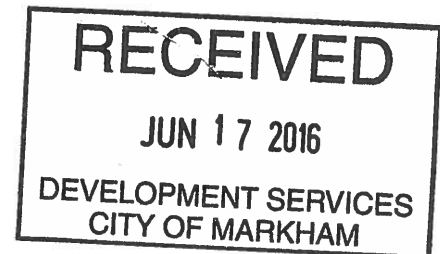




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**HERITAGE BUILDING CONDITION SURVEY  
WILLIAM CLARRY HOUSE  
9900 MARKHAM ROAD  
MARKHAM, ONTARIO**



**1.0 INTRODUCTION**

**1.1 Terms of References**

Soscia Engineering Ltd., was authorized by CIM Mackenzie Creek to conduct a building condition survey of the building and property located at 9900 Markham Road, in the City of Markham, Ontario. Soscia Engineering Ltd. personnel were to carry out a visual walk-through survey of the building and property to review various elements and services of the building. The purpose of the building survey was to provide technical information to determine if the structure is an unsafe building as defined in section 15.9 of the Ontario Building Code Act, more particularly, if in accordance with City of Markham Easement Agreement section 2.3, Damage or Destruction, the building is to be demolished. For reference, excerpts of the Building Code Act and the Easement agreement are provided below.

In reference to the **section 15.9 of the Building Code Act**, an **Unsafe Buildings** is defined as follows:

**15.9 (2) Interpretation.** A building is unsafe if the building is,

- (a) structurally inadequate or faulty for the purpose for which it is used; or*
- (b) in a condition that could be hazardous to the health or safety of persons in the normal use of the building, persons outside the building or persons whose access to the building has not been reasonably prevented*



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In reference to the Town of Markham Easement Agreement dated January 23<sup>rd</sup>, 2009, section 2.3 states the following:

### **2.3 Damage or Destruction**

*"The owner shall notify the Town of any damage or destruction to the building within ten (10) business days of such damage or destruction occurring. IN the event that the building is damaged or destroyed and the replacement, rebuilding, restoration or repair of it is impractical because of the financial costs involved, or because of the particular nature of the building, the owner shall, in writing forty (40) days of giving by the owner of notice of such damage or destruction, request written approval by the Town to demolish the Building, in accordance with paragraph 2.1. If the approval of the Town is given or deemed to be given, the Owner shall be entitled to retain any proceeds from the insurance hereinbefore mentioned and to demolish the Building.*

### **1.2 Brief Description of Buildings**

The building at 9900 Markham Road is a two (2) story building constructed in a period of 1860's. The structure is a load bearing masonry building with wood floor and roof framing. The foundations are of stone rubble construction. All utilities in the dwelling such electrical, plumbing and heat are cut off from this building. The utilities are non-existent. The dwelling, over the years, has been vandalized together with historical significant features such as windows, doors and trim.



## 2.0 STRUCTURE

### 2.1 Description

The building at 9900 Markham Road contains stone rubble foundations, load bearing masonry walls, wood floor framing and roof framing.

#### 2.1.2 Observations and Recommendations

1. The floor framing consists of wood planking on wood joist supported on wood beams and carried by the exterior load bearing masonry to the stone rubble foundations.

The ground and 2<sup>nd</sup> floor framing were excessively out of level.

The column supports in the basement are essentially nonexistent. The structural members carrying the wood beams are in adequate. The foundations under random posts are non-existence or damaged beyond consideration.

Based on our observations the floor system regarded as unsafe.

The floor systems do not meet the requirements of the Ontario Building Code and are structurally inadequate or faulty for the purpose for which it is to be used.

2. The roof framing consists of wood plank sheathing and wood roof rafters. The roof contains a collar tie at approximately 6'-8" above the 2<sup>nd</sup> floor level. There are no ceiling joist. This is a cathedral type of ceiling. No ridge beam is existing at the peak of the roof.

Based upon this type of construction, bottom of the roof rafters shall be subjected to a horizontal force to the top of the load bearing masonry walls. The masonry is deteriorated and cannot resist the applied horizontal force. As a result the exterior walls are overstressed, out of plumb and out of level.

This structure may collapse without notice. It is a contravention of the Building Code Act.



