

BUILDING INSPECTION REPORT

CITY OF TORONTO - EDCT DEPARTMENT

Trinity Belwoods AIR

Address Groevale south of Dundas West

Inspected By ABS: Jan Gawrylczyk, Bob Torabi-Marashi

Roof Area 88 sq.m. 950 sq.ft. **Storeys**

Gross Floor Area 88 sq.m. 950 sq.ft. **Construction Date** 1963

Components Outdoor Rink

Date of Audit Nov. 8, 2001

Basement

EDCT Building ID # 11

City Building ID # 00126080

Ward # 19

District South

Tel # (416)

Replacement Value \$1,200,000.00

<i>Life Exp</i>	<i>Year Install</i>	<i>Remain Life</i>	<i>Condition</i>	<i>Priority</i>	<i>Funding Level</i>	<i>\$ '000</i> <i>R & M + Capital = TOTAL</i>	<i>Photo Ref #</i>	<i>Notes / Comment Ref #</i>
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1.1	Foundation	50		15			R&M	0	0	0		S03
1.2	Structural/Framing	50		15			R&M	0	0	0		S02 S04
1.3.1	Exterior Doors	30		0			Capital	0	1	1		A07
1.4	Envelope	8		0			Capital	0	11	11		A06
1.4.1	Sealant/Caulking	8		0			Capital	0	1	1		A08
1.5	Roofing	25		0			Capital	0	0	0		A05
2.4	Ceiling	50		15			R&M	0	0	0		S01
2.6	Specialties	40		30			Capital	0	0	0		A01
2.6	Specialties	25		20			Capital	0	0	0		A02
3.1	Mechanical & HVAC	15		0			Capital	0	2	2		M31
3.1	Mechanical & HVAC	10		2			Capital	0	3	3		E09
3.1.1	Mechanical - other	24		2			Capital	0	6	6		M21 M33
3.1.1	Mechanical - other	20		16			Capital	0	0	0		M28 M29
3.2	Plumbing	24		2			Capital	0	4	4		M16
3.2	Plumbing	15		11			Capital	0	0	0		M19 M27
3.2	Plumbing	25		20			R&M	0	0	0		L07
3.3	Electrical	30		20			Capital	0	0	0		E01 E02
3.3	Electrical	25		15			Capital	0	0	0		E04 E08 E11
3.3	Electrical	30		0			Capital	0	3	3		E12
3.8	Arena Refrigeration Systems	15		0			Capital	0	23	23		M13 M23 M25 M30
3.8	Arena Refrigeration Systems	15		4			Capital	0	2	2		M18 M20 M10 1k
3.8	Arena Refrigeration Systems	17		13			Capital	0	0	0		M05 5k, M06 35k M09 2k, M15 3.5k
3.8	Arena Refrigeration Systems	20		17			Capital	0	0	0		M04 44k, M07 M12 20k, M22 M24

