Giving older assets a new life:
A look at repurposing existing properties and sites. What are entrepreneurs doing?
Design Challenges

- Alignment of existing services when tenants remain.
- Columns, wall and mullion alignment
- Post-tension slabs
- Borrowed light glazing or possible interior bedrooms with mechanical ventilation to be considered
- Longer buildings can result in dead-end corridors or unusual travel lengths for exiting
Deferred Maintenance

- Roofing replacements, membrane life span
- Maintenance schedule vs new performa
- Exterior caulking and glazing.
- Cleaning of elevators, ducts, and pipes (photo attached of old pipe).
- Equipment efficiency and capacity (hot water, generators (photo of before & after generator size), HVAC).
Life-Safety

- Elevators, older buildings have center opening doors, not stretcher accessible.
- Capacity of Elevators, higher weight for the fire department.
- Speed of older elevators.
- Shaft sizes are fixed and often are integral to the Structure.
- Stair widths, riser heights, door locations are often fixed. Markings for floors, nosing, landings, etc.
- Sprinkler systems not present in older infrastructure.
- Residential fire alarm systems and fire fighting provisions (CACF Room, stand-pipes, telephone / speakers).
- Ramps / wheelchair access may not be present or not to current code.
- Approach is to only improve life safety, existing conditions are often fixed, how can the building be improved within budget and schedule constraints.

Exterior Façade

- Condition of waterproofing may be unknown as it is not visible.
- Long-term corrosion of cladding supports systems (brick ties, rails, fasteners)
- Material choices for residential may be different or different colours / proportions.
- Operable windows often not present or not sufficient. Significant retrofit or smoke shafts to roof?
- Ventilation through the exterior cladding for kitchens and bathrooms not accounted for. New openings at exterior or centralized shafts.