- 3.0 The stone rubble foundation is in very poor condition. The absence of a waterproofing or damp proofing, and age of the building, has allowed moisture to enter the building and deteriorate the foundation mortar and overall structural integrity of the wall. Stones were able to be removed manually during our review.

Based on the Building code Act, this building is Unsafe.

### 3.0 BUILDING ENVELOPE

#### 3.1 Walls

##### 4.1.1 Description

All existing glazing has been vandalized. There are no elements of the building envelope which can be salvaged.

##### 4.1.2 Observations and Recommendations

1. No glazing, no doors, no insulation, no vapor barrier.

*The absence of an envelope is considered hazardous to the health or safety of persons in the normal use of the building. The envelope is in contravention of the Building Code Act.*

### 5.0 INTERIOR FINISHES

#### 5.1 Description

There are remnants of the original building, however the majority of the original interior finishes have been vandalized or are deteriorated. Mold is also present on interior finishes.

The interior finishes which may be of historical significance need to be regarded as standalone elements.



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## 6.0 UTILITIES (MECHANICAL – PLUMBING - ELECTRICAL SYSTEMS)

### 6.1.1 Description

The building at 9900 Markham Road contains no utilities. The dwelling heating, plumbing and electrical need to be completely removed and reinstated to the requirements of the Ontario Building Code Act.

The absence of utilities is considered hazardous to the health or safety of persons in the normal use of the building. The utilities are in contravention of the Building Code Act.

## 9.0 Conclusion

Through our review of 9900 Markham Road we strongly recommend the demolition of this structure. In reference to the **section 15.9 of the Building Code Act**, the structure is considered **Unsafe Buildings**.

In reference to the **Easement Agreement** with the Town of Markham, reconstruction of this structure is deemed ***“impractical because of the financial costs involved”***.

In summary the structure is unsafe and the envelope and utilities are hazardous to the health or safety of the persons in the normal use of this building.

We recommend demolition of this structure.

Regards,

SOSCIA ENGINEERING

Sandro Soccia, P. Eng.

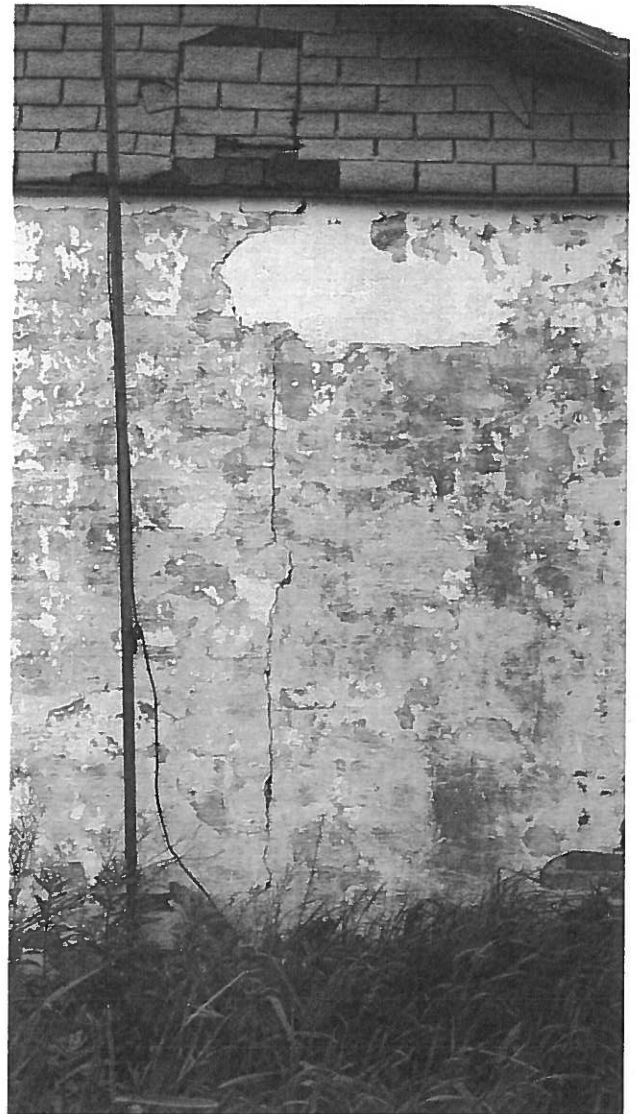
Photographs.





