

UNSAFE BUILDING ORDER

Order Number: **UBO-10-15-2018**

Date Order issued: **October 15, 2018**

Address to which Order applies:

Application/Permit Number: **N/A**

**41 Bridge Street West
Tillsonburg, ON
N4G 5P2**

Order issued to:

1. The Corporation of the Town of Tillsonburg
200 Broadway, Suite 204
Tillsonburg, Ontario
N4G 5A7

2. Tillsonburg Station Arts Centre
41 Bridge Street West
Tillsonburg, ON
N4G 5P2

Receipt of report from a+Link Architecture Inc. dated October 10, 2018 (attached) and the site inspection completed on October 15, 2018 at the above-referenced address found and confirmed that use of the basement, fire separations and exiting from the basement area are deficient. As a result, the subject building is deemed to be unsafe as per the Building Code Act 15.9(2)(b).

You are hereby ordered to correct the contraventions itemized below immediately or by the dates listed:

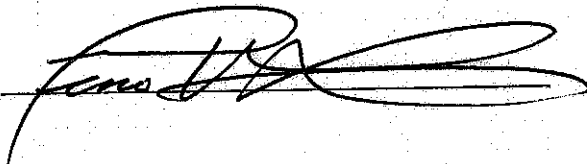
Item	Reference	Description and location	Required action and compliance date
1.	Building Code Act 15.9(4)	Prohibit public access and use of the basement portion of the building noted above.	Immediately
2.	Building Code Act 15.9(4)	Install 6 temporary interconnected smoke alarms (3 on main floor, 3 in basement).	October 26, 2018
3.	Building Code Act 15.9(4)	Provide architect's report regarding corrective options/measures.	November 9, 2018
4.	Building Code Act 15.9(4)	Make application, obtain a building permit to repair the unsafe condition as per the architect/consultant's report and proceed in completing the work in a timely manner.	February 1, 2018

Order issued by:

Name **Geno A. Vanhaelewyn, CBCO**

BCIN **21123**

Signature



Telephone no. **(519) 842-9200 x 2234**

Note:

- It is illegal to obstruct the visibility of a posted Order. It is also illegal to remove a posted Order unless authorized by an inspector or Registered Code Agency. [Building Code Act, 1992 s. 20]
- An Order may be appealed to the Superior Court of Justice. [Building Code Act, 1992 s. 25]. It may also be appealed to the Building Code Commission concerning the sufficiency of compliance with the technical requirements of the Building Code. [Building Code Act, 1992 s. 25]
- Failure to comply with this Order is an offence which could result in a fine. [Building Code Act, 1992 s.36]

October 10, 2018

The Corporation of the Town of
Tillsonburg
10 Lisgar Ave.
Tillsonburg ON
N4G 5A5

OCT 11 2018
BY:

By Email: RCox@Tillsonburg.ca

Attach: 2 pages

Att: Rick Cox, Director of Recreation, Culture & Parks

Re: Station Arts Centre, 41 Bridge Street
a+LINK project 1831

Dear Rick,

As part of the building condition assessment for the above noted project we have completed a building code review of the facility in relation to the current Ontario Building and Fire Codes. This has revealed some very serious life safety concerns.

During our investigation a number of code deficiencies were observed including the following:

1. Incomplete or non-existent fire separation of the floor above the basement space as required by OBC part 3.2.1.4. This separation is to have a ¾ hour fire resistance rating or be sprinklered.
2. Incomplete or unprotected supports of the ¾ hour required basement fire separation or be sprinklered.
3. There are no direct exits from the basement to the exterior. All access to exits from the basement exit by internal stairs into the ground floor occupied space. THIS IS NOT PERMITTED in accordance with OBC part 3.4.
4. The basement area is 166m² which exceeds 150m² and therefore requires 2 compliant exits. Neither stair qualifies as an exit.
5. There are smoke detectors but no fire alarm system. We RECOMMEND interconnected Smoke Alarms per 3.2.4.22. A Fire Alarm will be needed if the occupant load exceeds 150 for any licensed events and over 300 people otherwise.
6. The existing east stairs are constructed with inconsistent variable height risers that would make them a trip hazard. The variance is 1" +/- and they should be reconstructed.
7. The handrails on both stairs do not have the required 12" extensions at the top and bottom of the stairs in accordance with OBC part 3.4.7.5 (7). This would have been required at the time of construction and therefore is considered a deficiency.
8. It is suspected that the headroom clearance of approximately 6'-1" in the west basement stair is not in accordance with current code requirements.
9. The designated exit doors on the ground floor are blocked with stored materials and displayed objects and swing into the building. This is unsafe, a Fire Code violation and subject to fines. Either decommission the exit or remove the materials.
10. The Fire plan as posted requires updating. This is a Fire Code requirement.

preserve + create + sustain

the public and only have limited staff use with proper exiting and fire separation considerations in a letter.

Due to the serious nature of this finding, it is our professional responsibility to report this to both the CBO and Fire Chief by copy of this letter.

Sincerely,



Ed J. van der Maarel
Principal Architect + Heritage Consultant
Dipl. Arch. RAIC, dipl. Arch. Tech., CAHP, ICOMOS

cc: Town of Tillsonburg, CBO

a+LINK2|2