

**Northern Sydney Local Health District**  
**Mona Vale Hospital**  
**Facade conditions Inspection Report**

***TAYLORS BUILDING SOLUTIONS***  
***"We repair defective buildings"***

**Taylors Building solutions**

**40 Robert St Rozelle NSW 2039**

**PO Box 285 Rozelle NSW 2039**

**Project Supervisor: Grant Jardine/ Sam Ebeid (E A & Associates)**

## Table of Contents

<b>Introduction.....</b>	<b>00</b>
Hospital Layout.....	00
<b>Executive Summary.....</b>	<b>4</b>
<b>Assessments and Solutions</b>	
<b>Western Elevation</b>	
Inspection.....	07
<b>North-West Elevation</b>	
Inspection.....	08
Details (Area 2.1).....	
Details (Area 2.2).....	09
<b>Southern Elevation</b>	
Inspection.....	10
<b>Ambulance Entry Area</b>	
Inspection.....	11
<b>Balcony Area</b>	
Inspection.....	18
<b>Eastern Elevation</b>	
Inspection.....	14
<b>Northern Elevation</b>	
Inspection.....	18

## Introduction

Mona Vale hospital was established in 1964 and is under the management of the Northern Sydney Local Health District. In conjunction with Manly hospital, Mona Vale hospital provides health services to those living in the Northern Beaches area. Having been founded in 1964, the hospital has now been in operation for more than 50 years. As a result of exposure to elements over time, however, the building's facade is starting to show signs of deterioration.

A report by ARUP in September of 2010 identified a number of aspects of the building that pose a risk to pedestrians and those working around the hospital

In order to determine if the Arup report had validation it was decided that an inspection of the entire facade was required, this would be conducted by using boom lift and crane to get operatives close to the building fabric and test the facade using mechanical means to try to dislodge brickwork render and sun hood louvers. Following these tests E A & Associates would determine the extent of hoardings required.

This report aims to highlight problem areas with the building's facade and solutions to provide either repair that are required in order to maintain the public safety or hoarding installation.

Given below is a layout of the hospital premises, labelled with the respective elevations and areas that will be referred to within the report. The report will describe integrity of the facade and general condition. All images contained within the report were taken on the 17<sup>th</sup> of March 2015 by E A & Associates consulting engineers.

Due to the remaining operating time of the facility, NSLHD has decided in favour of establishing a regular facade inspection over the next 5 years whilst the hospital is in operation.



## Executive Summary

Following the facade inspection using a boom lift and crane man box to get the operatives close enough to the facade of the building, the summary lists the areas with the condition of the facade.

### **Inspection date 1/4/2015 Area inspected:**

- 7.1-Facade in sound condition ( drummy render need to be restrained)
- 7.2 - Facade in sound condition
- 1.0 - Facade in sound condition

### **Inspection date 22/5/2015 Area inspected:**

- 2.1 - Facade in sound condition (brick sound condition some areas of render is drummy but in sound condition)
- 2.2-Facade in sound condition
- 3.1-Facade in sound condition
- 3.2-Facade in sound condition

### **Inspection date 26/5/2015 Area inspected:**

- 6.1 - Facade in sound condition ( area needs to be fenced off)
- 4.2-Facade in sound condition
- 5.1-Facade in sound condition

## Inspection and Condition.

### 1. Western Elevation (area 1.0)

#### Inspection

This side of the building faces the car park, which would have high pedestrian activity throughout operational hours. Image 2 show the current state of the western elevation of the building. The inspection on this face was carried out 1/4/2015

- Fagade was found sound.
- Brickwork and render was in sound condition
- 6 aluminium louvers were removed
- All the louvers were checked for structural soundness and declared satisfactory.



**Image 2** - Continuation of Western Elevation of Mona Vale Hospital

## 2. North-West Elevation (area 2.1)

### Inspection

The North-West elevation of the building sits above an area of high staff activity as is shown in Image 3: This facade was inspected on the 22/5/2015 with a boom lift in order to get a close up appraisal..

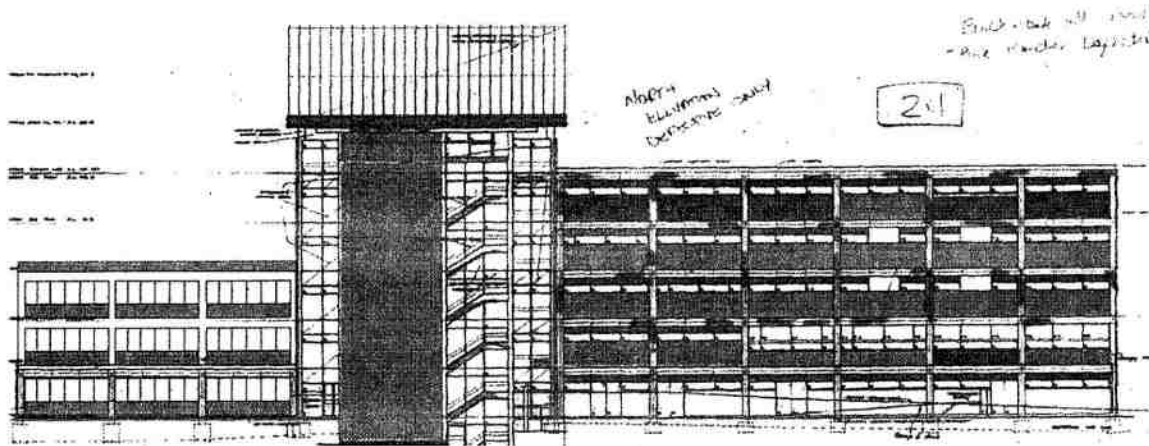
The inspection on this elevation was carried out 22/5/2015

- Facade was found in sound condition.
- Brickwork and render was in sound condition
- Aluminium windows were checked for soundness, all were in fair condition.