- Here we see deteriorated and cracking foundation walls.

- To the right: Foundation is cracked due to freezing in winter which causes the foundation to expand and contract.





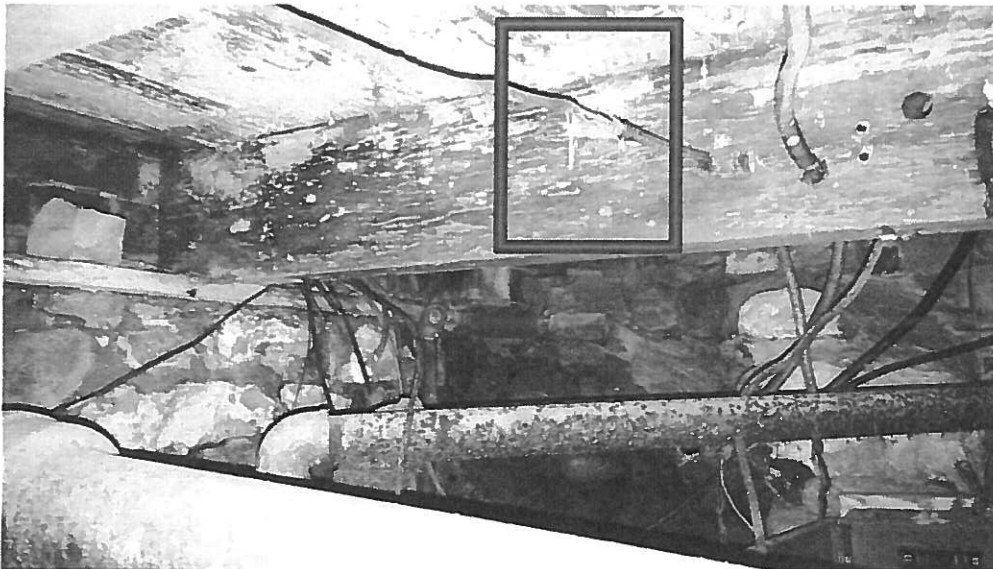
- South Elevation. Remnants of an existing addition.

- North  
Elevation



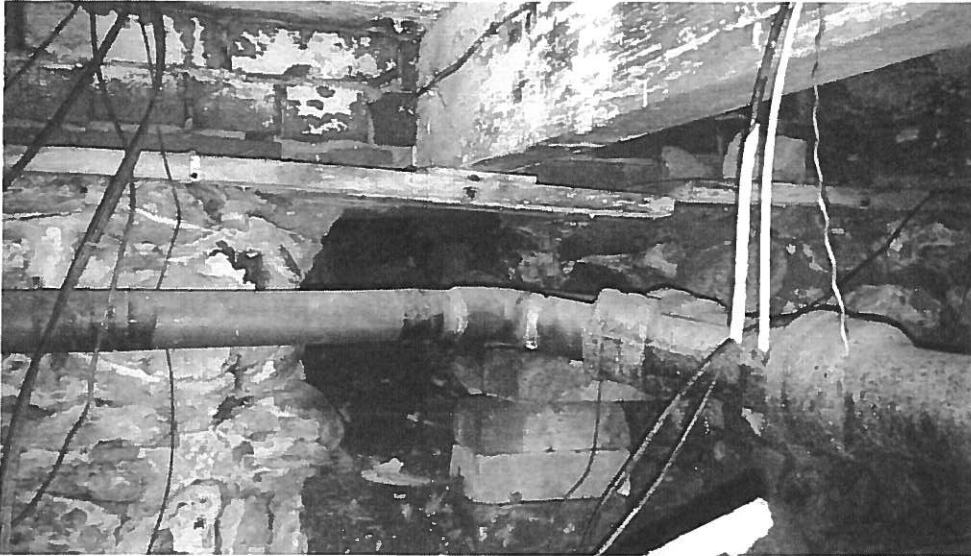


- Typical old stone and rubble foundation. Not sound (subject to shifting with freeze –thaw conditions).
- ZERO structural integrity.
- Moisture able to enter with use of this material. No waterproofing or damp proofing.



