

3.0 STRUCTURAL FRAMING

3.1 Description

The structural framing of the building was typically concealed by interior finishes in the office areas and some warehouse areas. The majority of the steel columns within the occupied tenant spaces were concealed by stock and/or material at the time of our site visit and were not fully visible for review. Our review was limited to the structural framing exposed in the warehouse areas.

The structure of the building consists of metal roof decks that are supported by open-web steel joists that span between steel beams that frame into steel columns and between masonry walls. The second floor of the north section of the building is formed by a concrete topped metal deck that spans between steel joists. The underside of the second floor framing is covered with spray applied fireproofing material. Poured concrete slabs-on-ground form the ground floor of the building. Foundation walls of the building appear to be formed by a combination of poured concrete and concrete masonry.

The extent to which the integrity of a structure is evaluated can vary from a simple visual inspection of those parts of the structure exposed to view to a program of sophisticated non-destructive and destructive testing designed to reveal information concerning "as-built" conditions followed by a structural analysis carried out to determine the extent of compliance of the structure with the requirements detailed in the relevant edition of the Ontario Building Code. The terms of reference governing our review of this structure limited our work to a visual inspection of those parts of the structure exposed at the time of our visit. For the purpose of this assessment our review was visual in nature and, other than where may be noted otherwise, completed from floor level. As a result of this limitation our review should not be presumed to include confirmation of the presence of welds or fasteners of appropriate size at all connections.

It should be noted that we did not remove or lift any ceiling tile, gypsum board or fireproofing or any other material that concealed the structural framing members from view during our cursory visual review.

3.2 Observations

The following is summary of conditions that were identified during our visual review of the exposed structural framing members:

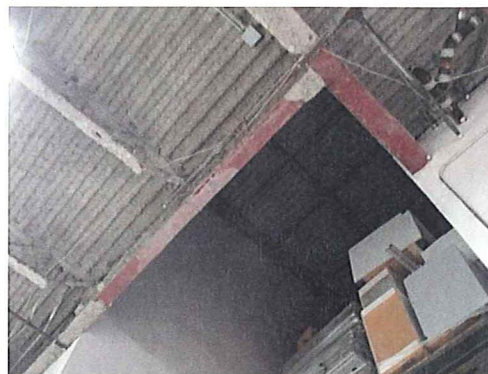
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- .1 General view of the underside of the second floor framing at the north section as viewed from the Cool Ocean Impex Inc. space. Structural framing members are covered with spray applied fireproofing material.



- .2 In isolated locations, fireproofing material at the underside of the second floor framing is damaged/missing. Damaged fireproofing requires immediate repair.



- .3 There is a mezzanine office space within the ground floor space occupied by Green Island Trading Company, at the east portion of the centre section. The mezzanine level was not accessible at the time of the site visit. The drawings provided by Toronto Building do not indicate that a Building Permit was obtained for the construction of the mezzanine. Confirmation from the tenant is required to confirm that a building permit was obtained for the construction of the mezzanine.



3.3 Recommendations

Based on our cursory visual review of the structural framing members that were visible at the time of our site visit, we recommend that the following remedial work be carried out immediately.

- Confirm with the tenant that a building permit was obtained for the construction of the mezzanine level within the space on the ground floor occupied by Green Island Trading Company (in the event that a building permit was not obtained, remove the mezzanine)

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or have the mezzanine reviewed by a structural engineer and obtain a building permit for its construction).

- Repair the areas of damaged fireproofing at the underside of the second floor framing.

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4.0 MECHANICAL AND ELECTRICAL INSTALLATIONS

4.1 Description

The mechanical and electrical systems associated with the Green Island Trading Company tenant space were visually reviewed during our site visit. Our review was limited to accessible equipment, without review of any drawings or schematics.

Tests were not performed nor were dismantling of systems carried out to verify the condition of the interior components of HVAC equipment. Unit heaters and other equipment suspended from high ceilings were not observed due to inaccessibility. Seasonal use should be considered with regards to any comments made about the condition of any HVAC equipment.

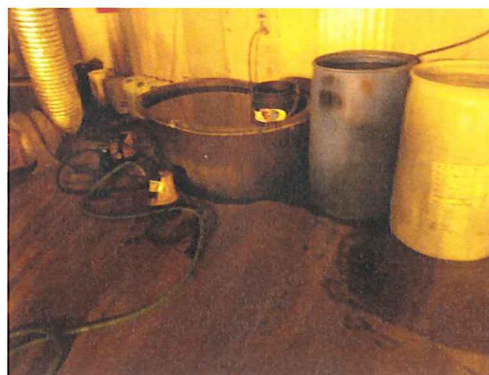
Calculations were not made to verify the adequacy of the electrical supply, domestic water, or HVAC performance.

Tests were not performed on life safety systems such as fire alarm and suppression systems including sprinklers, standpipe, and smoke control systems.

4.2 Observations

4.2.1 Sanitary and Storm Drainage

Water storage tanks are provided to each marihuana planting area. During our site visit we observed water over flows from the storage tanks and spills over the second floor and floor drains are not provided. We recommend floor drains be installed to each marihuana planting area, as required, to drain water from the floor surface.



4.2.2 Domestic Hot and Cold Water System

Domestic hot water for the washrooms is generated by electric hot water tanks in the ceiling spaces. The domestic hot water tank heaters were inaccessible for the visible review during our site visit.

