

Project: 224042
Date: February 27th, 2024
Re: Rodney Old Town Hall
Two-bay firehall rear addition - demolition assessment
Attn: Lee Gosnell, Manager of Operations & Community Services
Municipality of West Elgin



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1. INTRODUCTION

1.1 SCOPE OF WORK

Spriet Associates was retained by Mr. Lee Gosnell, Manager of Operations & Community Services with Municipality of West Elgin to complete a structural review of the two-bay firehall rear addition at the Rodney Old Town Hall in order to assess if this addition to the original building can be demolished. The building is located at 217 Furnival Road, in Rodney, ON.

The inspection was conducted by Spriet Associates on February 13th, 2024. Existing drawings were not available for review.

1.2 LIMITATIONS

In accordance with the scope of work, no physical or destructive testing, or extensive design calculations were undertaken. The conclusions of the report were drawn based on the visual examination of the elements that were exposed to view. All deficiencies were attempted to be identified for the purpose of the Structural Inspection report, however, in accordance with standard industry practice, Spriet Associates does not accept liability for problems associated with deficiencies not noted. Outstanding deficiencies from the building inspector or other authorities having jurisdiction over the building and its site were not reported by the site representative.

Additional information provided by the site representative and personnel involved in past maintenance of the building was assumed to be correct and was also used by Spriet Associates to develop the conclusions of the report.

2. OBSERVATIONS AND COMMENTS

2.1 GENERAL

The Rodney Old Town Hall was a rectangular two-storey original brick building constructed prior to 1916. An older addition featuring the front two storey section facing Furnival Road along with the two storey single bay firehall located on the South side was reportedly built in 1930-1931. A single storey newer addition is located at the rear, with the construction date unknown, was used as two-bay firehall.

The intention of the owner (Municipality of West Elgin) is to demolish the rear two-bay newer addition demolished while preserving the original building and the older addition.

At the current time the building is vacant.

2.1 OBSERVATIONS

The newer addition feature concrete block masonry walls on three sides (South, North and East) and on the West side it's adjoining the original building.

Interior ceiling finishes are still in place with only localized removal undertaken during the inspection.

The flat roof of this addition is supported by wood joists oriented East-West. An interior steel beam oriented North-South is used to support the joists at center of the addition. On East side, the joists are supported by the exterior concrete block wall of the addition. On the West side, the joists are supported by the existing brick wall of the original building. An up-turned heavy steel angle, complete with a wood nailer for joists support is attached to the existing brick wall and carries the joists.

Where the newer concrete block masonry walls abut into the older brick exterior walls the masonry is not toothed in into the existing, only a construction joint is provided.

3. CONCLUSIONS

It appears that the structure of the newer addition is independent from the original building and by removing the roof framing and walls will not have a negative impact on the existing structure. Therefore the newer 2-bay rear firehall addition can be demolished.

4. RECOMMENDATIONS

An experienced demolition contractor is to be retained. A final pre-demolition inspection after all the ceiling finishes are removed and a meeting with the demolition contractor on site are required.

Removal of the existing wood joists is to be completed with great care, especially on the West side in order not to disturb the attachment of the heavy steel angle to the existing brick wall and avoid damage to the existing brick wall. It is not permitted to 'rip' the angle from the wall, but instead careful dismantling is required.

Where removal of existing framing, roof, flashings and walls etc would create a penetration point for water through the building envelope of the remaining part of the building, the contractor shall provide temporary waterproofing until final sealing and reconstruction of these areas is completed.

5. CLOSURE

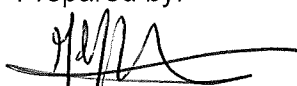
In accordance with the scope of work, physical or destructive testing, or design calculations were not undertaken. Consequently, the findings are limited to the extent that the assessment could be made visually. Spriet Associates has attempted to identify all the structural deficiencies associated with this project. However, in accordance with standard industry practice, Spriet Associates does not accept liability for problems associated with deficiencies not noted.

This report was prepared by Spriet Associates for the exclusive use of Municipality of West Elgin in evaluating the implications of the demolition of the rear two-bay firehall at Rodney Old Town Hall, at the time of Spriet Associates' site visit. The investigation was conducted in general accordance with the scope of and generally accepted structural assessment practices. No other warranty, expressed or implied is made.

Spriet Associates will not be responsible for the use of this report by any third party, or reliance on or any decision to be made based on it without the prior written consent of Spriet associates. Spriet Associates does not accept any responsibility for damages, by any third party as a result of decisions or actions based on this report.

We trust this report addresses your current requirements.

Prepared by:


Alex Altenliu, P.Eng.