Electrical wiring is required to be completely removed.





- Suspended plumbing pipe supported by stone blocks and wiring to be completely removed within the entire dwelling.



- Damage to the exterior wall. This means water or simply moisture can make its way into the home. This results in accelerated deterioration. ALSO leads to mold inside and between walls. Very bad to breathe in.



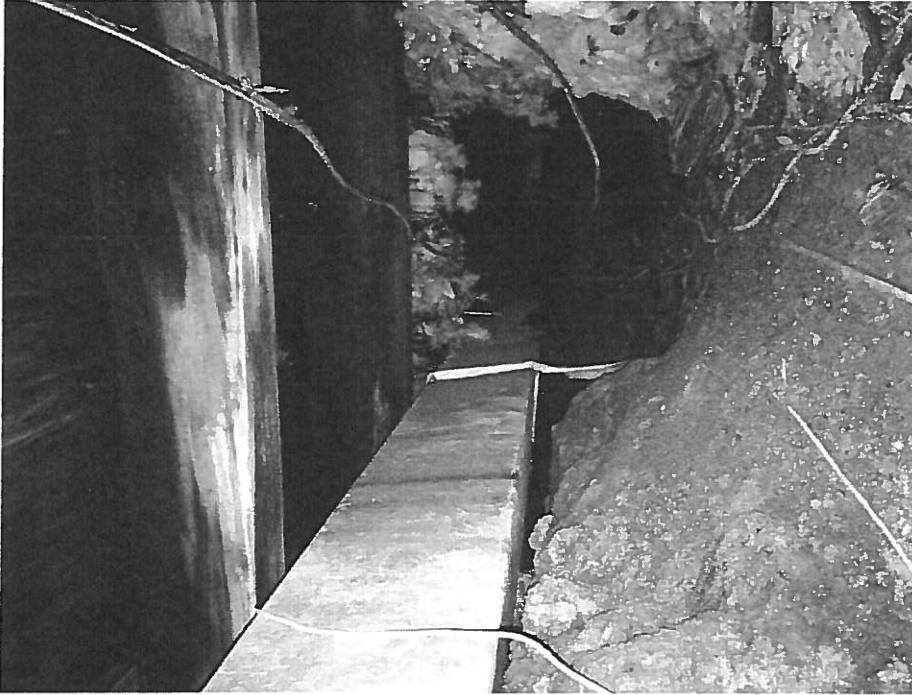
- The crack in the exterior wall continues to the window opening.

- We noted that consistent throughout this structure, the deteriorated masonry is covered by stucco.

- No structure lintel above door.



- Below is the existing crawl space under the south side of the house. Conditions do not meet the Ontario Building Code Requirements for a crawl space.



