			and hardware			frames.						and/or missing and should be replaced.																				
		19.1.4.3	Exterior windows	rimeter of buil	d N/A	Vinyl replacement	?	40	?	?	3	Windows appear to be vinyl replacment windows	s -	s -	\$-	\$-	s -	s -	\$-	\$-	\$-	s -	\$-	s -	\$-	\$-	ş -	s -	\$ -	\$-	s -	s -
	19.1.5 Exterior Horizor	ntal Enclosure				windows.						in acceptable condition	\$ 500.00	ş -	\$ -	\$ 12,700.00	s -	s -	\$ -	\$ -	\$ -	s -	\$-	ş -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	s -
		19.1.5.1	Roof	Varies	N/A	Wood	1982	50	34	16.00	3	Parital review of the attic space. Roof structure that		e	¢				¢	e	¢		¢		¢	¢		s -	¢			e
		19.1.5.1	Structure	varies	IN/A	structure	1962	50	34	16.00	3	was visible appears acceptable.	з -	ə -	ъ -	ъ -	ə -	ə -	ş -	ф -	ъ -	ş -	ф -	ə -	ъ -	ş -	ъ -	ş -	ф -	ф -	ş -	ъ -
												Asphalt shingles were reviewed from ground.																				
			Roofing -			Asphalt						Shingles are curling and should be reviewed for replacement. Main flat roof																				
		19.1.5.2	General	Varies	N/A	shingles and flat roof	1982	40	34	6.00	3	was not accessed. Condition of flat roof	\$-	\$ -	\$ -	\$ 12,700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$-	ş -	\$ -	\$-	\$ -	\$-	\$ -	\$ -	\$ -	\$ -
												assembly is not know and should be verified as part																				
			Roof flashing,			Metal fascia,						of a specific roof audit. Eavestrough appears in																				
		19.1.5.3	eavesthrough and	Perimeter of building	N/A	eavestrough and metal	1982	40	34	6.00	3	generally good condition. Downspout is damaged and should be replaced	\$ 500.00	\$-	\$ -	\$ -	\$-	\$-	\$ -	\$-	\$-	\$-	\$-	\$-	\$ -	\$-	\$-	\$-	\$-	\$-	\$-	\$-
	ŀ		downspouts			downspouts						soon. Condition of roof attic																				
		19.1.5.4	Roof insulation	Ceiling level	N/A	Unknown	1982	50	34	16.00	3	space is not know and should be verified as part	\$-	\$-	\$-	\$ -	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$ -	\$-	\$-	\$-	\$-	\$-	\$-	\$-
[19.1.6 Interior Constru	ction & Finish	es									of a specific roof audit.	\$ 15,000.00	\$ -	\$ -	\$ 1,600.00	ş -	\$ -	\$ -	\$-	\$ -	ş -	\$-	ş -	\$ -	\$ -	ş -	\$ -	\$ -	\$ -	ş -	\$ -
		19.1.6.1	Interior Walls	Interior face of exterior	N/A	Gypsum	1982	60	34	26.00	3	Painted gypsum board walls generally in	s -	s -	\$-	\$-	s -	s -	\$-	\$ -	\$ -	s -	\$-	s -	\$-	\$ -	s -	s -	\$-	\$ -	s -	s -
				wall construction		board painted						acceptable condition.																				
						Exposed						There were signs of eflorescence and cracking																				
		19.1.6.2	Mechancial Room	varies	N/A	concrete and concret block	1982	60	34	26.00	3	in basement mechanical room. The County to further review, monitor and	\$-	\$-	\$ -	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$ -	\$ -	\$ -	\$-	\$-	\$-	\$-	s -
												assess the condition																				
		10.1.0.0	Kitchen	Kitak	N1/A	Wood cabinetry and	4000	20	24	4.00	2	Plastic laminate counter tops and cabinets appear	ç	e	¢	e 1000 m	e	¢	¢	¢	¢	¢	¢	e	¢	¢	e	s -	¢	¢	e	ç
		19.1.6.3	cabinetry	Kitchen	N/A	plastic laminate countertops	1982	30	34	-4.00	3	in acceptable condition. Countertop/wall caulking should be replaced.	ş -	ə -	\$ -	\$ 1,600.00	ъ -	\$ -	ф -	ъ -	\$ -	ş -	ф -	ۍ د ۱	ъ -	\$ -	\$ -	\$ -	ъ -	ъ -	\$ -	ъ -
						Gypsum board walls,																										
		19.1.6.4	Washrooms	Varies	N/A	floor tiles, toilet	1982	30	34	-4.00	3	Washrooms appear in acceptable condition.	\$-	\$-	\$ -	\$ -	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$ -	\$ -	\$-	\$-	\$-	\$-	\$-
I	L					partitions.																										

