



## Out of Scope Inspection Report

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Subject: Anzac Community Center Address: 105B-4 Christina Drive, Anzac Date prepared: August 7, 2019	Dept. Planning and Development Branch: Safety Codes Prepared by: Greg Wolf /Chief Building Inspector
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### **SUBJECT:**

Anzac Community Center located at Christina Drive, Anzac Alberta

### **BACKGROUND:**

The Anzac Community Hall is currently being reviewed to assess costs associated with renovating and repairing the 29 year old Hall. The Safety Codes branch was asked to review the building to ensure that any additional concerns that Safety Codes may have are taken into consideration should renovations proceed. The safety codes branch primary concern is that the systems and assemblies that affect safety of the users of the building are repaired to minimum standards so that occupant health and safety is not compromised.

### **CURRENT STATUS :**

The building is not currently being used because during the execution of the previously planned renovations significant deterioration and mold was discovered through out the building. This prompted a further review to assess the costs to properly repair the building envelope and remediate the mold discovered. Details of the deterioration of the building will not be discussed comprehensively here however the reader can and should review the separate assessment that was provided by Stantec that covers this in detail. In general it was observed that the roof, exterior walls and heating systems are no longer performing as originally intended due to deterioration, poor original design, a lack of maintenance or have outlived their intended service life.

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### KEY CONSIDERATIONS:

- Items such as safe egress and structural safety are obvious concerns however when indoor air quality is compromised by deteriorating materials within the building envelope the deterioration can negatively affect occupant safety as mold spores cause allergic reactions and respiratory issues for occupants.
- As the building will be undergoing an extensive redo safety codes will require confirmation the building envelope, roof, wall cladding, roof and wall insulation and interior finishes are repaired or replaced with code compliant systems that will ensure further no further deterioration.
- A structural review of the building will need to be submitted as several deficiencies in the structure were observed and there are no records of the required consultant reviews (or of safety codes inspections) ever having been performed as required by section 2.6 of the 1990 Alberta Building Code.
- The existing below grade duct work for the building is to be abandoned as standing water was observed in the duct work and the system appeared severely contaminated.
- The attic must be be compartmentalized into separate fire compartments as was required by Article 3.1.11.5. of the 1990 Alberta Building Code.
- Settling of the ground under the floor slab was observed at various locations, support for the slab needs to be assessed and confirmed acceptable by a professional engineer.
- Attic insulation is not sufficiently deep to meet minmum building code requirements. Heat loss calculations from the mechanical designer will be required to be submitted to confirm the HVAC system is adequately sized to meet minimum heating requirements.
- The roof/attic ventilation requires professional review as the metal roof has no upper vents and no means of venting the attic space at the top of the roof.
- Exterior grading and landscaping must be reassessed as there was standing water around the building and the ground in many locations slopes toward the building. If grade is required to be raised around the building, grade will have to be factored into the design of the building envelope and new grading and drainage plans will need to be submitted with the permit application.
- Safety codes will require that registered professionals be involved in the design of all aspects of any renovations or repairs of the building and that records of field reviews *and* final sign off of the work be submitted prior to occupancy.



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### **NEXT STEPS/ACTION:**

Once a decision is made on a course of action for the building a complete set of design drawings for the repairs and renovations will need to be prepared and submitted to obtain permits for the work. The structural review of the roof and walls could be completed after structural members are exposed but a report and sign off of the structure must be submitted before interior finishes are replaced.

At the conclusion of the project all consultants will be required to provide copies of field reviews and letters confirming all portions renovated are in compliance current codes.