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3.8	Arena Refrigeration Systems	25	21			Capital	0	0	0		M01 M02 M03 M08 M11 M14
3.9	Arena Dasher Boards	25	23			Capital	0	0	0		L06 L04 16.45k
3.9.1	Rink Slab	30	28			R&M	0	0	0		L03
4.1	Fire Alarm System/Safety Lighting	15	0			Capital	0	6	6		V01 V02 V03 V07
4.1	Fire Alarm System/Safety Lighting	15	5			Capital	0	4	4		V05 V04
4.2	Fire Safety Plan	10	0			Capital	0	4	4		V06
4.9	Health & Safety	10	5			Capital	0	3	3		V08
5.1	Perimeter Hard Surfaces	20	2			Capital	0	51	51		L01 L02
5.4	Equipment	12	0			Capital	0	4	4		M32 L08
7.0	Total						0	125	125		
8.0	Comments	A01	Stairs: Concrete stairs to the mechanical room appeared to be in good condition, free from cracks or damages. Painting is recommended at this time. Allowance has been made for the cost in conjunction with painting of the concrete floor slabs.								
		A02	Handrails: Metal pipe handrails at the entrance to mechanical room appear to be in good condition and free from any damages at this time. We recommend painting of handrails from time to time.								
		A03	Other: Recommend to install concrete curbs around the open pits of the floor slab in the mechanical room. New curbs will barricade the flow of accidental chemical spills to enter the open pit.								
		A04	Roofing System: Conventional build up roofing was found to be in very poor condition at the time of inspection. Roof membrane was found to be blistered and exposed at various locations. Roofing system has surpass its useful life, we recommend replacement at this time.								
		A05	Roof Flashings: Copper flashing at the perimeter of the roof was found to be not properly secured. We recommend that the copper flashing been replaced along with the roof replacement. Allowance has been made for the cost of metal flashing in the roofing about.								
		A06	Ext. Cladding (Brick): Brick veneer walls appeared to be in good condition at the time of inspection and free from any defects and damage. Allowance has been made for required repairs in fifteen year cycles.								
		A07	Exterior Doors: Exterior solid wood doors covered with metal sheeting appeared to be in very poor condition at the time of inspection. Doors and frame are rotten at the bottom and surpass their useful life. We recommend mechanical room doors to be replaced with fire rated metal panic type doors that are suitable during emergencies.								
		A08	Caulking: Caulking appeared to be non-flexible and in poor condition at the time of inspection. We recommend to caulk all exterior doors and wall projections at this time.								

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A09			Wall Air Louver: Wall mounted air louvers were found to be in fair to poor condition at the time of inspection. One air louver was found to be no longer in use and can be removed at this time.						
E01			Branch Circuit Panel: Lower life expectancy applies for breaker used as switching device.						
E02			Distribution: For better operation practices, Regular inspection and maintenance is recommended.						
E03			Motor Control Panel: Individual contactors & relays very durable, however they operate independently of each other system						
E04			Receptacles: Standard grade, to be replaced						
E05			Wiring: Modern wiring with thermosetting plastic insulation shows hardly any deterioration since appearing on the market some 20 years ago.						
E06			Electrical outlets: Switches & similar device have similar characteristics as indicated under item E09 however outlets in general will assume longevity according to equipment they serve.						
E07			Indoor Luminaires: Existing indoor illuminate - good.						
E08			Main Panels: Main distribution panels - good.						
E09			Air Flow Heater (AFH): Existing Air Flow Heater size & location are not adequate.						
E10			Micro monitoring: Electronic equipment very sensitive on Power quality and subject to rapid technical obsolence.						
E11			Controls: Electronic Controls very sensitive on Power quality and subject to rapid technical obsolence. Required to be updated every 10 years.						
E12			HV Area: High Voltage Area shall be separated by providing wall & door to avoid any spills.						
L01			Sidewalks & Curbs (Asphalt): Asphalt paved sidewalk appeared to be in very poor condition at the time of inspection. Pavement was found to be cracks and deteriorated. We recommend that the asphalt sidewalk be replaced into years time.						
L02			Sidewalks & Curbs (Concrete): Concrete slab on grade around mechanical room building appeared to be in excellent condition at the time of inspection, free from any settlement or cracks. Also, concrete steps were found to be in very good condition.						
L03			Ice Rink: This facility offers hockey ice rink. Concrete slab on grade appeared to be in excellent condition at the time of inspection. Slab was found to be free from any cracks or defects. It appeared that concrete slab has been newly installed.						
L04			Ice Rink Walls: Galvanized metal frame with fibre glass sheeting appeared to be in excellent condition and recently installed. Walls are free from any defects.						
L05			Ice Rink Gates: Access gates to the rink are an integral part of the chain link fence. Gates appeared to be in good and operable condition at this time. Gates cost are included in Fencing below.						
L06			Fencing: Metal chain-link fence around the hockey ice rink appeared to be in excellent condition at the time of inspection, newly installed. Regular maintenance, repair or partial replacement of fence mesh may be required within life cycle, as fence becomes damaged.						

