



# **RAISIN RIVER HERITAGE CENTRE BUILDING CONDITIONS REPORT**

**TOWNSHIP OF SOUTH STORMONT**

**PROJECT NO.: OUR REF. NO. 171-08900-00  
DATE: JULY 20, 2017**

**WSP  
1345 ROSEMOUNT AVENUE  
CORNWALL, ON, CANADA K6J 3E5**

**WSP.COM**



July 20, 2017

TOWNSHIP OF SOUTH STORMONT  
2 Mille Roches Road  
Long Sault, Ontario  
K0C 1P0

**Attention: Mr. Kevin Amelotte, Director of Parks and Recreation**

Dear Sir:

**Subject:** Raisin River Heritage Centre Building Conditions Report

Further to your request we visited the property on July 6, 2017 and reviewed the condition of the existing Raisin River Heritage Centre building. Please find following our Report.

We trust that this information satisfies your request.

Please contact our office should there be any questions or concerns.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Geoff Smith', written over a light blue horizontal line.

Geoff Smith, C.E.T.  
Structural Designer

GS/gs  
Encl.

WSP ref.: OUR REF. NO. 171-08900-00

# 1 REPORT

The purpose of the visit on July 6, 2017 was to review the condition of the building with specific attention to any areas that are in need of repair or upgrading. A brief report was requested to outline the findings with recommendations.

During our visit we recorded the general conditions relevant for the preparation of the Report. Photographs were taken and are attached in Appendix 'C' for reference purposes.

The building was constructed in 1906 and utilized as a convent until the 1970's. In 1978 it was designated a heritage building and is currently partially occupied by the Cornwall Township Historical Society where turn of the century artifacts and exhibits are displayed. Until recently the building was also occupied by the S.D. & G County Library.

The following general existing building construction details were recorded:

- Located on the north side of County Road 18 in the village of St. Andrews West (refer to sketch AD.1 – Appendix 'A')
- Positioned within the property of St. Andrews Catholic School and to the east of the School building (refer to sketch AD.2 – Appendix 'B')
- 3 storey building with a full height partially finished basement (photos 1-4)
- Ground floor approximately 5'-0" above finished grade at the south entrance
- Single storey addition at the north side and towards the west corner
- Single storey entrance vestibule at the north side and at the east corner
- All floor and basement spaces finished with painted plaster walls and wood panelling, painted ornate metal ceilings, and a variety of flooring materials including asbestos tile, vinyl tile, hardwood, carpeting, and linoleum
- Unfinished basement spaces are utilized as a mechanical room, workshop, electrical room, and storage
- Stone masonry foundation walls
- Multi-wythe brick masonry perimeter walls
- North additions exterior walls wood framed and clad with painted wood boards
- Wood framed interior walls, floors, and roof
- Sloped roof clad with prefinished screw-down metal roofing
- Brick masonry chimneys
- Painted wood soffits and fascias
- North additions have prefinished metal fascias and prefinished vented metal soffits
- Eavestroughs and downspouts above the south entrance roof and partially along the west elevation roof
- Concrete window sills
- Wood windows and doors
- North, east, and west windows protected with wire mesh
- South ground floor windows protected with lexan
- Wood framed south entrance landing and stairs
- Inset painted statues (2) at the south elevation
- Two gas fired forced air furnaces (2013) located in the basement
- Exposed metal ductwork within the basement, ground, and second floors
- Electric baseboard heaters
- Ground floor updated washrooms with copper and abs plumbing
- 400A 120/240V single phase overhead electrical service from pole located on west side of building
- Electrical breaker panels and 400A 120/240V main service disconnect in basement
- Outdoor Hydro One utility meter base and meter located on pole
- Building is wired with a mix of different type of wiring including knob and tube conductors, non-metallic-sheathed cables, armoured cables and wiring in conduit.

- Lighting is mostly incandescent lamp with some fluorescent fixtures
- This building has no emergency lighting and no exit signs
- There is no existing fire alarm system. Smoke alarms were found in different locations.
- There is no existing lightning protection system.

It was noted that the building structure appears to be stable without any evidence of settlement or failure. The basement space (at the time of our visit) was in a dry condition. The mechanical heating system is in good condition and with regular maintenance should continue to serve the spaces for the next 10+ years. The electrical panels have been upgraded and appear to be in good condition but are beyond their useful life and should be replaced.

