

Historic Building Condition Assessment Definitions

The following supplementary material provides definitions of Work Priorities, Building Condition and Feature Condition. The similarity of each definition is readily apparent and enforces the inter-relatedness of each definition. These definitions are paired with GREEN, AMBER, or RED keywords for ease in transition to numerical requirements for Installation Status Reports (ISR).

Work Priorities/Deficiencies

A **CRITICAL** deficiency of an element exists where:

- a. there is advanced deterioration which has resulted in the failure of the building element or will result in the failure of the building element if not corrected within two years, and/or
- b. there is accelerated deterioration of adjacent or related building materials as a result of the element's deficiency, and/or
- c. there is a threat to the health and/or safety of the user.

Critical deficiencies can include, but are not limited to: undersized floor joists which are inadequate for the load of the building, leaking roof, failed drainage system, or a furnace located in an unprotected crawl space. ISR category: **RED**.

A **SERIOUS** deficiency of an element exists where:

- d. there is deterioration which, if not corrected within 2-5 years, will result in the failure of the building element, and/or
- e. a threat to the health and/or safety of the user may occur within 2-5 years if the deterioration is not corrected, and/or

- f. there is deterioration of adjacent or related building materials and/or systems as a result of the element's deficiency, and/or
- g. there is a failure to meet a legislative requirement.

Serious deficiencies can include, but are not limited to: an old electrical system that is inadequate for present use, inadequate ventilation of the crawl space, a public building which is not accessible to the handicapped. ISR category: **AMBER**.

A **MINOR** deficiency of an element exists where:

- h. standard preventive maintenance practices and building conservation methods have not been followed, and/or
- i. there is a reduced life expectancy of affected or related building materials and/or systems, and/or
- j. there is a condition with long-term impact beyond 5 years.

Minor deficiencies can include, but are not limited to cracked window glass, cracked plaster on interior wall surfaces. ISR category: **GREEN**

Building Condition

GOOD: There are either no maintenance problems, or the maintenance requirements that do exist are only cosmetic in nature, and will not lead to more the serious deterioration of other building features. In general, the building needs only routine maintenance. ISR category: **GREEN**.

FAIR: There are early signs of wear, failure, or deterioration of the building, although the building is generally structurally sound. Moderate to severe deterioration of non-structural elements is evident, but no more than approximately 25% of these non-structural features. The deterioration of non-structural elements is such that if not repaired within the next 5 years may lead to the deterioration of structural elements. ISR category: **AMBER**.

POOR: There is deterioration of structural elements that if not repaired within the next 12 months may lead to catastrophic failure and loss of the historic resource. There may be moderate to severe deterioration of non-structural features as well. ISR category: **RED.**

Feature Condition

A building feature is a component that makes up the structure, finishes and systems of a building. It includes elements as diverse as windows, the roof, structural elements, finish materials, decorative elements such as door and window trim or mantelpieces, mechanical and electrical systems and their individual components. In assessing the overall condition of a building, a comprehensive inspection will look at each feature or element of a building.

An element is evaluated as **GOOD/GREEN** when:

- k. The element is intact, structurally sound and performing its intended purpose.
- l. There are few or no cosmetic imperfections.
- m. The element needs no repair and only minor or routine maintenance.

An element is evaluated as **FAIR/AMBER** when:

- n. There are early signs of wear, failure, or deterioration, though the element is generally structurally sound and performing its intended purpose.
- o. There is failure of a sub-component of the element.
- p. Replacement of up to 25% of the element or replacement of a defective sub-component is required.

An element is evaluated as **POOR/RED** when:

- q. The element is no longer performing its intended purpose.
- r. The element is missing.
- s. Deterioration of damage affects more than 25% of the element and cannot be adjusted or repaired.
- t. The element shows signs of imminent failure or breakdown.
- u. The element requires major repair or replacement.