Asset Hierarchy				Identification	1		Sustainability [Data (Asset Life))																						
Location ID Class Asset			ation	acturer	Description	nstallation	oectancy tars)	vge (years)	tive Life ng (years)	tion Rating	Comments/ Identified Need	Inflation	2%	6																	
Asset			Loci	Manufa	Description	ar of Ir	ife Exp (yea	rrent Aç	Effecti mainir	Condit		~	œ	0	0	-	8		4	Schedule	e of Costs,	adjusted fo	or Inflation	0	0	-	8		4	Q	ω
	Attribute					Ye	-	õ	Re			201	201	201	202	202	202	202	202	202	202	202	202	202	203	203	203	203	203	203	203
	19.1.6.5	Ceilings	varies	N/A	Suspended ceiling tiles system.	1982	40	34	6.00	2	Suspended ceiling tiles in hall area are water stained Ceiling in mechanical room in basement has collapsed due to plumbing leak and is need of repair. Ceiling in basement mechanical room shall meet the fire separation requirement (OBC requirement)	\$ 15,000.00	\$-	\$-	\$-	\$-	ş -	\$-	\$-	\$-	\$ -	\$-	s -	\$-	\$-	ş -	\$-	\$-	\$-	\$ -	\$-
	19.1.6.6	Interior Doors and Frames and Hardware	varies	N/A	Hollow metal doors	1982	40	34	6.00	3	Interior doors, frames and hardware appear to be in good condition.	s -	ş -	\$ -	s -	s -	\$ -	\$ -	\$ -	\$-	s -	\$-	ş -	\$ -	\$ -	s -	s -	\$ -	\$ -	s -	s -
19.2 Electrical			1									\$ 7,500.00		\$ -	\$ 38,200.00		s -	\$ -	\$ -	\$120,000.00	s -	\$-	s -	\$ -	\$ -	ş -	s -	\$ -	\$ -	s -	s -
19.2.1 Distribution		1	1		Appears to be			[\$ 7,500.00	ş -	\$ -	\$ 27,600.00	\$ -	\$ -	\$ -	\$ -	\$ 55,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	ş -	\$ -
	19.2.1.1	Service Transformer	Pole Mounted	Unknown	Utility Owned 1-Phase service	N/A	40	N/A	N/A	4	Utility Owned	s -	\$-	\$-	\$ -	\$-	\$-	\$ -	\$-	\$-	ş -	\$-	ş -	\$-	\$-	s -	ş -	\$-	\$-	ş -	\$-
	19.2.1.2	Main Disconnect	Basement Electrical Room	Federal Pioneer	200A, 120/240V, 1- Phase	1982	40	Unknown	Unknown	4	Generally appears to be in good condition. Replace in 10 years based on condition rating	s -	\$-	\$-	\$-	\$ -	\$-	\$-	\$-	\$ 2,900.00	s -	\$-	ş -	\$-	\$-	s -	s -	\$-	\$-	s -	\$ -
0.1	19.2.1.3	Lighting and Distribution Panels	Various	Federal Pioneer	200A, 120/240V, 1- Phase	1982	40	Unknown	Unknown	4	Generally appears to be in good condition. Replace in 10 years based on condition rating	s -	ş -	\$ -	\$ -	\$ -	\$-	\$-	\$-	\$ 11,700.00	s -	\$-	ş -	\$ -	\$ -	s -	s -	\$-	\$-	s -	\$ -
	19.2.1.4	Exterior Lighting	Exterior	Unknown	Appears that LED wallpack fixtures have more recently been installed.	2012	40	4	36.00	1	Estimate Installation Date. Generally the wall packs are in good condition. However, the wiring to the wall pack at the top of the stairs from the parking lot has exposed conductors that may be live. Required remediation as soon as possible.	\$ 7,500.00	\$ -	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$ -	\$-	\$ -	\$-	\$-	\$-	\$ -	\$-	\$-	ş -	\$-
	19.2.1.5	Meter Base	Exterior	Unknown	Mater Enclosure	1982	40	34	6.00	4	Generally appears to be in good condition. Replace in	ş -	\$-	\$-	\$ 1,100.00	ş -	ş -	\$ -	\$-	\$-	ş -	\$-	s -	\$-	\$-	ş -	s -	\$-	\$-	ş -	\$ -
	19.2.1.6	Interior Lighting	Various	Unknown	Fluorescent	Various	40	Various	Various	4	5 years based on ERL Generally appears to be in good condition. Replace in 10 years based on condition rating	s -	\$-	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ 41,000.00	s -	\$ -	\$ -	\$ -	\$ -	s -	s -	\$ -	\$ -	s -	\$ -