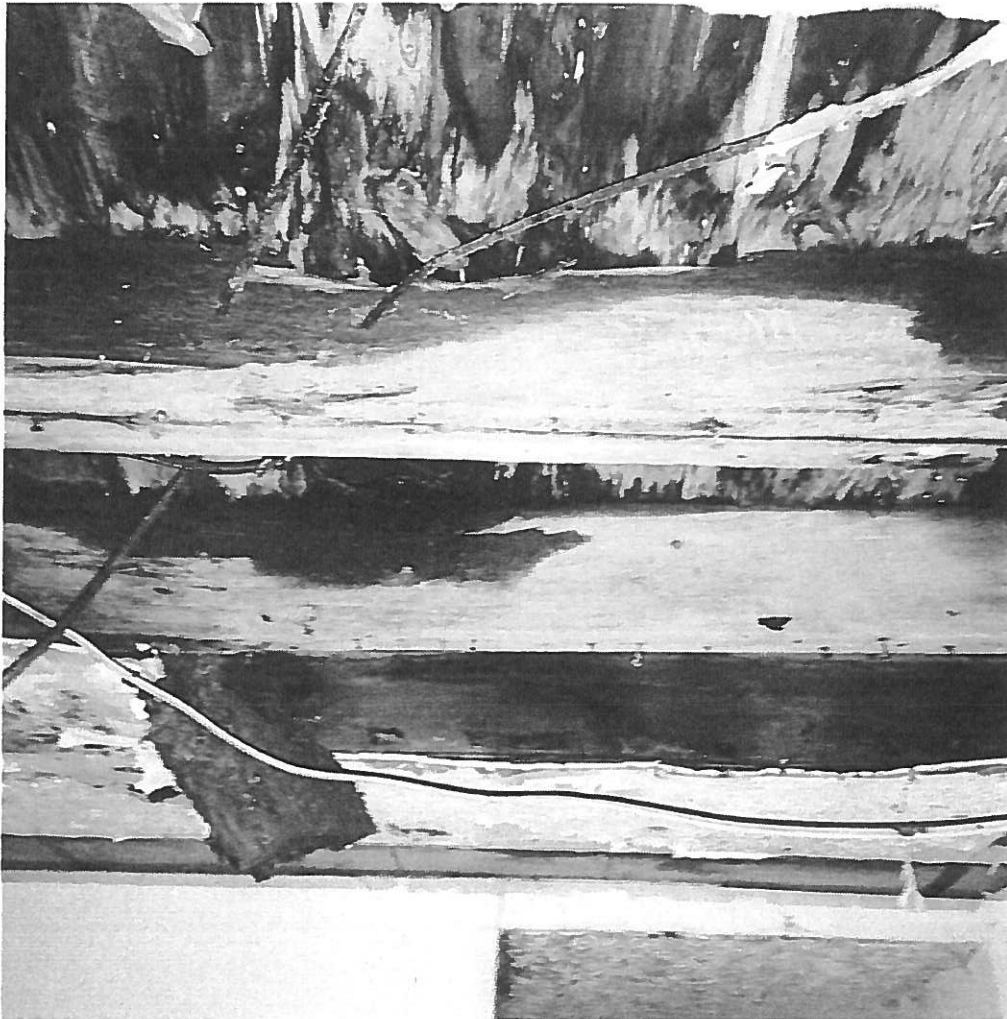
- To the left: Existing foundations are broken, overstressed and failing. This dwelling must be shored immediately.



- Support column sitting on top of soil. NO PROPER FOUNDATION.

- To the right:  
Cracked moldings,  
cracks  
continue into  
ceiling,  
demonstrating  
overstressing  
of the roof  
structure.

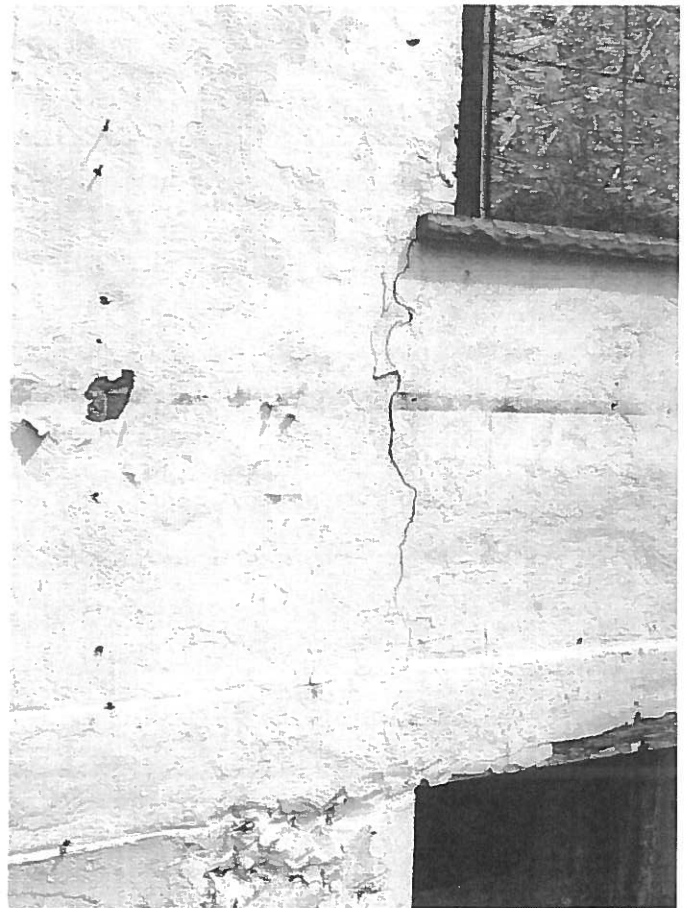




-To the left:  
Deteriorated  
flooring... The  
exposed joists are  
saturated with  
moisture and  
mold; and rapid  
deterioration  
occurs. Joists  
could catch fire  
and easily spread.

