

**BUILDING INSPECTION REPORT**

**CITY OF TORONTO - EDCT DEPARTMENT**

**Campbell Park AIR**

**Address** 255 Campbell Ave.

**Inspected By** ABS: Jan Gawrylczyk, Bob Torabi-Marashi

**Roof Area** 185 sq.m. 2000 sq.ft. **Storeys** 0

**Gross Floor Area** 185 sq.m. 2000 sq.ft. **Construction Date** 1967/85

**Components** Outdoor Waterplay, Outdoor Rink, Softball, Soccer

**Date of Audit** Nov. 9, 2001

**Basement** na

**EDCT Building ID #** 45

**City Building ID #** 00213610\00213620

**Ward #** 18

**District** South

**Tel # (416)**

**Replacement Value** \$1,000,000.00

Life Exp	Year Install	Remain Life	Condition	Priority	Funding Level	\$ '000			Photo Ref #	Notes / Comment Ref #
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1.2 Structural/Framing	50		15			R&M	0	0	0		S01 S03 S04
1.3 Windows/Glazing	25		22			R&M	0	0	0		A11 A13
1.3 Windows/Glazing	40		35			R&M	0	0	0		A03
1.3 Windows/Glazing	25		0			Capital	0	1	1		A12
1.4 Envelope	25		0			R&M	2	0	2		A16
1.4 Envelope	20		9			R&M	6	0	6		A10
1.4 Envelope	25		15			R&M	0	0	0		A01 A09
1.4.1 Sealant/Caulking	25		0			R&M	2	0	2		A14
1.5 Roofing	20		0			Capital	0	40	40		A07
2.1 Interior Doors	40		35			Capital	0	0	0		A02
2.4 Ceiling	50		15			R&M	0	0	0		S02
3.1 Mechanical & HVAC	10		0			Capital	0	2	2		E13
3.1 Mechanical & HVAC	15		13			Capital	0	0	0		M17
3.1 Mechanical & HVAC	20		18			R&M	0	0	0		A15
3.1.1 Mechanical - other	20		17			R&M	0	0	0		M29 M30
3.1.1 Mechanical - other	20		0			Capital	0	5	5		M16 M21
3.2 Plumbing	0		0			Capital	0	7	7		M24 M28 M32
3.2 Plumbing	20		18			Capital	0	0	0		M33
3.2 Plumbing	30		27			R&M	0	0	0		L08
3.3 Electrical	35		20			R&M	0	0	0		E01 E02
3.3 Electrical	17		14			Capital	0	0	0		M04E08 E12 E16
3.4 Lighting	30		15			Capital	0	0	0		E11
3.8 Arena Refrigeration Systems	15		0			Capital	0	24	24		M15 M19 M22 M26 M31

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3.8	Arena Refrigeration Systems	15		12			Capital	0	0	0		M05 M09 M10 M13 M18 M20
3.8	Arena Refrigeration Systems	18		15			Capital	0	0	0		M02 M06 M07 M21 M23 M24
3.8	Arena Refrigeration Systems	24		21			Capital	0	0	0		M01 M03 M08 M11 M14
3.9	Arena Dasher Boards	25		5			Capital	0	10	10		L07
3.9.1	Rink Slab	30		25			Capital	0	0	0		L04 L05
4.1	Fire Alarm System/Safety Lighting	15		0			Capital	0	15	15		V01 V02 V03 V05 V06 V08
4.2	Fire Safety Plan	10		0			Capital	0	2	2		V07
4.3	Communication	15		5			R&M	2	0	2		V04
4.5	Egress System	25		22			R&M	0	0	0		L10 A05 A06
4.9	Health & Safety	10		5			Capital	0	3	3		V09
5.1	Perimeter Hard Surfaces	20		13			R&M	0	0	0		L01
5.1	Perimeter Hard Surfaces	25		22			R&M	0	0	0		L02 L03
5.4	Equipment	30		20			R&M	0	0	0		A04
5.4	Equipment	12		2			Capital	0	4	4		M34
5.4	Equipment	30		28			R&M	0	0	0		L09
7.0	Total							11	113	125		

8.0	Comments	A01	Walls: Partition block walls appeared to be in good condition at this time without any structural distress. We found no cracks or damages in the wall system. Painting of walls are recommended on regular basis. Allowance has been made for required repairs in fifteen year cycles.
		A02	Internal Doors: Metal doors were found to be in good condition at the time of inspection. We found one door to be missing, new door needs to be installed.
		A03	Windows: Single glaze metal frame window appeared to be in excellent condition during our inspection.
		A04	Benches: Wooden wall mounted benches in the change room areas appeared to be in fair condition. Staining wood is recommended in two years in order to prolong its life cycle.
		A05	Staircase: Galvanized metal frame with metal grill top staircase at the entrance to mechanical room appeared to be in excellent condition at this time.