The following areas of the building were found to be in poor condition and in need of repair or upgrading with the indicated recommendations (R):

- 1 Metal roofing: loose fasteners and suspect flashings (photos 5 & 34); visible light through roof from within the attic space (photo 6); absence of snow/ice guards presents a risk of falling ice/snow around the perimeter. Stones are present on the north roof which may have damaged the panels (photo 7). (R) Roofing inspection and corrective measures.
- 2 Exterior brick masonry: localized mortar and brick deterioration (photos 8-13). (R) Repoint deteriorated areas with mortar and replace deteriorated brick masonry to match existing.
- 3 Exterior stone masonry: localized mortar deterioration (photos 14 & 15). (R) Repoint deteriorated areas with mortar to match existing.
- 4 Exterior: wood finishes are in poor condition. (R) Prepare (lead containing paint) and paint exposed wood soffits, fascia, cross, railings, windows, window infills, doors, and north addition cladding.
- 5 Brick chimneys: in poor condition (photos 16-18); north central chimney has loose brick which can fall and present a safety hazard (photos 19 & 20). (R) Repair/repoint north central chimney immediately. Repoint other two chimneys. Chimney work should include for the sealing/flashing of the caps.
- 6 Interior brick chimney: support of chimney is suspect (photo 21). (R) Investigate further and remove chimney or add supports.
- 7 Statues: paint finishes are in poor condition. (R) Prepare (lead containing paint) and paint.
- 8 Exterior doors: missing weatherstripping and threshold. (R) Install weatherstripping and threshold.
- 9 Exterior windows: protective mesh is corroded. No protective materials at south upper windows. (R) Replace mesh and install protective material at south upper windows.
- 10 Exterior south entrance: landing deck requires refinishing; stairs are deteriorated and railings are loose. Extended landing area is obsolete (photos 22-24). (R) Prepare (lead containing paint) and paint landing. Remove and replace stairs and paint. Install new railings at sides and centre. Remove extended landing area.
- 11 Exterior north-west addition siding: wood cladding is deteriorated in several location (photos 25 & 26). (R) Remove and replace.
- 12 Exterior north-east corner former downspout drain pipe: presents safety hazard (photo 27). (R) Remove or enclose.
- 13 Exterior north vent piping: currently unpainted. (R) Consider painting.
- 14 South walkway: concrete walkway is cracked (photo 28). (R) Remove and replace with concrete or pavers.
- 15 Exterior west planter: no longer used as a planter. Soil has settled (photo 29). (R) Consider removing and finishing with landscaping. Note that there may be a foundation below the planter at the former basement coal access.
- 16 West eavestrough: appears to be dislodged from fascia (photo 30) resulting in damage to the exterior brick masonry (photo 11). (R) Inspect attachment and secure.
- 17 Eavestroughs and downspouts: likely obstructed with debris and leaves. (R) Inspect and clear. Consider replacing with new and installing gutter guards.
- 18 North addition fascia and soffit: damaged and dislodged in several locations (photos 31 & 32). (R) Remove and replace.
- 19 Interior walls: plaster is cracked in numerous locations and should be painted. (R) Reinststate plaster, prepare surfaces (lead containing paint) and paint.
- 20 Interior ceilings: paint finishes are generally in poor condition. (R) Prepare (lead containing paint) and paint.
- 21 Flooring: has been upgraded in several locations. (R) Replace tiles (asbestos in some areas) and refinish hardwood.
- 22 Interior door and windows: finishes are in poor condition. (R) Prepare (lead containing paint) and paint. Repair/replace door hardware at some locations.
- 23 Interior stairs: finishes are in poor condition. (R) Prepare (lead containing paint) and refinish.

