

# BUILDING INSPECTION REPORT

# TORONTO PUBLIC LIBRARY

## Beaches

### Alternate Names

Address 2161 Queen Street East

Inspected By WGA

Roof Area sq.m sq.ft. Storeys 2.5

Gross Floor Area 587 sq.m 6321 sq.ft. Construction Date 1916

Components Meeting Rooms(49), Carnegie Library, Historical Site(Listed), Wood Windows(Thermopane)

Date of Audit Jun/Jul 2002

Basement 1

TPL Building ID # S02

City Building ID #

Ward # 26

District South

Tel # (416) 393-7529

Life Exp	Year Install	Remain Life	Condition	Priority	Funding Level	\$ '000 Repair + Replace = TOTAL	Photo Ref #	Notes / Comment Ref #
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1.1	Foundation	100	1916/80		Good	Low		7	7	S02_AP15	AN11	
1.2	Structural Framing	100	1916/80		Good	Low						
1.3	Windows/Ext. Doors	20	1916/80	0	Poor	High		32	183	215	S02_AP12, 08, 09, 07	AN04, 22, 14, 19
1.4	Exterior Walls	50	1916/80		Fair	Average		20		20		AN17
1.5	Exterior Painting	10	1980	0	Poor	High		17		17	S02_AP12, 08, 09, 07	AN20, 21
1.6	Roofing	20	1994	12	Poor	High		62		62	S02_AP03, 06	AN01, 03
2.1	Interior Doors	20	1980	0	Fair	Average						
2.2	Flooring	10	1980	0	Poor	High		40		40	S02_AP14	AN08
2.3	Ceiling		1996/80		Good	Low		40		40	S02_AP13	AN23
2.4	Interior Painting	7	1996	0	Fair	Average		21		21	S02_AP13	AN09, 10
2.5	Millwork	25	1980	3	Poor	High		25		25		AN06
2.6	Interior Signage	20	1980	0	Poor	High		10		10		AN18
2.7	Book Shelving	20	1916/80	0	Poor	High		70		70		AN24
2.8	Specialties											
3.1	Mechanical	20	1980	0	Fair	High		53		53		MN1, MN2, MN3, MN4
3.2	Plumbing	30	1980	8	Good	Low		12		12		MN5, MN6, MN7, MN8, MN9
3.3	Electrical	25	1980	3	Fair	High		21		21		EN1, EN2,
3.4	Lighting	20	1999	17	Good	Average		9		9		EN3, EN4
3.5	Elevator											EN11
4.1	Fire Alarm System/Safety Lighting	20	1980	0	Poor	High		11		11		EN6, EN7, EN8, EN8, EN9
4.2	Fire Safety Plan											
4.3	Communication											
4.4	Security System							15		15		EN10
4.5	Egress System		1980		Fair	Average						
4.6	Others											
4.7	M&E Testing							1		1		EN12
5.1	Perimeter Hard Surfaces	20	1980	0	Poor	High		15		15	S02_AP04, 05	AN02

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5.2	Site Lighting							1	1		EN05	
5.3	Exterior Signage	20	1980	0	Good	Average		2	2		upgrade	
6.1	Barrier-free Entry, Egress and Interior Circ.		1993		Poor	High		100	100		AN25	
6.2	Barrier-free Washroom Fac./Drinking Fountains		1993		Poor	High						
7.0	Total							153	614	767		
8.0	Comments										Cost ('000)	Year
	AN01										50	2003
	AN02										15	2003
	AN03										12	2003
	AN04										4	2003
	AN05											
	AN06										25	2005
	AN07											
	AN08										40	2003
	AN09										10	
	AN10										1	2003
	AN11										7	2003
	AN12											
	AN13											
	AN14										6	2003
	AN15											
	AN16											

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AN17				The brick cladding is in fairly good condition. Some tuckpointing and restoration required.				20	
AN18				Professional signage program required.				10	2003
AN19				Restore/replace deteriorated stone window sills. Paint and caulk. 100 windows. Allow \$200,000.				200	2003
AN20				Paint wood fascia above front doors. Rust on metal fascia of the semi-circular reading alcove on north side. Sand, prime and paint.				1	2003
AN21				Exterior painting in general.				6	2003
AN22				Recaulk/repair windows where deteriorated. Allow \$10,000.				10	2005
AN23				Refinish wood ceiling.				40	2005
AN24				Replace bookshelving				70	2003
AN25				Replace handicapped lift with hydraulic passenger elevator to travel all levels. The implementation may be difficult due to the physical restrictions within the existing structure.				100	2003
EN01				There are two separate incoming electrical services for the building. One 600 volt, three phase, three wire unit rated at 60 amperes for the roof-top unit and one 120/240 volt,, 200 ampere single phase, three, wire service for all other electrical loads and lighting. A new upgraded single service rated at 200 amperes at 600Y/347 volts ought to be provided as required by supply authority to replace the two existing ones, enabling the proposed addition to be implemented effectively.				15	2003
EN02				Lighting and receptacle panels are aging due to overly frequent use for switching lighting circuits and normal age and should be replaced within five years.				6	2007
EN03				The interior fluorescent lighting was recently retrofitted with T8 lamps and electronic ballasts. It is in fair condition and adequate in most areas. Vertical lighting level at public stacks is 100 lux at lowest shelf. It should be 250 lux. Horizontal lighting level at public stacks ranges from 200 to 250 lux, which is somewhat low.. Lighting level at circulation counter is 300 lux. This is low and should be increased to 600 lux. Lighting level in corridors ranges between 150 and 200 lux. It should be 300 lux. Lighting level in offices ranges between 400 and 500 lux, which is fair. Additional lighting or lighting improvements ought to be implemented to improve the above noted shortcomings.				6	2003

