

# IRON WORKS BUILDING REHABILITATION

## PHASE 1 SCOPE\*

2021-01-04

\*PLEASE NOTE THAT THIS DIAGRAM ENCOMPASSES THE PRIMARY ELEMENTS OF THE PHASE 1 SCOPE BUT NOT ALL COMPONENTS. PLEASE REFER TO THE FULL LIST OF STABILIZATION SCOPE ITEMS INCLUDED ON THE FOLLOWING PAGES AS WELL AS THE CONSERVATION PLAN AND CONSERVATION DRAWINGS FOR MORE DETAIL. OPTIONS DESCRIBED HERE MAY NOT BE INCLUDED IN THE SUBSEQUENT DOCUMENTS AS THEY HAVE DEVELOPED FURTHER FOLLOWING DOCUMENT SUBMISSION.

**NORTH ANNEX ROOF (SP-06)**

- FULLY REPLACE FLAT ROOF MEMBRANE TO BARE DECK, INCLUDING AIR/VAPOUR BARRIER, UNDERLAYMENT, INSULATION, MEMBRANE, NEW ROOF DRAINS, RELATED FLASHINGS AND TIE-INS
- REPAIRS TO DECK AS NEEDED
- TEMPORARY CAP FLASHINGS OVER PARAPET COPINGS, CHIMNEY FLUES

**IRON WORKS BUILDING FOUNDRY ROOF (SP-07)**

- FULLY REPLACE SHED ROOF MEMBRANE TO BARE DECK, INCLUDING AIR/VAPOUR BARRIER, UNDERLAYMENT, INSULATION, CORRUGATED METAL SHEETING, GUTTERS, RAINWATER LEADERS, FASICA BOARDS, RELATED FLASHINGS AND TIE-INS
- REPAIRS TO WOOD DECK AND PURLINS AS NEEDED

**IRON WORKS BUILDING ROOF (SP-06)**

- FULLY REPLACE FLAT ROOF MEMBRANE TO BARE DECK, INCLUDING AIR/VAPOUR BARRIER, UNDERLAYMENT, INSULATION, MEMBRANE, NEW ROOF DRAINS, RELATED FLASHINGS AND TIE-INS
- REPAIRS TO DECK AS NEEDED
- TEMPORARY CAP FLASHINGS OVER PARAPET COPINGS, CHIMNEY FLUES

**IRON WORKS BUILDING FOUNDRY CLERESTORY WALLS (SP-10)**

**OPTION 1: RECOMMENDATION**

- REMOVE 'INSUL-BRICK' WALL MEMBRANE
- REPAIR OR REPLACE WALL FRAMING AND SHEATHING AS NEEDED
- INSTALL NEW AIR / VAPOUR BARRIER OVER FULL LENGTH OF ELEVATION INCLUDING WINDOW OPENINGS\*\*
- INSTALL TEMPORARY STRAPPING AND CLADDING (E.G. EXTERIOR PLYWOOD) TO PROTECT AIR / VAPOUR BARRIER

\*\*NOTE THAT TYVEK BUILDING WRAP HAS A LIFESPAN OF 120 DAYS WHEN INSTALLED ALONE

**OPTION 2:**

- IN ADDITION TO ABOVE, INSTALL NEW RAINSCREEN CLADDING SYSTEM OVER MEMBRANE INCLUDING RELATED FLASHINGS AND TIE-INS

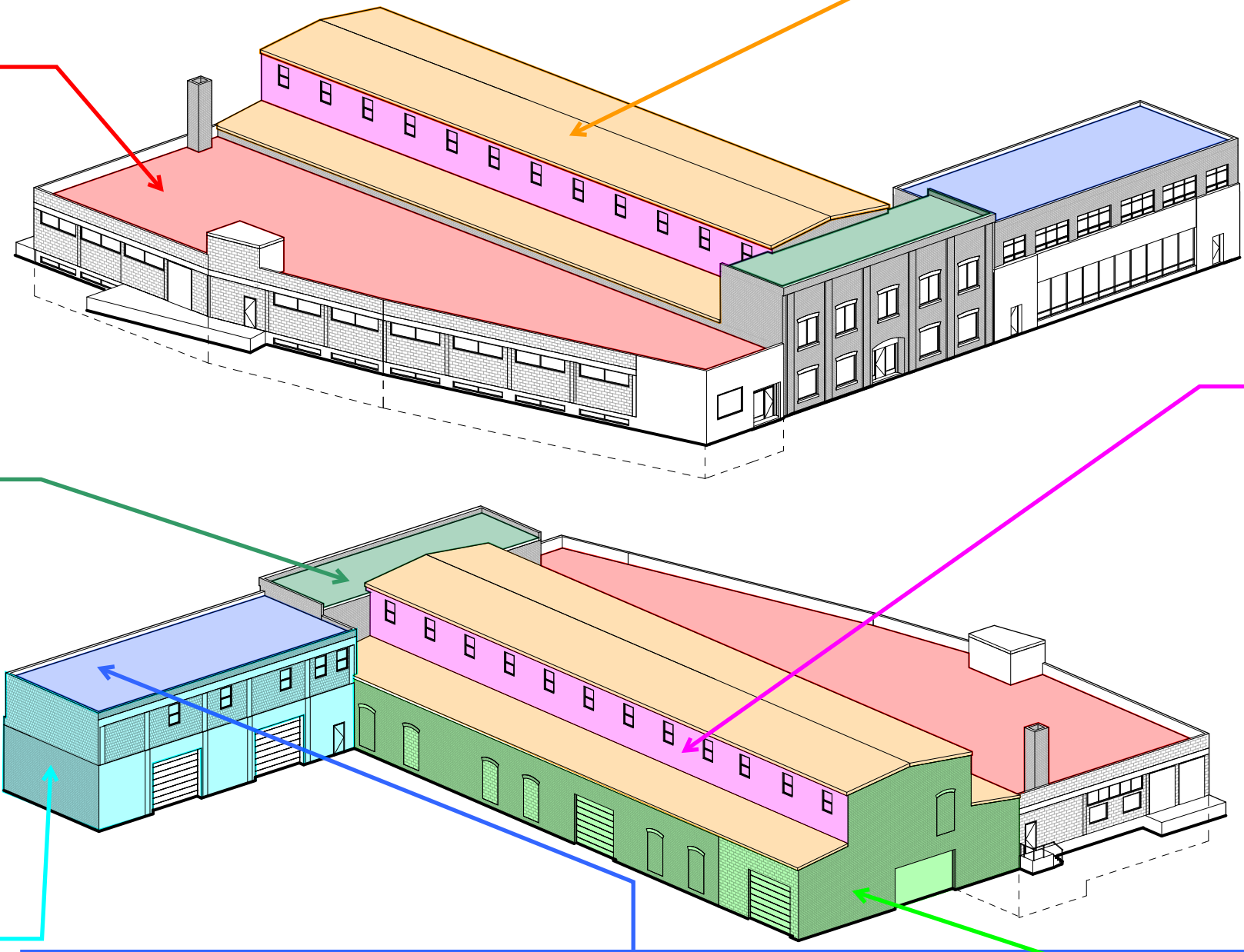
**SOUTH ANNEX SOUTH AND EAST WALLS (SP-09)**

