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Project No. 3117

FIELD REVIEW – March 29, 2018

DATE: April 4th, 2018
CLIENT: GOR-FAY REALTY COMPANY LIMITED
PROJECT: 197 & 201 WILBROD STREET, OTTAWA, ONTARIO

ART Engineering Inc. (AEI) has been retained by Gor-Fay Realty Company Ltd. to conduct a monthly monitoring of the buildings at 197 and 201 Wilbrod Street, Ottawa Ontario. A visual inspection of the structures' exterior was conducted at 11:30 AM on March 26, 2018, in accordance with the client's request. The weather at the time of the inspection was sunny and +2°C. Snow accumulation was found to be between 0 m and 0.6 m in depth. Snow depth at the snow pile blown against the rear of 197 Wilbrod Street was estimated to be 1.0 m. This snow pile was due to adjacent parking lot snow clearing operations. Follow-up inspections were conducted on March 29th and April 4th (during the windstorm) to verify observations.

Displacements at the five crack monitor locations were recorded. The measured displacements at the monitored masonry cracks are listed below:

197 Wilbrod St.

- North-West Corner: No movement was recorded.
- East Face (Courtyard):
 - Horizontal lateral decrease of crack width 1 mm (crack has closed 1 mm since Feb-2018 when crack monitor indicated 3 mm movement as compared to Oct-2017)
 - Vertical differential movement of walls (increased 1 mm since Feb-2017)
- West Face: No change (in Jan-2018, 1 mm vertical movement was recorded).
- South Face: No change.

201 Wilbrod St.

- South Face: No change: (in Feb-2018, 1 mm vertical movement was recorded).

Small movements (on the order of 1 or 2 millimeters) are not unexpected as the structures adjust to external influences. However, small movements are noteworthy and should be closely monitored due to the compromised load bearing system.



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Changed conditions noted during the inspection are itemized below:

197 Wilbrod St.

- A piece of sheet metal cladding on the south-west corner of the roof, noted in the last Field Review has not been removed. This and any other loose roof elements shall be removed to prevent possible injury to pedestrians or damage to the adjacent building. Refer to Image 1.



[Image 1: 197 Wilbrod St. Sheet Metal Cladding on West Roof](#)



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201 Wilbrod St.

- Deterioration of brick veneer is occurring along the south-west corner wall since the last inspection conducted on February 27th, 2018. This shall be closely monitored as the brick veneer is adjacent to the roof truss support. Refer to Image 2.
- Minor crack propagation was recorded on the east wall, below the second story window, closest to south wall.
- Two additional monitoring points were added to ensure the angular tilt of the east wall is not changing. The angular tilt varies substantially at different points along the wall. This makes accurate monitoring of the wall performance difficult. The most significant tilt noted was 21 mm (outwards 1.4%) over a 1500 mm vertical distance at the south corner.



[Image 2: Spalling of Brick Veneer Fascia on South Wall of 201 Wilbrod St.](#)

General Observations – 197 & 201 Wilbrod St.:

- Around the perimeter of both buildings, further deterioration of the brick veneer fascia is actively occurring (indicated by brick fragments on the surrounding ground surface). This is most likely due to freeze-thaw action acting on moisture trapped in the porous brick material.
- Footprints in the snow were noted along the rear of both buildings, indicating the presence of trespassers.



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Conclusions

Evidence of ongoing deterioration and relatively minor displacements (approximately 1 mm), was noted. Regular monitoring shall not be misinterpreted as verification of the structural adequacy or providing assurance of safety. The structural system remains compromised, as previously reported, and deflections and stresses continue to exceed limits specified in the Ontario Building Code.

Should you have any further questions, please do not hesitate to contact our office at (613) 836-0632.



Tristan Rundle, P.Eng.