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A06			Handrails: Metal pipe handrails appeared to be in good condition at this time. Painting is recommended from time to time.						
A07			Roofing System: Conventional build up roofing was found to be in poor condition at the time of inspection. Flashing membrane at the perimeter of the roof was found to be deteriorated during our inspection. Roofing system was found to have surpass its useful life at this time. Metal cover of the cooling tower curb was found to be laying of the roof and not installed. We recommend to replace the roofing system at this time.						
A08			Roof Flashings: Copper flashing at the perimeter of the roof was found to be in poor condition at this time. We recommend that the copper flashing be replaced along with the roof replacement. Allowance has been made for the cost of metal flashing in the roofing about.						
A09			Ext. Cladding (Brick): Brick veneer walls appeared to be in good condition, free from any damages or cracks at the time of inspection. Allowance has been made for required repairs in fifteen year cycles.						
A10			Ext. Cladding (Wood): Wood cladding located at top of the masonry wall appeared to be in general good condition. It is recommended to paint exterior wood from time to time in order to prolong its life expectancy.						
A11			Exterior Doors (Metal): Metal doors appeared to be in good and operable condition at the time of inspection. Painting is recommended from time to time.						
A12			Exterior Doors (Wood): Wooden door appeared to be in very poor condition at this time. Doors were found to be rotten at the bottom and surpass their useful life. It is recommended to replace door to insulated, fire rated panic type doors.						
A13			Windows: Single glaze metal frame window appeared to be in excellent condition during our inspection.						
A14			Caulking: Caulking appeared to be semi-flexible in fair to poor condition at the time of inspection. We recommend to caulk all exterior doors, windows and wall projections in two years.						
A15			Wall Air Louver: Wall mounted air louvers were found to be in good condition at the time of inspection.						
A16			Flashing: Copper flashing on top of the masonry wall was found to be in poor condition at this time. Flashing was found to be at end of its useful life. We recommend that copper flashing be replaced in conjunction with metal flashing replacement of the roofing system.						
E01			Branch Circuit Panel: Lower life expectancy applies for breaker used as switching device.						
E02			Distribution: For better operation practices, maintenance						
E03			Outdoor lighting standards: Exposed to harsh weather conditions, element of operating ballast & reflector deterioration.						
E04			Compressor Motor 50hp: New installed						
E05			Main Supply Brine Pumps Motors 20hp.& 71/2hp. : Newly installed and in good condition. No action is required.						
E06			Condenser Pump Motor: Good condition. Replace at the end of cycle.						
E07			Motor Control Panel: Newly installed and in good condition. No action is required. Replace at the end of life cycle.						
E08			Receptacles: Standard grade, good condition.						
E09			Wiring: Modern wiring with thermosetting plastic insulation shows hardly any deterioration since appearing on the market some 20 years ago.						