	19.2.1.7	Conduit and Wiring	Various	Unknown	Varying age of Conduit and Wiring	Various	40	Various	Various	3	Most Conduit and wiring not visible. Replace in 5 years based on condition rating	s -	\$-	\$ -	\$ 26,500.00	\$ -	\$ -	\$ -	\$ -	\$-	ş -	\$-	ş -	\$ -	\$ -	s -	ş -	\$ -	\$ -	ş -	s -
19.2.2 Life Safety/ Ba	arrier Free	• •	1	1		I							\$ -	\$-	\$ 10,600.00	\$ -	\$-	\$ -	\$-	\$ 64,400.00	\$-	\$ -	\$ -	\$-	\$ -	\$-	\$ -	\$-	\$-	\$ -	\$-
0.1	19.2.2.1	Fire Alarm system	Various	Mircome	Appears to be addressable system c/w Bells, Pull stations and detectors	Unknown	40	Unknown	Unknown	4	Generally appears to be in good condition. Replace in 10 years based on condition rating	\$ -	ş -	\$-	\$-	ş -	s -	\$-	\$-	\$ 29,300.00	ş -	\$-	s -	\$-	\$-	ş -	ş -	\$-	\$-	s -	\$-
	19.2.2.2	Emergency Lighting	Various	Unknown	Emergency Battery Units c/w remote lamps	Various	40	Various	Various	4	Generally appears to be in good condition. Replace in 10 years based on condition rating	ş -	\$ -	\$ -	\$ -	ş -	ş -	\$ -	\$-	\$ 23,400.00	ş -	\$-	s -	\$ -	\$ -	ş -	ş -	\$-	\$-	ş -	ş -
	19.2.2.3	Exit Signs	Various	Unknown	Exit signs fed from Emergency Battery Units	Various	40	Various	Various	4	Appears to be in Good Condition. Replacement in future will be upgrade to green "Running Man" signage. Upgrade at next major reno	ş -	\$ -	\$-	\$ 10,600.00	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	ş -	ş -	\$-	\$-	ş -	\$-
#REFI	19.2.2.4	Barrier Free	Front Entrance	Unknown	Barrier Free Access	Unknown	40	Unknown	Unknown	4	Generally appears to be in good condition. Replace in 10 years based on condition rating	s -	s -	\$-	\$-	s -	\$ -	\$-	\$-	\$ 11,700.00	s -	\$-	\$ -	\$-	\$-	s -	s -	\$-	\$-	s -	\$ -
19.3 Building Mechanical 19.3.1												\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ 1,300.00 \$ 1,300.00		\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ 15,300.00 \$ 15,300.00		\$ - \$ -	<mark>s -</mark> s -								
	19.3.1.1	Condenser	Exterior	Lennox	Serves	2011	25	5	20.00	4	Newer Equipment - Good Condition. No need for		\$ -	\$ -		ş -		\$ -	\$ -			\$ -	s -	\$ -			ş -	\$ -	\$-	s -	s -
	19.3.1.2	Gas Fired Furnace	Utility Room	Lennox	Furnace	2011	15	5	10.00	4	replacement in 20 years. Newer Equipment - Good Condition. Replace in 10 years based on ERL	•	·	•				\$ -	\$ -								\$ -	\$ -	\$ -		\$ -
	19.3.1.3	Rooftop Air Handling Unit	Roof	Lennox		2013	15	3	12.00	4	Newer Equipment. Replace in 12 years based on ERL	ş -	\$ -	\$-	\$ -	ş -	s -	\$ -	\$-	\$ 5,900.00	s -	\$-	s -	\$-	\$ -	\$-	\$ -	\$-	\$-	s -	s -
	19.3.1.4	Gas Fired Water Heater	Utility Room	GSW		2011	20	5	15.00	4	Newer Equipment - Good Condition. Replace in 15 years based on ERL	s -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ 4,100.00	s -	\$ -	\$ -	\$ -	\$ -	s -	s -	\$ -	\$ -	s -	\$ -
	19.3.1.5	Kitchen Hood	Kitchen	-		N/A	N/A	N/A	N/A	3	Hood does not have a fire suppression system. Serves two residential gas stoves. Install fire suppression system. Need for the fire suppression system need to be verified with the Building Official	\$ -	ş -	\$ -	\$ 1,300.00	\$ -	ş -	\$ -	\$ -	\$-	\$ -	\$-	\$-	\$ -	\$-	\$ -	ş -	\$ -	\$ -	ş -	\$-