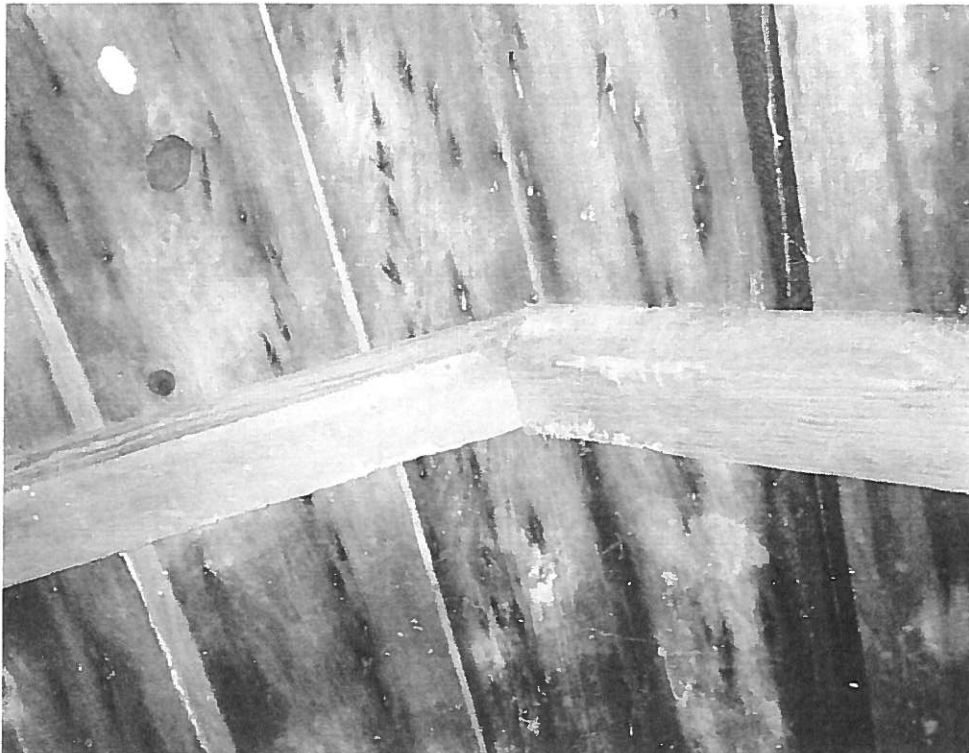


- Exterior cracks are consistent throughout the outside walls as shown again on this page.

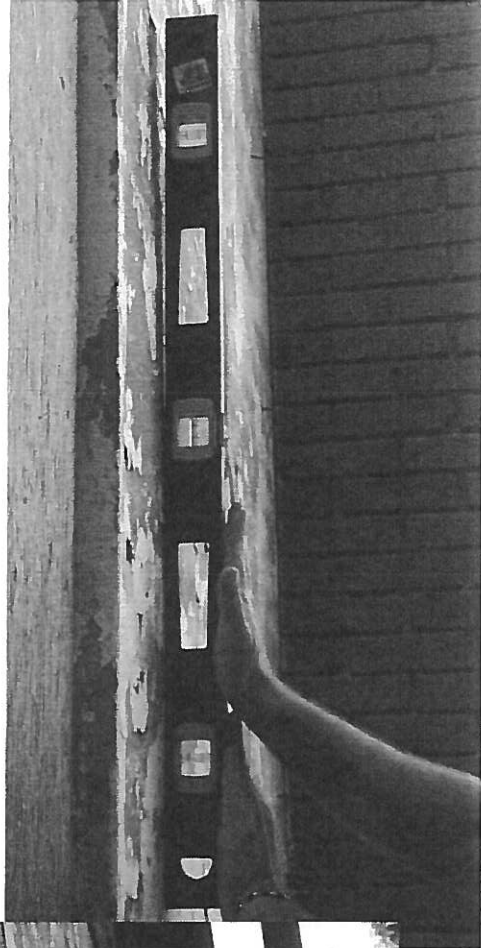




- With this roof structure, there is no ridge beam present. This does not comply with code requirements. In current state, the roof is subject to collapse at any point.



