



*The Corporation of the Township of Black River-Matheson
Council Staff Report*

Prepared For: Council	Report No.: CBO-2026-001
Agenda Date: June 23, 2026	Regular Council Meeting

Subject

Shillington Community Hall Inspection Report

Summary of Recommendation

BE IT RESOLVED THAT Council receive Report CBO-2026-001 regarding the Shillington Community Hall Inspection Report as information;

AND THAT Council direct Staff to maintain restricted access to the Shillington Community Hall, limited to staff and essential personnel only, with no public events permitted until further direction is provided by Council;

AND THAT Council direct Staff to obtain pricing for a Professional Engineer of Ontario to complete a structural assessment of the Shillington Community Hall and report back to Council with the findings, estimated costs, and recommended next steps

List of Stakeholders & Communications Plan

- Council
- Municipal Staff
- Ratepayers of Black River-Matheson
- Members of the Public

Respectfully Submitted By:

Matthew Gascon
CBO - BCIN 128984

Reviewed by:

Hongji Lei
Clerk/Deputy CAO

Background

The Shillington Community Centre, located at 4175 Highway 101 West, was inspected by the Township's Building Inspector on June 12 and June 18, 2026, following safety concerns brought forward by members of the Shillington Community Committee. The building records identify the original blueprints as being dated July 1988, making the facility approximately 38 years old.

The inspections included a general review of the building, as well as a more detailed review of the attic and crawl space areas where accessible. The inspection report identified several significant concerns, including structural deficiencies in the roof framing, observed issues within the crawl space, evidence of water infiltration, plumbing and electrical concerns, and additional safety-related deficiencies. As a result, the Building Inspector has strongly recommended that access to the facility be restricted to staff and essential personnel only, and that no public events take place until a Professional Engineer completes a structural inspection and any required repairs are completed.

Discussion

Listed below are Building Inspector Matthew Gascon's findings:

Major Defects:

Structural issues:

- 1) Upon inspection of the roof rafters used on Shillington Community Hall, it was determined they were not engineered. Upon inspecting the rafters, it was discovered that the rafters were 2x6s spaced at 24 inches on centre. With an approximate total span width of 27 feet. Upon inspection of the attic space the following was discovered:
 - No ridge beam in the middle span of the rafters, the rafters were just toe nailed into each other.
 - Several rafters have shifted and are no longer centered to one another
 - Several rafters have split and have large cracks right through the rafters
 - No metal hurricane clips or hangers were used
 - The toe nailing used on support bracing of the rafters have approximately 1–2-inch gaps
 - Mechanical ventilation in attic space- fan installed but it does not work when power is on- so no to very little air flow to the attic space.
 - Support bracing used on rafters are different sizes, some are 2x6 same size as the rafters' others are 2x4s

(Using the 2024 Ontario Building Code 2x6 rafters at a 600 mm SPF 1 or 2 (24 inches) with the Matheson Snow load (2.8 Kpa = 58.5 lb/sq ft) the maximum rafter span is 2.66 meters (8.73 ft) maximum building width would then be 17.46 ft, which is approximately 10 ft under what the Shillington Hall is.)

- 2) Upon inspection of the crawl space, inspector M. Gascon was limited to his inspection of approximately the front half of the building, this was due to Furnace ductwork and plumbing that is in the crawl space, Inspector M Gascon was unable to get to the back side of the crawl space.

Upon inspecting the front half of the Crawl space, the following was discovered:

- Plumbing drainage line from the bathroom appears to have been cut and capped and a line goes to the sump pump in the crawl space
- Floor joists under the mechanical room appears to be newer wood but there are only 2 joist hangers neither of them has any nails or screws in them, and the blocking between the joists have gaps between the joists and blocking member. The Floor joists under the mechanical room 3 floor joists do not connect to the centre beam instead go to single perpendicular joist that connects to another floor joist that connects to the floor beam.
- Cinder block on the front facing foundation wall has a gap between blocks
- Main floor beam is missing supporting post at approximately half the width of the building, floor beam at the front door side of the building is no supported (has concrete support but does not support the beam due to a gap)
- No joist hangers observed on any of the old floor joists
- Puddle of water at the front side of the foundation wall,
- Uneven soil in crawl space creates drainage issue
- Furnace appears to have the exhaust vents in the crawl space- exhaust vents are extremely corroded
- Electrical wires attached to plumbing pipe in crawl space- if pipes leak and it leaks onto electrical wires causing a fire hazard.
- A Floor joist under one of the bathrooms has two large cracks/splits in it
- On June 12 when Inspector M Gascon inspected the crawl space, he observed a constant water leak under the mechanical room- which was rotting the floor joists and copper pipes were corroding. On June 18 Inspector M Gascon did not observe a continental water leak but did observe several floor joists that were wet.

- Also, on June 12 Inspector M. Gascon observed water dripping on the ABS drainage pipe for the toilet in the washroom. On June 18, no water was observed.