- 24 Third floor and north-east entrance vestibule: spaces contain bird and batt droppings (photo 33). This condition presents a serious health risk. (R) Abate the spaces in accordance with the regulations and seal all batt/bird access openings or completely seal the spaces from access and post and regulate access accordingly.
- 25 Ductwork: all of the existing ductwork is exposed. (R) Consider enclosing ductwork with bulkheads with consideration of maintaining the heritage aspects of the interior spaces.
- 26 Electrical service entrance pole: Anchorage to the building is dislodged (photo 35). (R) Reattach anchor to building face with galvanized through bolts. Remove and reinstate interior wall finishes as required. The meter wiring conduit straps are broken and the conduit is no longer supported and moving. (Photo 35) The meter wiring conduit shall be solidly supported on the pole.
- 27 Basement Electrical Room: Mains Service Disconnect and Breaker Panel appear to be in good condition but are beyond their useful life. (R) Consider replacing the main service disconnect and breaker panels.
- 28 Electrical System Grounding: The breaker panel ground conductor appear to be in good condition. A bond to water line was found but not the bond to the gas line. (R) The gas line shall be bonded to ground using #6 AWG.
- 29 Boiler Room: Some wiring appears to be disconnected at the boilers with conductors exposed. One lamp socket was found broken and there is no sufficient lighting. The lighting circuit conduit is not supported from the ceiling. (R) Considering replacing the lamp socket, re supporting the lighting circuit conduits, remove the abandon wiring at the boiler and add lighting.
- 30 Light switches: Some push button types light switches were found in different areas of the building, These switches are well beyond their useful life. (R) Consider replacing the push button light switches.
- 31 Receptacles: Some 2 prong receptacles were found in the building. The receptacles closed to the sinks in the kitchen basement are not of the GFCI type. (R) Consider replacing the 2 prong receptacles with 3 prong receptacle (Ground). The receptacles within 1.5m from the edge of a sink should be replaced with GFCI type receptacles.
- 32 Lighting: Wall mounted incandescent light fixtures within reach were found on the 2<sup>nd</sup> floor with no lamps in exposing the potentially live contacts. (R) Considering replacing the wall mount fixtures complete with glass globes fixtures.
- 33 Knob and tube conductors: Knob and Tube wiring was found at different location in the building. Some insulators were found either broken or missing. (R) Consider replacing knob and tube wiring as it is well beyond its useful life.
- 34 Building Life Safety: No emergency lighting and exit signs were found on the floors.(R) Since this is a public building emergency lighting should installed in hallway, stairs and exits. Exit signs might be required depending on the occupant load. The existing smoke alarms should be inspected and batteries replaced if required.
- 35 Other electrical: Some junction boxes were found not supported and with no covers exposing the wiring and conductors specifically in the basement but also in other areas. (R) Covers shall be provided for junction boxes so the wiring is not exposed. Junction boxes shall be properly supported from the building structure.
- 36 Lightning Protection System: There is no existing lightning protection. (R) Consider contacting the insurance company to see if there are any requirements.

There are several general concerns with the building that should be considered:

1. Barrier free accessibility both into the building ground floor and to washrooms could be required to satisfy requirements for employees or the public should the building be renovated.
2. Any upgrades and/or renovations should be sensitive to the heritage aspects of the building.
3. The building perimeter is within a school yard. Therefore the protection of the building fabric and the children should be addressed when proceeding with the recommendations.
4. General building exiting, fire protection, and emergency lighting should be addressed when entertaining any current or future occupancies.
5. Any renovations or alterations shall consider the present of designated substances as indicated in the designated substances report prepared by WSP Canada Inc. dated April 7, 2016.

The information in this Report is based on visual observations and limited to the accessible areas of the building. We have not conducted a detailed structural analysis or undertaken any destructive testing or sampling. We trust that this information satisfies your request.