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L07			Trench: Trench was covered a time of inspection. Pre-cast concrete slabs of the trench cover appeared to be in very good condition at the time of inspection. Minor concrete damage was found at the exposed trench wall. We recommend repairs to be done at this time in order to restore the concrete.						
L08			Benches: Metal frame benches with fibre glass sheeting cover appeared to be newly installed and in very good condition at the time of inspection.						
L09			Drainage: Grounds around the building appeared to have positive slope away from walls.						
L10			Landscaping: Grass covered grounds around the building are common in use with park.						
M01			Rink Piping & Pipe Support Brine / Converted: Newly installed and in good condition. No action is required at time of inspection. Replace/upgrade at the end of life cycle.						
M02			Header Trench Brine / Converted: Newly installed and in good condition. No action is required at time of inspection. Replace/upgrade at the end of life cycle.						
M03			Valves on Main Pipes to Header Trench: Newly installed and in good condition. No action is required at time of inspection. Replace/upgrade at the end of life cycle.						
M04			Compressor (2) two 50 hp each: Newly installed and in good condition. No action is required at time of inspection. Replace/upgrade at the end of life cycle.						
M05			Vertical Surge Drum: Newly installed and in good condition. No action is required at time of inspection. Replace/upgrade at the end of life cycle.						
M06			Evaporative Condenser: Newly installed and in good condition. No action is required at time of inspection. Replace/upgrade at the end of life cycle.						
M07			Plate exchanger: Provide Predictive Maintenance						
M08			Gas & Liquid Pipes: Newly installed and in good condition. No action is required at time of inspection. Replace/upgrade at the end of life cycle.						
M09			Poly Tank: Newly installed and in good condition. No action is required at time of inspection. Replace/upgrade at the end of life cycle.						
M10			Overflow Tank: Newly installed and in good condition. No action is required at time of inspection. Replace/upgrade at the end of life cycle.						
M11			Expansion Tank: Newly installed and in good condition. No action is required at time of inspection. Replace/upgrade at the end of life cycle.						
M12			Main Supply Brine Pumps one 20hp & one 7-1/2hp.: Newly installed and in good condition. No action is required at time of inspection. Replace/upgrade at the end of life cycle.						
M13			Water Tank: To be provided for proper operation						
M14			Water pump: Newly installed and in good condition. No action is required at time of inspection. Replace/upgrade at the end of life cycle.						
M15			Ammonia Diffuser: Newly installed and in good condition. No action is required at time of inspection. Replace/upgrade at the end of life cycle.						
M16			Main cold water pipes.: Useful life is almost over, can leak, to be replaced at the end of life cycle..						

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M17			Ventilation: New installed good, remove old fan & blank wall.						
M18			Discharge Traps: Newly installed and in good condition. No action is required at time of inspection. Replace/upgrade at the end of life cycle.						
M19			Drainage: Replace existing floor drains with funnel type to avoid any spills go to drain						
M20			Ammonia Trap: Newly installed and in good condition. No action is required at time of inspection. Replace/upgrade at the end of life cycle.						
M21			Pipes Identification: No proper identification pipes, valves etc.						
M22			Condenser pump 1-1/2 hp.: Replace Pump seal, new in (10) years.						
M23			Header Trench : Require power wash clean.						
M24			Brine supply pump 1hp.: Newly installed and in good condition. No action is required at time of inspection. Replace/upgrade at the end of life cycle.						
M25			Refrigeration Storage: Provide refrigeration storage.						
M26			Equipment Insulation: New equipment c/w. insulation						
M27			Backflow Preventer: Newly installed and in good condition. No action is required at time of inspection. Replace/upgrade at the end of life cycle.						
M28			Gauges: Newly installed and in good condition. No action is required at time of inspection. Replace/upgrade at the end of life cycle.						
M29			HP Pressure cutouts: For proper operation to be replaced						
M30			Brine Header Vents: To be extended to avoid spill to public						
M31			Electric Hot Water Heater: Installed close to electrical panels, to be relocated.						
M32			Zamboni typical (ice rink): Water quality for ice, required upgrade provide new ice wash.						
M33			Pipes Insulation: Cold & Hot Water pipes not insulated, provide new insulation.						
Q01			Chemical Storage: To be provided						
Q02			Mechanical Room: Exist.						
Q03			Public Area: Exist.						
R01			Priority 3: Repair damaged concrete of the trench wall.						
R02			Priority 3: Paint concrete floor of the mechanical room.						
R03			Priority 1: Install new concrete curb around the open pit of the mechanical room floor.						