Safety issues:

- Septic/well holes in yards- need proper covers (Public Works can assist with a temporary covers but proper concrete lids should be made and put in place, currently what appears to be an old well has a piece of sheet metal over it and what appears to be an septic tank inlet or outlet has a rotten piece of plywood and orange snow fencing around it.
- Uneven front stairs- tripping/safety issue measured at 5-inch, 7 inch and 8 inches
- Hole in exterior wall-pests can enter the building
- Bowing wall- in mechanical room- Recommend removing drywall to determine what is causing wall to bow
- Floor joist in Mechanical room is beginning to cave downward (inadequate supports) as well as in the side hallway near the right-side door the floor is soft and creeks when walking on it. (area I was unable to inspect due to ductwork and plumbing underneath the crawl space)

Minor Defects:

- Ceiling and wall peeling- water damage in kitchen area
- Garbage in crawl space- plastic buckets, old light bulbs and other garbage- Recommend cleaning up/remove

Recommendations:

Currently, I strongly recommend that the Shillington Community Centre has restricted access which is limited to Staff and essential personnel only effective immediately. This includes no public events take place until a Professional Engineer of Ontario completes an inspection and any repairs recommended by the professional Engineer have been completed.

Hire a Professional (Structural or Civil) Engineer of Ontario to conduct a full structural inspection of the building to determine what repairs should be done to the building and the approximate cost the repairs to the building would be.

If the Municipality decides to repair the Community Centre below are additional recommendations I would suggest:

- Hiring a licensed electrician to rewire the electrical wires in the crawl space- so they are not connected to the plumbing/water pipes.

- Hire a licensed Plumber to inspect the plumbing in the crawl space for leaks/cracks- and replace as necessary.
- Upgrade insulation in attic space and exterior walls upon review of the original drawings in 1988 the installed insulation in the exterior walls is R20 and R 40 in the attic space (Upon inspection of the attic space it was determined that there were only 2 R 20 batt insulation installed, one on top of the other). To save on heating costs I recommend installing R 60 insulation in attic space as per the 2024 Ontario Building Code and R 27 Insulation value on the exterior walls (R22 batts and R5 1-inch Rigid foam insulation board).
- Weather stripping all exterior doors- prevents air drafts and bugs and pests from entering the building.
- Seal all exterior holes in the building with anti pest covers- Steel
- Level out the soil in the crawl space and install a cover on the crawl space- currently wet soil (Division B Section 9.18.6 of the 2024 Ontario Building Code lists materials that should be used for ground cover in crawl spaces, 50 mm of asphalt, 100mm of 15 MPA Portland Cement concrete, Type S roll roofing, or 0.10 mm Polyethylene with any joints in sheet type ground cover being lapped not less than 100 mm and weighted down.)
- Replace existing 4x4 posts with pressure treated 6x6 posts on the front porch/sunroom area. The 2024 Ontario Building Code has a maximum height for 4x4 posts of 5 ft 10 inches, the height of the Front area is higher then 5 ft 10 inches. The larger size post also helps supports the snow load of the existing roof.
- Install Accessibility ramp for individuals with accessibilities- contact M Gascon later for Building Code requirements.
- Install a Floor drain with trap seal primer in the mechanical room as well as a drip pan under the hot water tank, and any water based mechanical equipment.
- Install a Commercial Fire suppression system in the Kitchen area
- The 2024 Ontario Building Code lists the required specs for new stairs are:

Max rise-7 7/8" (200mm), Min Run 9 1/4" (235mm), Min thread 10 1/4" (255mm), Max Nosing 1" (25mm), stair width 36" (900mm), height over ramp 6'5" (1950mm), Minimum width of landing= width of stair or ramp, minimum Length of landing 36" (900mm)

Disclaimer:

This report is based on an Inspection completed by the building inspector for the Township of Black River Matheson On June 12 and 18 2026 and is not necessarily exhaustive as to all issues the building being used as the Shillington Community Centre may have. While every effort has been made to ensure the accuracy of the inspection, this report should not be construed as compliance

with the Ontario Building Code, Township by-laws, provincial legislation, agency requirements or other applicable regulations.

Any structural repairs that the Shillington Community Committee and or the Township of Black River Matheson may choose to have done to the Shillington Community Centre because of this report should first be inspected and determined by a Professional Engineer of Ontario.

Report completed by Matthew Gascon On June 18, 2026

Policies or Legislative Effect

- Municipal Act, 2001, S.O. 2001, c. 25, as amended

Options

Option 1: Retain a Professional Engineer

Council may direct Staff to obtain the services of a Professional Engineer of Ontario to complete a structural assessment of the Shillington Community Hall. The engineer would confirm the extent of the structural concerns, identify required repairs, and provide an opinion on whether the building can be safely repaired.

Option 2: Obtain Contractor Quotes

Council may direct Staff to obtain contractor quotes for the repair work identified in the inspection report. This option would provide cost estimates for potential repairs; however, contractor pricing should preferably be obtained after an engineer confirms the required scope of work.

Option 3: Demolish and Consider a New Building

Council may choose to demolish the existing building and consider construction of a new community facility. This option may be appropriate if the cost or extent of repairs makes rehabilitation impractical or not financially responsible.

Recommendation

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Attachments

1. Pictures from site visits

End