

DIOCESE OF HURON

DIOCESAN BUILDING INSPECTION POLICY

The Diocesan Building Inspection program will commence in 2024. This policy has been created for the purpose of inspecting all church owned buildings to ascertain the current condition of each building. These inspections shall be of a “basic nature”. (see explanation of Inspection types). Any diocesan controlled buildings (Huron Camp, Diocesan Office, etc.) are to be inspected during the same year as the deaneries in which they are located.

The intent of this policy is to conduct reviews of all buildings every ten years. The process will be initially completed in five years with two deaneries being inspected each year. This will give the parishes and diocese a base line as to the current condition on all buildings. After this first cycle of inspections is completed, one deanery will be inspected each year in a ten-year cycle, and so on creating a ten-year cycle going forward. (see attached schedule)

A variety of circumstances may require that parishes need a more robust inspection for work they are considering requiring Diocesan approval, these inspections would be completed by a competent inspection expert from the list below, over and above the basic inspection completed by the Diocesan Property Officer. The ten-year inspection cycle will enable parishes to plan and budget ahead for future work to be completed and in addition the possible need for more formal building inspections.

The Basic inspections shall be completed by the Property Officer of the Diocese at no cost to the Parishes. The Property Officer may appoint an individual or company to assist in these inspections. The authority to require additional investigations rest with the Diocese.

There are (at least) two possible outcomes of the inspection:

1. The building is in good shape from the point of view of structure, electrical, heating/ventilation and any issues are minor and involve maintenance.

2. The inspection raises questions around some items and suggests further study. The parish will formulate next steps. The Incumbent and church wardens document and keep on file the parish's response to these items.

If there are litigation issues arising from the inspection or condition of the building, then there will be discussions with the parish insurer/broker and the diocesan solicitor will be involved.

If it is determined that a more detailed report is required from an authorized Building Inspection company or if the parish is planning construction or renovation and requires Diocesan approval, a detailed or major inspection report will be required which the Parish would be responsible for the cost.

TYPES OF INSPECTIONS

To be completed by the Diocesan Property officer or a competent building inspector from the list below.

Basic Inspection – A walkthrough to identify the general condition of the building structures. A report would be produced identifying the condition of various building components (HVAC, roof, walls (interior and exterior), kitchen, bathrooms, bell towers, etc.)

The inspection is to be primarily visual, tactile and generally non-intrusive, and such as can be made from ground level, ladders and any readily accessible roofs, galleries, etc. Parts of the structures which are inaccessible, enclosed or covered will not normally be opened unless specifically requested. The report of the inspection is to give a detailed overview of the condition of the buildings and their operating systems and is to identify problem areas or areas of concern. If a serious problem is identified or suspected, the Inspector's report is to recommend that further study be made by a competent expert.

To be completed by a competent building inspector from the list of companies below.

Detailed Inspection – A more comprehensive study should be completed on an identified situation when it has been identified by the initial basic inspection.

Major Condition Inspection and Report - This report would be completed when an in-depth whole structure condition report is required.

Land and Property Committee Approved Inspection Companies

(The following list is not in any particular order)

Consultants

POW Engineering
50 Samnah Crescent,
Ingersoll, ON N5C 3J7
(519) 425-5000

Wasytko Architect Inc.
370 Queens Ave., London, ON, N6B 1X6
519 663 0888

Edison Engineers Inc
4056 Meadowbrook Dr. Unit 124, London, ON N6L 1E3
519-279-6484

Strik Baldinelli Moniz
1599 Adelaide St. N, #301, London ON, N8X 4E8
(519) 471-6667

Contractors

Tonda Construction
1085 Wilton Grove Rd., London, ON N6N 1C9
519-686-5200

Masonry

HAZEN MASONRY & RESTORATION INC
584447 Beachville Road, Beachville ON N0J 1A0
(519) 521-5620

Mechanical Electrical Contractors

Curney Mechanical Ltd.
414 Neptune Crescent, London, ON N6M 1A1
(519) 453-1614

Hardware and Accessibility Systems

JPW Systems inc.
30 Doan Dr, Komoka, ON N0L 1R0
(519) 474-9797

Note: Other companies may be selected with prior approval from the Diocesan Land and Property Committee.

FIVE YEAR INSPECTION SCHEDULE

YEAR OF INSPECTION	DEANERY	DEANERY
2024	SAUGEEN	ESSEX
2025	HURON PERTH	KENT
2026	WATERLOO	LAMBTON
2027	BRANT NORFOLK	LONDON
2028	DELAWARE	OXFORD

TEN YEAR INSPECTION SCHEDULE

YEAR OF INSPECTION	TERRITORY	DEANERY
2029	NORTH	SAUGEEN
2030	SOUTH	ESSEX
2031	EAST	BRANT NORFOLK
2032	WEST	LAMBTON
2033	NORTH	HURON PERTH
2034	SOUTH	KENT
2035	EAST	DELAWARE
2036	WEST	LONDON
2037	NORTH	WATERLOO
2038	EAST	OXFORD