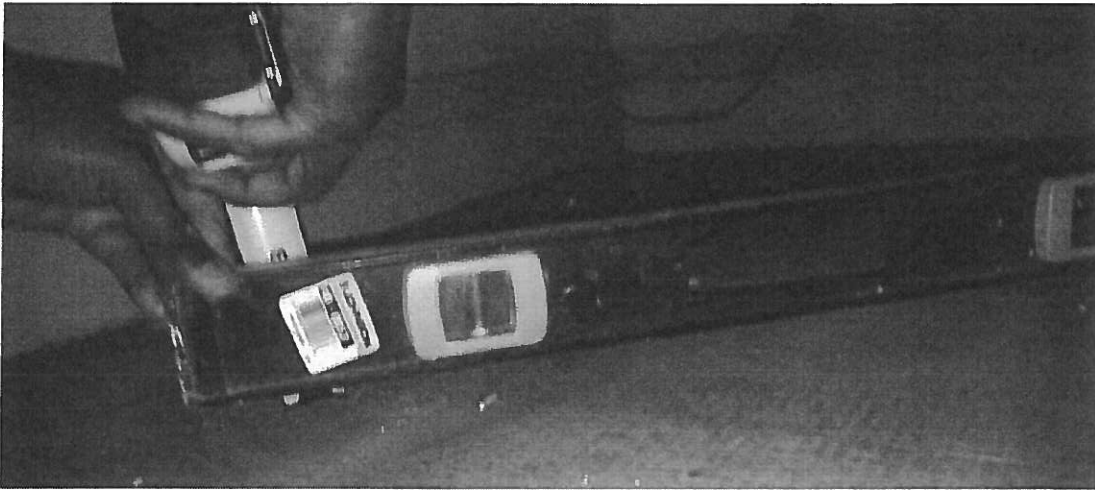
- Exterior walls are out of plum resulting in significant eccentric loading that cannot be supported by the vertical members.



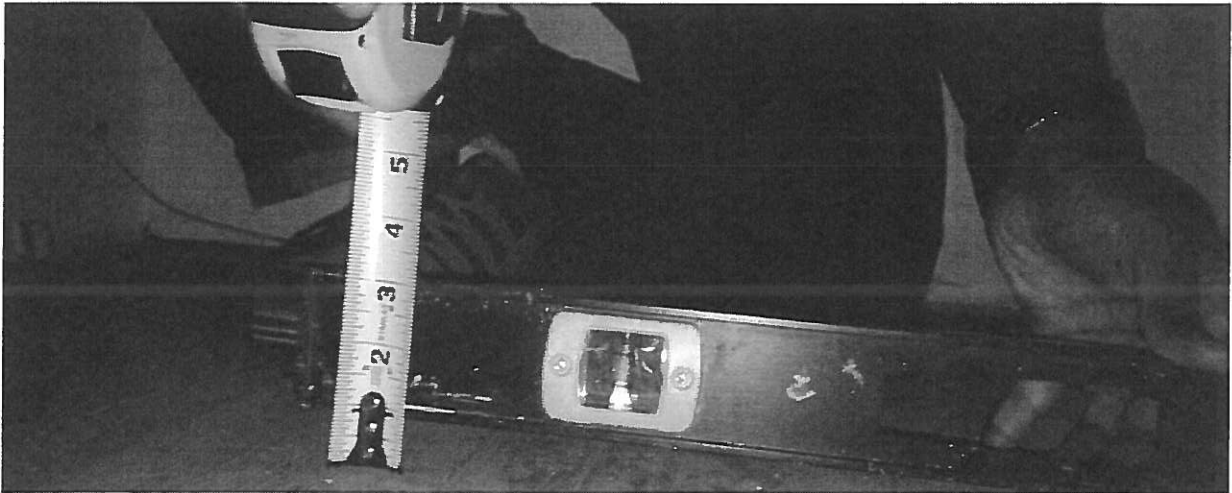




- Above is showing that the interior bedroom walls are out of plumb and uneven.



- Floor is out of level beyond what is acceptable by code.





- Main floor staircase. Above, significant amount of mold present. Mold is very hazardous and can be harmful.



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