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R04									Priority 1: Replace roofing system complete with all flashings. Raise cooling tower exhaust curb.
R05									Priority 1: Replace two (2) exterior doors to insulated metal, fire rated panic type.
R06									Priority 2: Caulk around all exterior doors and wall projections.
R07									Priority 3: Remove unused air louver on the exterior wall on the building.
R08									Priority 2: Provide Refrigeration Storage.
R09									Priority 2: Extend Brine Header Vents.
R10									Priority 2: Electric Hot Water Heater is installed too close to the electrical panels, we recommend that HW be relocated.
R11									Priority 3: Zamboni typical (ice rink): Water quality for ice, required to be upgraded, provide new ice wash.
R12									Priority 2: High Voltage Area shall be separated by providing wall & door to avoid any spills.
R13									Priority 2: Install smoke and heat detectors, security and fire alarm system panel.
S01									Ceiling: Painted exposed metal deck ceiling in mechanical room appear to be in very good condition at the time of inspection. Allowance has been made for painting in fifteen year cycles.
S02									Walls: Load bearing block walls appeared to be in good condition at this time. Walls were found to be free from any cracks, damages or structural distress during our inspection. Painting of the block walls is recommended from time to time. Allowance has been made for required repairs in fifteen year cycles.
S03									Foundation Walls: Hollow block interior foundation walls of the mechanical room appear to be in poor condition at the time of inspection. No sign of moisture penetration to the interior was observed during inspection. Allowance has been made for required repairs in fifteen year cycles. Exterior foundation walls are partially exposed and free from any damage at this time.
S04									Floor Slabs: Cast-in place concrete floors appeared to be in good condition and free from any structural distress at the time of inspection. However, paint appeared to be fading and peeling from concrete surface. It is recommended to paint concrete floors at this time. Allowance has been made for required repairs in fifteen year cycles.
V01									Smoke Detector: To be installed in all location.
V02									Heat Detectors: To be installed in all location.
V03									Bells: In one location.
V04									Extinguisher: Exist in all location.
V05									Emergency Lighting: Present in all location. System appear to be operating.
V06									Security Control: Security Controls to be provided.

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V07				Fire Alarm System Panel: To protect, provide Fire Alarm System Panel in entrance lobby.						
V08				Eye wash & safety shower: Upgrade eye wash & safety shower.						
X01				Mechanical Routine: Predictive / Preventive						
X02				Electrical Routine: Predictive / Preventive						
Z01				Asbestos						
9.0	Summary	AS01		Size of Rink: Single, 80' x 180'. New header trench 1986.						



S11-001-R-Bellwoods Front view



S11-002-R-Bellwoods View of the ice rink



S11-003-R-Bellwoods Exposed/deteriorated membrane at the corner of the roof. Also, sensor on the corner on the roof is not supported.

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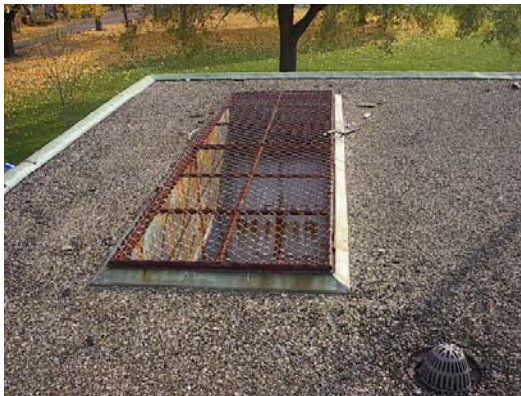
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S11-004-R-Bellwoods View of the roof, exhaust curb very low at the roof level.



S11-005-R-Bellwoods Pop out concrete at the joint between old and new concrete at the side of the newly installed trench.



S11-006-R-Bellwoods Rotten wood at the entrance door to the mechanical room.