



Leibe Engineering Associates

Ralph Leibe, P.Eng.
Paul McCarthy, P.Eng.
Dan Desjardins, Tech.

James Diamond, P.Eng.
Paul Mace, P.Eng.
Claude Brown, Tech.

Consulting Engineers
Ingénieurs-conseils

22 Antares Drive, Suite 201, Nepean, Ontario. K2E 7Z6 Telephone: (613) 723 - 7765 Fax: (613) 723 - 0095

DATE: August 24, 2013

MEMO / AVIS

PROJECT: 146 AND 148 NEPEAN STREET, OTTAWA.

PROJET:

ATTENTION: Pino Guerra

COPY TO:

COPIE A:

BUILDING CONDITION REPORTS

The site was visited to review the condition of the above two adjacent buildings, which are located on the south side of Nepean Street.

Both buildings are approximately 100 years old. 146 Nepean Street is a commercial two storey building with approximately 1,600 sq.ft. per floor. It has not been occupied for over five years. 148 Nepean Street is a two storey residence, which is presently empty.

Representative from this office visited this site previously, as follows:

November 18, 2008:

The site was visited to review the existing condition of the commercial building at 146 Nepean Street.

October 26, 2009:

The site was visited to review the existing structure of the commercial building at 146 Nepean Street, and determine the required structural repairs to bring it into conformance with the Building Code.

August 25, 2011:

The site was visited to review the condition of the exterior brick walls of the commercial building at 146 Nepean Street. A drawing was prepared showing temporary measures to protect the public from possible collapse of the brick wall on the east side of the building.

We recently visited the site on August 1, 2013. The condition of both building has deteriorated significantly over the last five years. Both building are presently unoccupied.

We noted the following defects in each building:

146 Nepean Street:

There are large diagonal cracks in the brick veneer on both side walls. 2"x4" wood members were bolted to the east wall to prevent the brick veneer from falling on pedestrians near the wall, or cars parked adjacent to the wall. These were installed two years ago, and were intended to be a temporary measure.

The front eight feet of the building appears to have been added to the original building. This section is settling significantly, and is separating from the rest of the building. All of the exterior brick walls are cracked, with some of the cracks exceeding 1" in width.

We understand that the building has not been heated in the winter for the last five years. As the building foundations bear on clay, the foundations may have heaved due to frost penetration below the foundations, distorting the wood frame structure. The roof is leaking and all of the hardwood floors have buckled. At the northeast corner, water is leaking behind the brick veneer, which could lead to partial collapse at this location this coming winter.

148 Nepean Street:

This house is in such poor condition that it should not be occupied. Services, including water, hydro and gas, should be disconnected.

There are large cracks in all of the exterior brick veneer. Some cracks were previously repaired, and have opened up again. The cracks are caused by settlement of the foundations, resulting from the drying out of the clay soil on which the house foundations are supported. This condition is quite common in this area of Ottawa. Two large trees at the front of the house exacerbate this problem.

The brick veneer on the south side has partially collapsed, and water is entering where a window sill is missing. The brick veneer at the northwest corner at the front of the house is close to collapse. There are large cracks in the foundation walls and a 1" wide crack in the lintel over a basement window on the west wall. The south wall of the house is leaning to the north.

The front balcony is separating from the house, and could collapse without warning. The posts supporting the balcony are significantly out of plumb.

Recommendations:

Both the above buildings are in a deplorable condition, and represent a danger to the public. We do not consider that it is practical to carry out the required repairs, and recommend that both buildings be demolished.

Ralph Leibe

Ralph Leibe, P. Eng.





Leibe Engineering Associates

Ralph Leibe, P.Eng.
Paul McCarthy, P.Eng.
Dan Desjardins, Tech.

James Diamond, P.Eng.
Paul Mace, P.Eng.
Claude Brown, Tech.

Consulting Engineers
Ingénieurs-conseils

22 Antares Drive, Suite 201, Nepean, Ontario. K2E 7Z6 Telephone: (613) 723 - 7765 Fax: (613) 723 - 0095

DATE: December 5, 2013

MEMO / AVIS

PROJECT: 146 AND 148 NEPEAN STREET
PROJET:

ATTENTION: Pino Guerra

COPY TO:

COPIE A:

RE: BUILDING CONDITIONS

We refer to our report, dated August 24, 2013, in which we concluded that the above buildings are in a deplorable condition, and represent a danger to the public, and should therefore be demolished.

To protect the public over the short term, until demolition takes place, we recommend the following:

146 Nepean Street:

- Remove brick veneer from the north wall;
- Remove brick veneer from the east wall, for a distance of eight feet from the southeast corner.

148 Nepean Street:

- Demolish the front porch;
- Remove the brick veneer from all four walls.

The door and window openings should be closed in with plywood to prevent access.

Ralph Leibe, P. Eng.





Leibe Engineering Associates

Ralph Leibe, P.Eng.
Paul McCarthy, P.Eng.
Dan Desjardins, Tech.

James Diamond, P.Eng.
Paul Mace, P.Eng.
Claude Brown, Tech.

Consulting Engineers
Ingénieurs-conseils

22 Antares Drive, Suite 201, Nepean, Ontario. K2E 7Z6 Telephone: (613) 723 - 7765 Fax: (613) 723 - 0095

DATE: July 9, 2015

MEMO / AVIS

PROJECT: 146 AND 148 NEPEAN STREET, OTTAWA

PROJET:

ATTENTION: Pino Guerra

COPY TO:

COPIE A:

RE: SITE VISIT – July 9, 2015

As requested, we visited the site once again to review the condition of the two buildings located on the south side of Nepean Street.

Since our last visit on October 14, 2014, the buildings have deteriorated further. Large sections of brick veneer on the back wall of 148 Nepean Street have already fallen off the building. The brick veneer at the northwest corner of 146 Nepean Street, and the brick veneer on all walls of 148 Nepean Street are in imminent danger of collapse.

Because of the danger to the public, we recommend that the brick veneer be removed from both buildings immediately. The brick veneer between the two buildings (the west wall of 146 Nepean, and the east wall of 148 Nepean) do not pose a danger, and can remain in place until the buildings are completely demolished. We consider that temporary shoring of the brick veneer is not possible, because of the danger to the workmen during the installation.

We also recommend that, to prevent access to the site, a fence be installed immediately at the front of the building, at the south side of the sidewalk, and on the east and west property lines. Similarly, a fence should be installed on the property lines at the back of the building.

Ralph Leibe, P. Eng.