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E10			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.
E11			Indoor Luminaires: Existing to be replaced with: fluorescent luminaires c/w energy conservation type magnetic ballast at the end of life cycle.						
E12			Main Panels: Main distribution panels shall serviced minimum every 10 years to ensure specified calibration & ensure required protection function according to original design criteria.						
E13			Electric Baseboard Heaters: Existing baseboard heaters located on floor, fins are broken & very often heaters in water when sump pit is not capable to handle flood. Replace						
E14			Micro monitoring: Electronic equipment very sensitive on Power quality and subject to rapid technical obsolescence.						
E15			Water Pump Motor: Newly installed and in good condition. No action is required. Replace at the end of life cycle.						
E16			Controls: Electronic Controls very sensitive on Power quality and subject to rapid technical obsolescence. Required to be updated every 10 years.						
L01			Driveway: Asphalt paved driveway appeared to be in good condition at the time of inspection. Pavement was found to be free from any cracks or settlements at this time.						
L02			Sidewalks & Curbs (Pavers): Concrete pavers appeared to be newly installed at the access gate to the ice rink and in very good condition at the time of inspection.						
L03			Sidewalks & Curbs (Concrete): Concrete slab on grade around the ice rink appeared to be in excellent condition at the time of inspection, free from any settlement or cracks. Concrete curbs at the perimeter of the driveway were found to be in fair to poor condition, approximately 50' of concrete curb is in need of replacement.						
L04			Ice Rink: This facility offers hockey ice rink only. Concrete slab on grade appeared to be in good to fair condition at the time of inspection. Slab was found to be free of any structural distress and defects. We found a storage tank to be placed on the concrete slab during our inspection, it is recommended to remove the tank from the slab.						
L05			Ice Rink Walls: Galvanized metal frame with fibre glass sheeting walls around the hockey rink appeared to be in very good condition at this time. Walls appeared to be newly installed and free from any damage or defects.						
L06			Ice Rink Gates: Access gates to the hockey rink are an integral part of the rink walls. Gates were found to be generally in the same condition as ice rink walls.						
L07			Fencing: Metal chain-link fence around the ice rink appeared to be in poor condition at the time of inspection. Wire mesh fence and posts were found to be rusted on surface. Regular maintenance, repair or partial replacement of fence mesh may be required within life cycle, as fence becomes damaged.						
L08			Trench: Trench was covered a time of inspection. Metal cover appeared to be in good condition at the time of inspection. Metal was found to be rusted on surface, it is recommended to grind and paint the metal at this time.						
L09			Benches: Fibre glass benches/seating area around the hockey rink appeared to be newly installed. We found no defects or damages during our inspection.						
L10			Handrails: We found wrought iron handrails to be in very good condition during our inspection. Periodic painting of exterior handrails are recommended and will prolong the element's life cycle.						

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L11			Drainage: No drainage problems around building walls to report. All grounds appeared to have positive slope away from walls.						
L12			Landscaping: Grass covered grounds around the building are common in use with park.						
M01			Rink Piping & Pipe Support Brine / Converted: Rink Piping & Pipe Support Brine have been Converted. No action is required. Upgrade/Replace at the end of life cycle.						
M02			Header Trench Brine / Converted: Newly installed and in good condition. No action is required. Replace at the end of life cycle.						
M03			Valves on Main Pipes to Header Trench: Newly installed and in good condition. No action is required. Replace at the end of life cycle.						
M04			Compressor (2)two 50 hp each.: Newly installed and in good condition. No action is required. Replace at the end of life cycle.						
M05			Vertical Surge Drum: Newly installed and in good condition. No action is required. Replace at the end of life cycle.						
M06			Evaporative Condenser: Newly installed and in good condition. No action is required, water splashing around, provide top fill eliminators, full size on air out.						
M07			Plate exchanger: Newly installed and in good condition. No action is required. Replace at the end of life cycle.						
M08			Gas & Liquid Pipes: Newly installed and in good condition. No action is required. Replace at the end of life cycle.						
M09			Poly Tank: Newly installed and in good condition. No action is required. Replace at the end of life cycle.						
M10			Overflow Tank: Newly installed and in good condition. No action is required. Replace at the end of life cycle.						
M11			Expansion Tank: Newly installed and in good condition. No action is required. Replace at the end of life cycle.						
M12			Main Supply Brine Pumps (1) One, 20hp., (1)one 71/2hp: Newly installed and in good condition. No action is required. Replace at the end of life cycle.						
M13			Water Tank: Existing water tanks is in good condition. No action is required. Replace at the end of life cycle.						
M14			Water pump: Newly installed and in good condition. No action is required. Replace at the end of life cycle.						
M15			Ammonia Diffuser: Existing Ammonia Diffuser is corroded, to be replaced & relocated far from Evaporative Condenser air out.						
M16			Pipes Insulation: Cold & Hot Water not properly insulated, insulate as required..						
M17			Ventilation: Newly installed and in good condition. No action is required. Replace at the end of life cycle.						
M18			Discharge Traps: Newly installed and in good condition. No action is required. Replace at the end of life cycle.						
M19			Header Trench Drain: Requires power wash.						
M20			Ammonia Trap: Newly installed and in good condition. No action is required. Replace at the end of life cycle.						