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EN04							3	2003
			There are presently no occupancy sensors, central control or master switches to control the interior lighting. This is presently achieved by switching circuit breakers that are not intended for the task. We would recommend adding a group of master switches (say 3 or 4) which would be located in a central area accessible only to staff to facilitate control for library staff, cleaners and maintenance personnel.					
EN05							1	2002
			Exterior lighting was measured at 50 lux at front entrance, 10 lux at south side and 5 lux at east side where the existing lighting ought to be replaced.					
EN06								
			Exit lighting is LED and in good condition.					
EN07							3	2002
			Emergency lighting ought to be upgraded with additional remote heads and also duplex heads replacing single ones. Public washrooms should also be provided with remote heads in lexan enclosures.					
EN08							5	2007
			Fire alarm system is a Cerberus CF35 zoned system utilizing prior systems Edwards initiating and signal devices. System ought to be replaced within five years.					
EN09							3	2002
			The Fire Alarm signal devices are bells which should be supplemented in selected areas with stobe lights for the hearing impaired. Furthermore smoke detectors ought to be added as initiating devices in the stack areas.					
EN10							15	2007
			The book and perimeter security systems are still in working order, but should be scheduled for replacement within five years.					
EN11								
			The Concord hydraulic elevator (handicapped lift) is in good working order.					
EN12							1	2002
			Infrared testing ought to be performed every five years to ensure that the electrical equipment is operating satisfactorily.					
MN01							20	2004
			Rooftop HVAC unit is a 15 ton (cooling) York unit mounted on east side of roof. The unit is nearing its end of life and needs to be replaced within the next three years.					
MN02							12	2004
			The air distribution ductwork should be modified to improve air distribution and provide better fresh air throughout the building.					
MN03							1	2004
			Washroom exhaust needs to be upgraded and improved					
MN04							20	2012
			Teledyne Laars hot water boiler is in reasonable working condition and still has a reasonable life left of approximately ten years before replacement is necessary for the current building size. However, if a significant building addition is contemplated than this item may have to be reviewed, since the unit's capacity is only 625,000 btuh input..					
MN05								
			Two separate water lines from the city, one 2.5" for fire protection sprinkler system and one 0.75" for domestic water.					

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	MN06			Basement is sprinklered with light hazard coverage and is in good working order.					
	MN07			Domestic hot water boiler is gas fired and will have to be replaced within five years.				1	2007
	MN08			Plumbing fixtures are in good condition and need not be replaced for at least ten years.				6	2012
	MN09			The Dunham Bush unit heaters have reached their end of life and need to be replaced.				5	2004
9.0 Summary	AS1			The west addition was built in 1980. The eavetroughs at the canopy are not large enough to receive heavy rain. The rain water migrates back to the building surface. The paving underneath the canopy is constantly wet, with ice build-up in winter.					
	AS2			The library is of a split -level design popular in the 70's. It is very inconvenient for the users, physically challenged, mothers with strollers, and the staff. Visual surveillance from a central control desk is impossible.					
	AS3			Inadequate washroom facilities (1 unisex and 1 HC). Additional load when the adjacent park has functions.					
	MES1			The mechanical and electrical systems in the building are in fair condition, being maintained reasonably well, but require upgrading over and above the lighting retrofit that was carried out recently, in order to provide a reasonable and cost effective working environment.					



S02\_AP01 North façade



S02\_AP02 West elevation



S02\_AP03 Roof shingles damaged by pigeons

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S02\_AP04 Front landscaping



S02\_AP05 Deas tree stump and bench



S02\_AP06 The paving underneath the canopy is constantly wet,



S02\_AP07 The south door, window and downspout are constantly vandalised.



S02\_AP08 Restore/replace deteriorated stone window sills. Paint and caulk.



S02\_AP09 Restore/replace deteriorated stone window sills. Paint and caulk.

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S02\_AP10 Roof above mechanical room.



S02\_AP11 Rust on metal fascia of the semi-circular reading alcove on north side.



S02\_AP12 Front door should be replaced. Paint fascia.



S02\_AP13 Wood ceiling



S02\_AP14 Main reading room

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S02\_AP15 Water migration to the east foundation wall inside the Mech. Room. The walls have to be painted every 6 months. Excavate and repair weeping tile.



S02\_AP16 Mechanical room. Patch and paint floor.