

## Building Maintenance Bylaw Risk Matrix

The scope of the Building Maintenance Bylaw is on buildings that present the highest risk to the public. The higher the building, the more serious the risk of harm from falling debris. The older the building, the more likely it is to have experienced deterioration that can lead to elements detaching from buildings.

All elements on the existing Building Exterior Visual Assessment is a risk matrix for structures five storeys or taller and ten years or older to assess the risk areas of age, height, and complexity. Risk is elevated if property owners do not maintain their buildings.

	ROOF EXTERIOR ASSESSMENT	NA	Acceptable	Needs Attention	Not Acceptable
1	VISIBLE ROOF components including stone ballast, pavers, membrane and insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	PERIMETER FLASHING attachment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	CLADDING attachment for all penthouse mechanical rooms, stairs, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	HVAC equipment housing, curbs, support, framing, flashing and attachment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	EXHAUST FANS, and other mechanical exterior systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	COMMUNICATIONS EQUIPMENT, support framing, cable trays, flashing, ballast and/or attachment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	LIGHTNING grounding equipment attachment only	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	SIGNAGE, including housing, curbs, support framing, flashing and attachment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	ACCESS HATCHES and doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	SWING STAGE, davit arms, roof anchors and other exterior window washing equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	SKYLIGHTS and windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Exterior mounted electrical equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Securement of all materials and tools on the roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	SOLAR PANELS and their supports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Other*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	EXTERIOR ENVELOPE ASSESSMENT	NA	Acceptable	Needs Attention	Not Acceptable
1	CLADDING SYSTEMS, including glass, plywood, plastics, metal panels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	CURTAIN WALLS which could be non load bearing prefabricated insulated panels or site built steel stud walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	FLASHINGS, corroded, their condition, their placement and use, and any damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	AIR INTAKE GRILLS for HVAC, venting, make up air, cooking and EXHAUSTS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Brick, Stone and Sandstone, their condition, support and attachment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	BALCONIES, guard rails and their attachment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	SIGNAGE, including housing, curbs, support framing, flashing and attachment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	WINDOWS and doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	FIRE ESCAPES, exterior	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	OTHER *	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>