Geoff Smith, C.E.T.  
Structural Designer



Mathieu Bourbonnais, P.Eng.  
Electrical Engineer

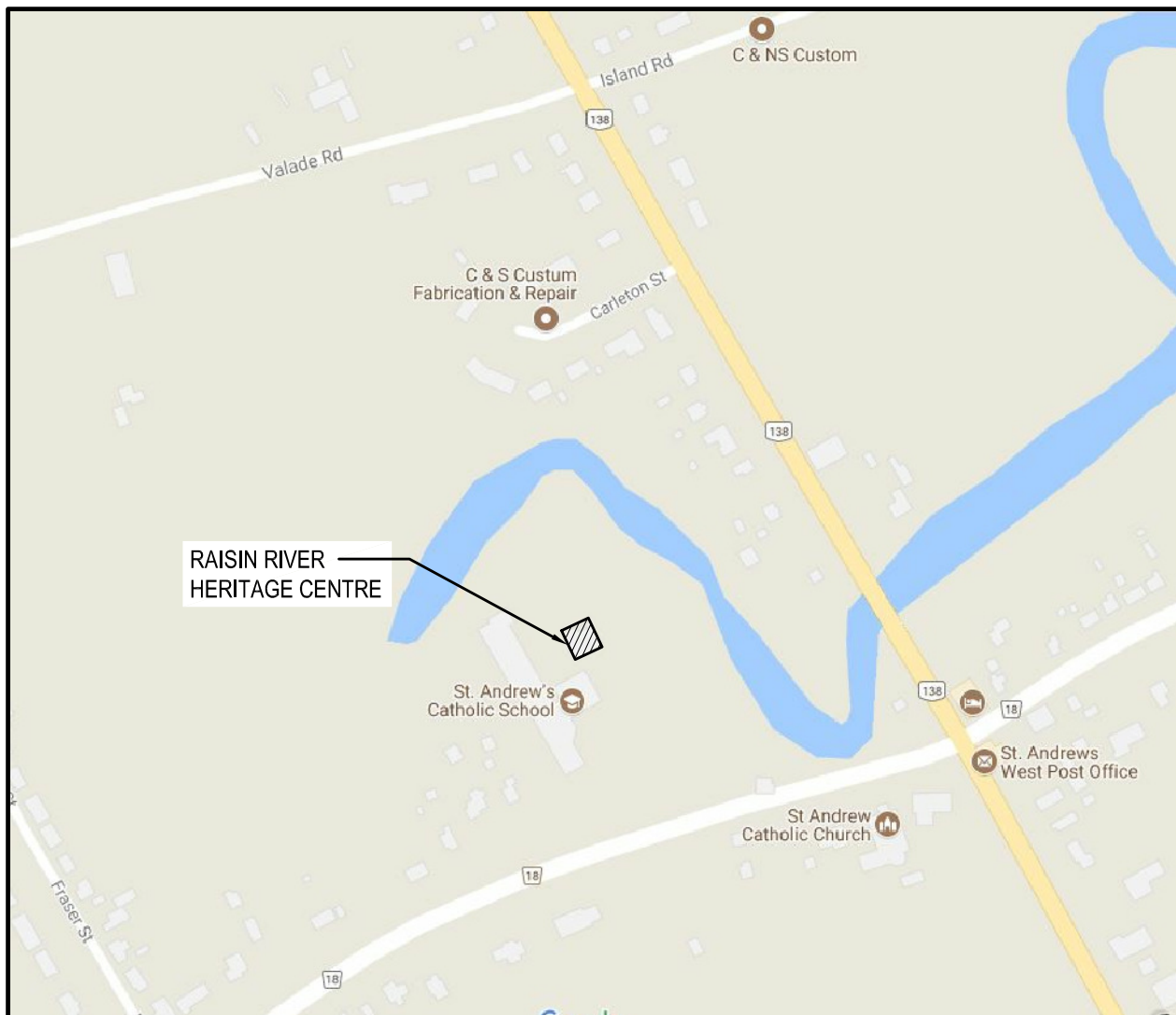
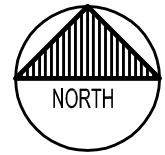
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# APPENDIX

## A KEY PLAN





RAISIN RIVER  
HERITAGE CENTRE

## KEY PLAN

SCALE: N.T.S.



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PROJECT:

RAISIN RIVER HERITAGE CENTRE  
BUILDING CONDITION SURVEY

TITLE:

KEY PLAN

SCALE:  
N.T.S.

DATE:  
JULY 2017

PROJECT NO:  
171-08900-00

DRAWING NO:

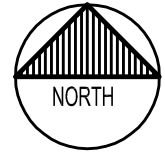
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# APPENDIX

## **B** AERIAL SITE VIEW





## AERIAL SITE VIEW

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PROJECT NO:  
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DRAWING NO:

AD.2

# APPENDIX

## C PHOTOS





Photo 1 – South Elevation



Photo 2 – West Elevation



Photo 3 – North Elevation



Photo 4 – East Elevation



Photo 5 – Loose Roof Panel Fasteners



Photo 6 – Suspected Opening In Roof Flashing



**Photo 7 – Stones On Roof Behind Chimney**



**Photo 8 – Brick Masonry Deterioration**



**Photo 9 – Brick Masonry Deterioration**



**Photo 10 – Brick Masonry Deterioration**





**Photo 11 – Brick Masonry Deterioration**



**Photo 12 – Brick Masonry Deterioration**



**Photo 13 – Brick Masonry Deterioration**



**Photo 14 – Stone Masonry Deterioration**



**Photo 15 – Stone Masonry Deterioration**



**Photo 16 – Chimney Brick Masonry Deterioration**



Photo 17 – Chimney Brick Masonry Deterioration



Photo 18 – Chimney Brick Masonry Deterioration



Photo 19 – Chimney Loose Brick Masonry



Photo 20 – Chimney Loose Brick Masonry



**Photo 21 – Chimney Structural Support**



**Photo 22 – Front Entrance Landing And Stair Condition**



**Photo 23 – Front Entrance Stair Condition**



**Photo 24 – Front Entrance Stair Condition**



**Photo 25 – North-West Addition Siding Deterioration**



**Photo 26 – North-West Addition Siding Deterioration**





**Photo 27 – Former Drain Pipe At North-East Corner**



**Photo 28 – South Entrance Slab Cracking**



**Photo 29 – West Planter Settlement**



**Photo 30 – West Dislodged Eavestrough**



Photo 31 – Damaged Fascia And Soffit



Photo 32 – Damaged Fascia And Soffit



**Photo 33 – Third Floor Batt Droppings**



**Photo 34 – Suspected Opening In Roof Flashing At North-East Entrance**



Photo 35 – Dislodged Pole Anchor