



---

*Building Review of the West  
Grey Public Library Branches.*

---

*Ayton, Elmwood, Neustadt and Durham Branches*

October 15, 2014

## ***Elmwood***

Needs a structural assessment based on visual observations of interior and exterior

Risk assessment of mechanical and electrical needs to happen

Compression on the siding on the north side indicates severe settlement and wall and/or floor construction

Siding is rotting and needs to be replaced on entire building

High expectations that all cavity insulation is retaining moisture and creating rot (mold)

Remove children's stage area, doesn't meet AODA standards

Front room has step down, doesn't meet AODA standards

Upgrade heating

Panic hardware on emergency door

Grading is a huge issue on the south side of the building

Catch basin is full and needs to be cleaned out

Frame has rotted and settled and caused the inability to open the emergency door

Window and door flashing is not flashed properly

Lower shelving units to meet AODA standards

**Recommendation: This building needs a structural and risk assessment done by a third party in order to substantiate the building department recommendations that this building should be demolished.**



Front room has step down, doesn't meet AODA standards



Panic hardware on emergency door - lock needs to be taken off.



Frame has rotted and settled and caused the inability to open the emergency door



Grading is a huge issue on the south side of the building



High expectations that all cavity insulation is retaining moisture and creating rot (mold)



Siding is rotting and needs to be replaced on entire building and Compression on the siding on the north side indicates severe settlement and wall and or floor construction

# Ayton

Risk assessment of mechanical and electrical needs to happen

Thresholds - front entrance

Front doors - barrier free operators

Emergency exit near kitchen needs to be cleared of debris and hard surface pathway to the front of building

Threshold - emergency exit

Door width on bathrooms and self-closure

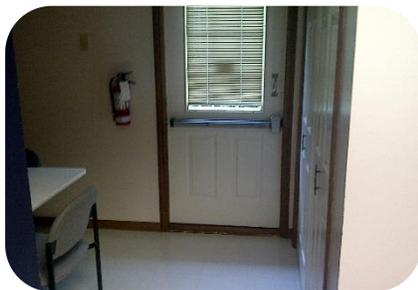
**Recommendation: Needs to have a risk assessment to include electrical and mechanical.**



Thresholds to be accessible and front doors need barrier free operators



Emergency exit near kitchen needs to be cleared of debris and hard surface pathway to the front of building



Threshold - emergency exit



Emergency exit near kitchen needs to be cleared of debris and hard surface pathway to the front of building

## ***Neustadt***

Risk assessment of mechanical and electrical needs to happen

Repoint stone on parapets and other areas

New flooring

Take paneling off, drywall, paint

Front doors - barrier free operators - also check width of door

Add lower section to the desk - AODA

Door width on bathrooms and self-closure

**Recommendation: Needs a risk assessment to include electrical, mechanical and structural**

## ***Durham***

Lower shelving to meet AODA standards

Update bathrooms

New front desk, high and low section

Pull off carpet from walls to get rid of mold

Paint building

Replace back entry way (mold, leaking, exhaust of bathroom)

Replace front doors, barrier free operators

Still waiting for Municipal decision on new building or renovation. These ideas are only if we aren't moving forward with a complete renovation or new build in the very near future.

**Recommendation: Needs a risk assessment to include electrical, mechanical and structural**