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M21									Pipes Identification: No proper identification pipes, valves etc.
M22									Hot Water Tanks (HWT): Useful life is over, however it is still operational (2) two HWT Tanks (Electric), to be replaced within 2 years.
M23									Condenser pump 11/2 hp.: Newly installed and in good condition. No action is required. Replace at the end of life cycle.
M24									Drainage: Replace existing floor drains with funnel type to avoid any spills.
M25									Pump receiver (1) one 5hp.: Newly installed and in good condition. No action is required. Replace at the end of life cycle.
M26									Refrigeration Storage: Provide storage for refrigeration.
M27									Equipment Insulation: Newly installed and in good condition. No action is required. Replace at the end of life cycle.
M28									Back-flow Preventer: To avoid leakage to be replaced
M29									Gauges: Newly installed and in good condition. No action is required. Replace at the end of life cycle.
M30									HP Pressure cutouts: Newly installed and in good condition. No action is required. Replace at the end of life cycle.
M31									Brine Header Vents: To be extended to avoid spill to public
M32									Parts from Old System: Remove all disconnected pipes from old system.
M33									Liquid Drained Orifice.: Newly installed and in good condition. No action is required. Replace at the end of life cycle.
M34									Zamboni typical (ice rink): Water quality for ice, required upgrade new ice wash.
Q01									Chemical Storage: Present and in good condition. No action is required
Q02									Mechanical Room: Present and in good condition. No action is required
Q03									Public Area: Present and in good condition. No action is required
R01									Priority 3: Grind and paint metal cover of the trench.
R02									Priority 4: Paint concrete floor slab.
R03									Priority 3: Install one new door.
R04									Priority 2: Replace roofing system.
R05									Priority 3: Replace one exterior door.
R06									Priority 2: Installed weather strip of the bottom of the exterior door to mechanical room.

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R07				Priority 2: Replace copper flashing on top of the masonry brick wall.					
R08				Priority 2: Existing Ammonia Diffuser is corroded, to be replaced & relocated far from Evaporative Condenser air out.					
R09				Priority 2: Replace existing floor drains with funnel type to avoid any spills.					
R10				Priority 2: Provide storage for refrigeration.					
R11				Priority 2: Extend brine header vents to avoid spill. Remove all disconnected pipes from old system.					
R12				Priority 2: Existing baseboard heaters located on floor, fins are broken & very often heaters in water when sump pit is not capable to handle flood. Replace					
R13				Priority 1: Life Safety: The following items shall be supplied and installed: smoke and heat detectors, bells, voice communication, extinguisher in mechanical room and emergency lighting and control.					
S01				Walls: Load bearing block walls appeared to be in good condition at this time without any structural distress. We found no cracks or damages in the wall system. Painting of walls are recommended on regular basis. Allowance has been made for required repairs in fifteen year cycles.					
S02				Ceiling: Exposed and painted metal decking appeared to be in very good condition at this condition. Painting of the ceiling is recommended from time to time. Allowance has been made for periodical painting in fifteen year cycles.					
S03				Foundation Walls: Cast-in place concrete foundation walls appear to be in very good condition at the time of inspection, in mechanical room. No structural distress was found at this time. Extensive exposure to moisture has faded the paint on the wall at the bottom of entrance door to the mechanical room. Moisture infiltrates into mechanical room from under the door due to lack of weather strip at bottom of the door. Allowance has been made for required repairs in fifteen year cycles.					
S04				Floor Slabs: Cast-in place concrete floors and steps appeared to be in good condition and free from any structural distress at the time of inspection. Paint was found to be fading and peeling from concrete surface. Painting is recommended at this time. Allowance has been made for required repairs in fifteen year cycles.					
V01				Smoke Detector: Must be supplied and installed in all locations.					
V02				Heat Detectors: Must be supplied and installed in all locations.					
V03				Bells: Must be supplied and installed in all locations.					
V04				Voice Communication: Existing to remain					
V05				Extinguisher: Provide two extinguisher in Mechanical Room					
V06				Emergency Lighting: No emergency lighting In Public Area. Must be provided.					
V07				Security Control: Provide security control as required.					
V08				Fire Alarm System Panel: Provide Fire Alarm System Panel					



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V09									Eye wash & safety shower: Upgrade eye wash & safety shower

9.0 Summary



S45-001-R-CampbellPk Front view



S45-002-R-CampbellPk View of rink



S45-003-R-CampbellPk View of roof

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S45-004-R-CampbellPk Exhaust curb on the roof is too low and cover is not installed.



S45-005-R-CampbellPk Through wall flashing between the brick and the wood is copper and very old and damaged.



S45-006-R-CampbellPk Bends in the copper have left the top of the brick wall exposed.



S45-007-R-CampbellPk Corroded metal frame of the exterior doors typical. View of the interior.



S45-008-R-CampbellPk View of the mech. room, Note that nets are being stored inside the room.

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S45-009-R-CampbellPk Bottom of the door does not have any weather proofing and as a result, moisture comes to the inside and wetting the concrete foundation wall, note paint is peeling.