



IRC Building Sciences Group

4026 Meadowbrook Drive, Suite 131
London, Ontario, N6L 1C7
Tel: 519.652.5985, Fax: 519.652.9926
Toll Free: 1.888.607.5245

LE20-018SA-22930

November 19, 2020

City of Cambridge
Community Development Department
50 Dickson Street, 3rd Floor PO Box 669
Cambridge, ON N1R 5W8

**Attention: Dennis Purcell
Chief Building Official**

purcell@cambridge.ca

**RE: 102 Fountain Street
Cambridge, ON
Preston Springs Hotel Structural Review Update**

1 Terms of Reference

IRC Building Sciences Group (IRC) was authorized by the City of Cambridge to revisit the site located at 102 Fountain Street in Cambridge, Ontario to conduct a visual investigation of the continuing deterioration of the building.

The project site was visited on November 17, 2020 by Scot McCavour of IRC Building Sciences Group along with representatives of the City of Cambridge Property Standards and Fire Departments. The Owner of the building was also present along with their structural engineering representative from Strik Baldenelli Moniz (SBM)

2 Discussion

IRC visited the site earlier in the year and issued a report to the City of Cambridge outlining concerns regarding the structural integrity of the building given its advanced state of deterioration and with regard to the safety of any persons who may enter the building either legally or as trespassers. The report made a number of recommendations to temporarily secure the structure and to monitor security in an effort to keep trespassers out of the building. The report also referenced reports prepared for the Owner by SBM which echo the findings of IRC and which go into detail regarding temporary measures for securing the structure. IRC was informed that to date none of the recommendations from either the IRC or SBM reports have been implemented.

The November 17, 2020 visit further reinforced the need for immediate action regarding the structure. Although not quantitatively measured the main areas of concern previously outlined continue to deteriorate and the potential for structural collapse or injury to persons who are accessing the building remains very high. The Owner stated that they continue to struggle to keep the building secure but that given the building's notoriety trespassers in the form of vandals, scavengers, graffiti artists and urban explorers are finding ways to get in.

6 Recommendations and Conclusions

The Preston Spring Hotel continues to suffer from serious neglect and the deterioration noted in the previous reports by IRC and SBM will accelerate until the inevitable collapse of a portion of the structure. It is far better to have a controlled demolition on a building of this size than to allow for a haphazard failure. As such IRC recommends that efforts be made by the parties involved to allow for the immediate demolition of the structure.



If demolition is to be delayed IRC reiterates from our last report that given that public safety is a paramount concern and given the level of deterioration observed the following specific recommendations are provided for immediate implementation with respect to securing the building structure:

- All openings in floors should be covered.
- The elevator shaft and stair accesses should be properly guarded or blocked at each floor.
- Access to the west basement area should be blocked off.
- The opening in the exterior suspended ground level slab should be securely covered.
- The west addition is unsafe for foot traffic and access should be blocked or securely at each floor level and at the west stair.
- The multi-wythe brick wall that demises the original building from the west addition is in a state of collapse and requires repair and shoring at all levels.
- The wood balconies at the front of the building have loose guard elements which should be removed. Access to these balcony areas must then be adequately blocked off.
- The lower east wing has discontinuous wood roof joists that require shoring.
- Loose stones at the base of the front balcony piers should be removed or re-pointed to prevent them from becoming trip hazards to sidewalk traffic.

IRC also reiterates that given that the site is an attraction to various types of trespassers who will often go to great lengths to obtain access we would recommend that the security of the site be upgraded. This could include the following:

- Securing of the site by cutting of all accessible breaches of the exterior wall on the building.
- Reestablishment of a secure perimeter with repair to fencing and hoarding.
- Implementation of a regular monitoring of the site by a security company. This could be a daily walk of the perimeter to ensure that there are no new breaches and a weekly walk of the interior to insure that no one has illegally entered the site. A log should be kept to record this action.

7 Limitations

IRC prepared this report solely for the client named. The responsibilities of IRC are as described in the Terms of Reference and the Scope of Work. The material in this report reflects the opinion of IRC at the time of preparation and within the terms of reference as agreed. Any use, which a Third Party makes of this report, or any reliance on decisions based on it, are the responsibility of such Third Parties.

IRC does not warrant the accuracy of the identified information provided by others at the time of the report preparation. Unless provided in writing, but not limited to, mistakes, contacts, insufficient information or certification of such information is not the responsibility of IRC.

Only the specific information or locations noted in the report have been reviewed. Although every reasonable effort was taken to identify defects, latent and hidden defects may affect the accuracy of this report. No physical or destructive testing and no design calculations have been performed unless indicated elsewhere in this report.

The assessment provided is based on visually observed defects at a limited number of locations and our experience with similar types of buildings. Deficiencies may exist at other areas not referenced in this report or that are not visually apparent given the level of evaluation. No responsibility is therefore assumed concerning these matters, or for failure to carry out technical or engineering techniques which would be required to discover any inherent or hidden conditions of the property since such an investigation was not included in the scope of work.



We trust that the above is satisfactory for your purposes. If you have any questions regarding the enclosed, please contact the undersigned at your convenience.

Yours Truly

IRC Building Sciences Group Inc.

A handwritten signature in blue ink, appearing to read 'Scot S. McCavour'.

Scot S. McCavour, P.Eng., BDS
Executive Director