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Municipal incoming water supply enters the building in the service room and is connected to a meter and three (3) shut-off valves.

Based on our visual review it appears that there is backflow prevention provided to prevent contaminants from entering the municipal potable water system.



Due to the nature of the businesses within the building, we recommend back flow prevention be installed to the incoming water supply at each occupancy in accordance with Chapter 851 (Water Supply) of the Toronto Municipal Code. This work should be carried out in conjunction with a cross-connection survey which may identify additional areas that require protection.

4.2.3 Heating, Ventilation and Air Conditioning

The ventilation systems within the medicinal marihuana production areas do not appear to have been carried out using good engineering practice and with the benefit of a building permit.



One of the outdoor condensing units that provide ventilation cooling to the medicinal marihuana production facility located on the ground floor in the east portion of the building is not professionally installed. It is mounted on a wood pallet. We recommend the outdoor condensing unit be professionally installed.



Article 6.2.1.1. of the Ontario Building Code details the following requirements for the design and installation of heating, ventilating and air-conditioning systems:

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6.2.1.1. Good Engineering Practice

(1) Heating, ventilating and *air-conditioning* systems, including related mechanical refrigeration systems, shall be designed, constructed and installed to conform to good engineering practice appropriate to the circumstances such as described in,

(a) the ASHRAE Handbooks as follows:

- (i) Fundamentals,
- (ii) Refrigeration,
- (iii) HVAC Applications,
- (iv) HVAC Systems and Equipment, and
- (v) ANSI/ASHRAE/IESNA 90.1, "Energy Standard for Buildings Except Low-Rise Residential Buildings",

(b) CSA F280, "Determining the Required Capacity of Residential Space Heating and Cooling Appliances", and the outside winter design temperatures shall conform to MMAH Supplementary Standard SB-1, "Climatic and Seismic Data",

(c) CAN/CSA-F326-M, "Residential Mechanical Ventilation Systems",

(d) the NFPA Fire Codes,

(e) the HRAI Digest,

(f) the Hydronics Institute Manuals,

(g) the SMACNA Manuals,

(h) ACGIH, "Industrial Ventilation Manual",

(i) CAN/CSA-Z317.2, "Special Requirements for Heating, Ventilation, and Air Conditioning (HVAC) Systems in Health Care Facilities",

(j) CCBFC NRCC 38730, "Model National Energy Code of Canada for Buildings",

(k) CCBFC NRCC 54435, "National Energy Code of Canada for Buildings", and

(l) EPA/625/R-92/016, "Radon Prevention in the Design and Construction of Schools and Other Large Buildings".

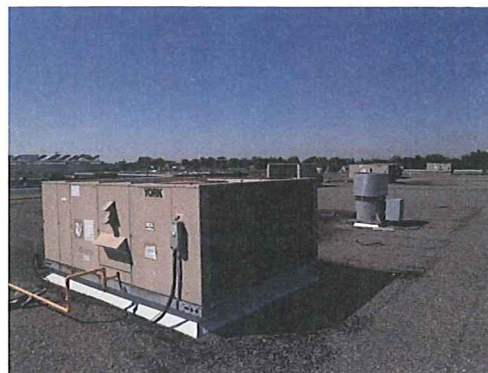
It should be confirmed with the tenant that a building permit was obtained for the installation of the ventilation systems. In the event that a permit was not obtained, a building permit should be obtained immediately.

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Heating and ventilation cooling to the new addition (medicinal marihuana production facility) is provided by five natural gas-fired rooftop units located on the high roof area.

The rooftop units are equipped with economizers to provide free cooling and are electrically controlled by dedicated thermostats.



Manufacture/ Model	No of units	Age (Years)	Refrigerant type	Tons	MBH	Remarks
York/ D2CG180N32058F	5	19	R-22	15	400	Four units appear to be in working condition, one unit is disconnected.

The non-functional rooftop unit's (located on the high roof area) gas supply has been disconnected and its fresh air intake has been covered with wood sheathing. This indicates that the unit's heating and cooling cycles are not working.



Article 629-38.A of the Toronto Municipal Code (Property Standards) details the following requirement:

629-38. Heating and air conditioning.

- A. Every heating and air-conditioning system or unit shall be kept in good repair and maintained in good working condition at all times relevant to the operation of that system.

In our opinion, the current condition of the roof top unit serving the second floor of the Green Island Trading Company tenant space does not meet the requirements detailed in Article 629-38.A of the Toronto Municipal Code. We recommend the unit's cooling and heating cycles be restored (repaired).

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Ventilation exhaust to the medicinal marihuana production facility is provided by a rooftop mounted up-blast type exhaust fan.

The exhaust fan appears to be in working condition.



4.2.4 Power Supply and Distribution

The electrical power supply is fed from a transformer mounted on a concrete housekeeping pad located outdoors.



The main disconnect switch and the splitter are located in the new electrical room. The disconnect switch is manufactured by "Cutler-Hammer" and rated for 800 amperes, 600 volts, 3 phase, 4 wire.

There is another disconnect switch for the older section of the building located in the old electrical room and is rated for 600 amps.



The power transformer's cover plate is missing in the medicinal marihuana production area. This condition is a potential fire and life safety hazard.

