

### 2.1.4 Energy Efficiency

The following items should be considered for replacement for improved efficiency:

- Replace interior and exterior lighting to LED type;
- Replace aging furnaces to high-efficiency propane type;
- Replace aging heat-pump systems;
- Improve ventilation to basement and washroom areas to improve control of humidity.

### 2.1.5 Accessibility



The building is not compliant to Section 3.8 of the Ontario Building Code. The main entry door has a 33" clear width while 33.5" is required. The door is also not equipped with an automatic opener.

Interior paths are at or are slightly above the minimum width of 43.3". Doorways generally have a clear width greater than the minimum of 33.5" (34.5" and 37" widths). Auto door openers are not installed at the washrooms.



The kitchen counters, island and pass-through counter are not designed for barrier-free use.



The two washrooms are not designed for barrier-free use despite the installation of grab bars. We noted the following issues: Use of steel sinks, inadequate knee space at vanities, uninsulated drain piping, wrong type of faucets, entry doors are not automated, toilet stall doors are narrow at 32" width, stall size is less than 60"x60", light switches are greater than 48" AFF, toilet paper dispensers are at 40" AFF and 12" out from rim.



The exterior ramp is older but is generally designed with compliancy. We noted that the handrails are non-graspable, handrails are installed above the 34" to 38" AFF requirement, the slope of 7% is less than the maximum of 8.3%, the width of 45" is greater than the minimum of 36", and there is no curb feature along the ramp perimeter. The ramp should be replaced.



The site has a single barrier-free parking stall. Improvement to surfacing, transition to ramp landing, and improved demarcation is required. Consider additional designated stalls.