**OPTION 1:**

- PARGE OVER EXPOSED TILE MASONRY DEMISING WALLS, FILLING MAJOR HOLES AND CRACKS

**OPTION 2:**

- REPLACE TILE MASONRY INFILL WALLS AS NEEDED
- INSTALL NEW RAINSCREEN CLADDING SYSTEM OVER MEMBRANE INCLUDING RELATED FLASHINGS AND TIE-INS



**SOUTH ANNEX ROOF (SP-06)**

- FULLY REPLACE FLAT ROOF MEMBRANE TO BARE DECK, INCLUDING AIR/VAPOUR BARRIER, UNDERLAYMENT, INSULATION, MEMBRANE, NEW ROOF DRAINS, RELATED FLASHINGS AND TIE-INS
- TEMPORARY CAP FLASHINGS OVER PARAPET COPINGS, CHIMNEY FLUES
- REPAIRS TO DECK AS NEEDED
- COMPLETE ASSESSMENT OF PRECAST CONCRETE PANELS & STEEL TRUSS STRUCTURE

**IRON WORKS BUILDING FOUNDRY SOUTH AND EAST BRICK WALLS (SP-05)\*\*\***

**OPTION 1: RECOMMENDATION**

- TEMPORARY SHORING AND BRACING AS NEEDED TO STABILIZE EXISTING STRUCTURE
- FULL REPAIR WITHIN PHASE 2

**OPTION 2:**

- FULL BRICK REPAIR OF AREAS AS NECESSARY

\*\*\*NOTE THAT IT IS INTENDED THAT ALL PREVIOUS WINDOWS INFILLED WITH BLOCK OR BRICK BE REINSTATED AS WINDOWS IN PHASE 2

**IRON WORKS BUILDING REHABILITATION**  
**PHASE 1 SCOPE**  
**2021-01-04**

**SP-01** Drain bulk water from basement, repair or replace existing sump pump

**SP-02** Provide temporary power and run multiple floor dryers, industrial portable blower fans and dehumidifier units in basement where flooding has occurred

**SP-03** Install tell-tale crack monitors at select step and vertical cracks on east and west elevations to measure movement over a full cycle of seasons (1 year)

**SP-04** Install temporary cap flashings over parapet copings, chimney flues

**SP-05** Provide temporary shoring and bracing as needed to stabilize existing structure

**SP-06** Fully replace flat roof membrane system down to bare deck, including air/vapour barrier, underlayment, insulation, BUR membrane, new roof drains, related flashings and tie-ins, and repairs to deck as needed

**SP-07** Fully replace shed roof membrane system down to bare deck, including air/vapour barrier, underlayment, insulation, corrugated metal sheeting, raingear, fascia boards, related flashings and tie-ins, and repairs to deck and perlins as needed

**IRON WORKS BUILDING REHABILITATION**  
**PHASE 1 SCOPE**  
**2021-01-04**

**SP-08** Close off large voids in masonry walls, broken glass window panes with temporary sheathing; seal gaps at door openings and wall penetrations

**SP-09** Parge over exposed masonry demising wall, filling all major holes and cracks

**SP-10**

**Option 1:** Remove 'Insul-Brick' wall membrane, repair or replace existing framing and sheathing as needed, install new air/vapour barrier over full length of elevation including window openings

**Option 2:** In addition to above, install new rainscreen cladding system over membrane including related flashings and tie-ins

**SP-11** Provide minimum temporary heat within the building (5°C) during winter and shoulder seasons using flameless construction heaters;

Short-Term, Low-Priority Repairs (1-5 years)

**SP-12** Fully replace caulking joints at windows, flashings and wall/roof penetrations.

**SP-13** Re-grading around perimeter of building as needed to mitigate rising damp