**Image 3-** North-West Elevation showing hospital vehicles and employees

North-West Elevation showing area where render is drummy but in a stable condition unlikely to dislodge.



**Image 4-( area 2.1)**

Pink area indicate early stage of render being drummy. These area's are in sound condition and are not in danger of being dislodged.

Brickwork was all inspected and there is no signs of brickwork failure.





**Image 5 - (area 2.2) Wall connecting North-West and Southern Elevation**

The inspection on this face was carried out 22/5/2015

- Fagade was found in sound condition.
- Brickwork and render was in sound condition

Aluminium windows were checked for soundness & found to be in fair condition.



**Image 6 - (area 2.2)** Continuation of wall connecting North-West and Southern Elevation.

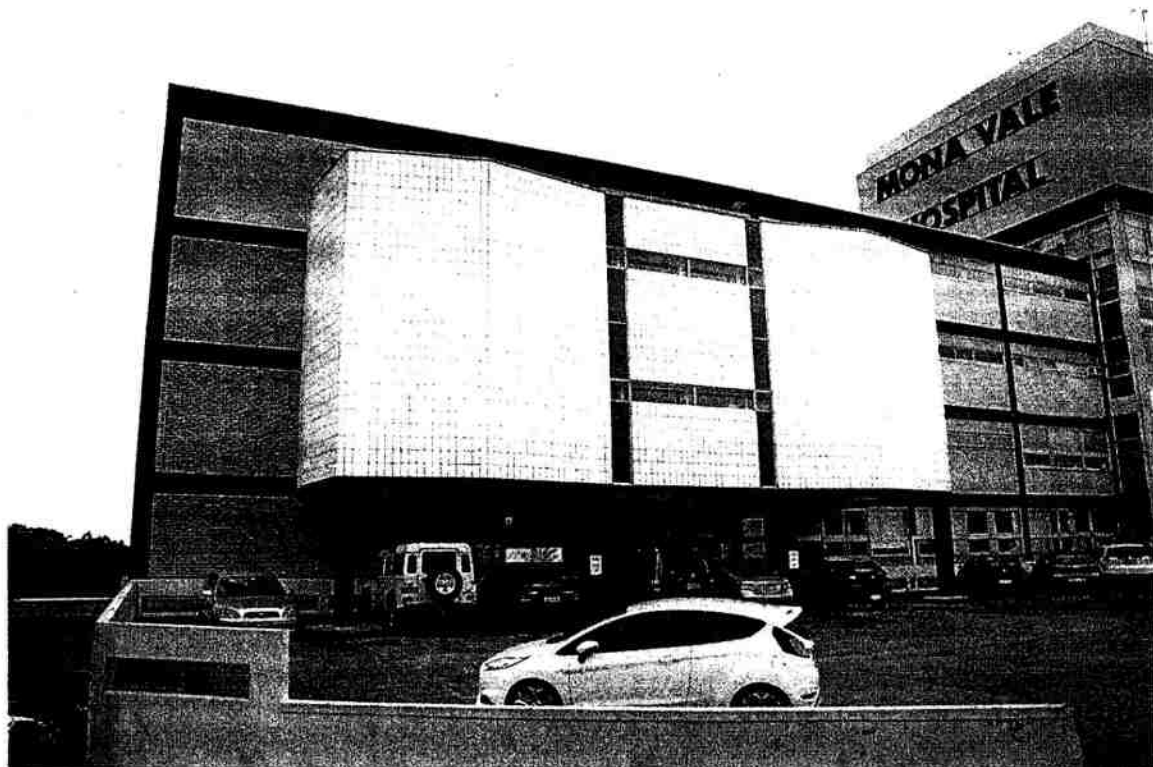
The inspection on this face was carried out 22/5/2015

- Fagade was found in sound.
- Brickwork and render was in sound condition
- Aluminium windows were checked for stability & found to be in fair condition.

### 3. Southern Elevation

#### Inspection

The Southern Elevation of the hospital is situated directly above a parking area and is shown in images 6 and 7.



**Image 7** - Southern Elevation of the building showing car park below.

The inspection on this face was carried out 22/5/2015

- Façade was found to be in sound condition.
- Brickwork and render was in sound condition (sections of render removed)
- Aluminium windows were checked for safety & found to be in fair condition.
- Façade tiles were inspected, unsafe sections removed.



**Image 8** - Closer view of Southern Elevation directly above cars parked below near the entrance of the tower section of the building.

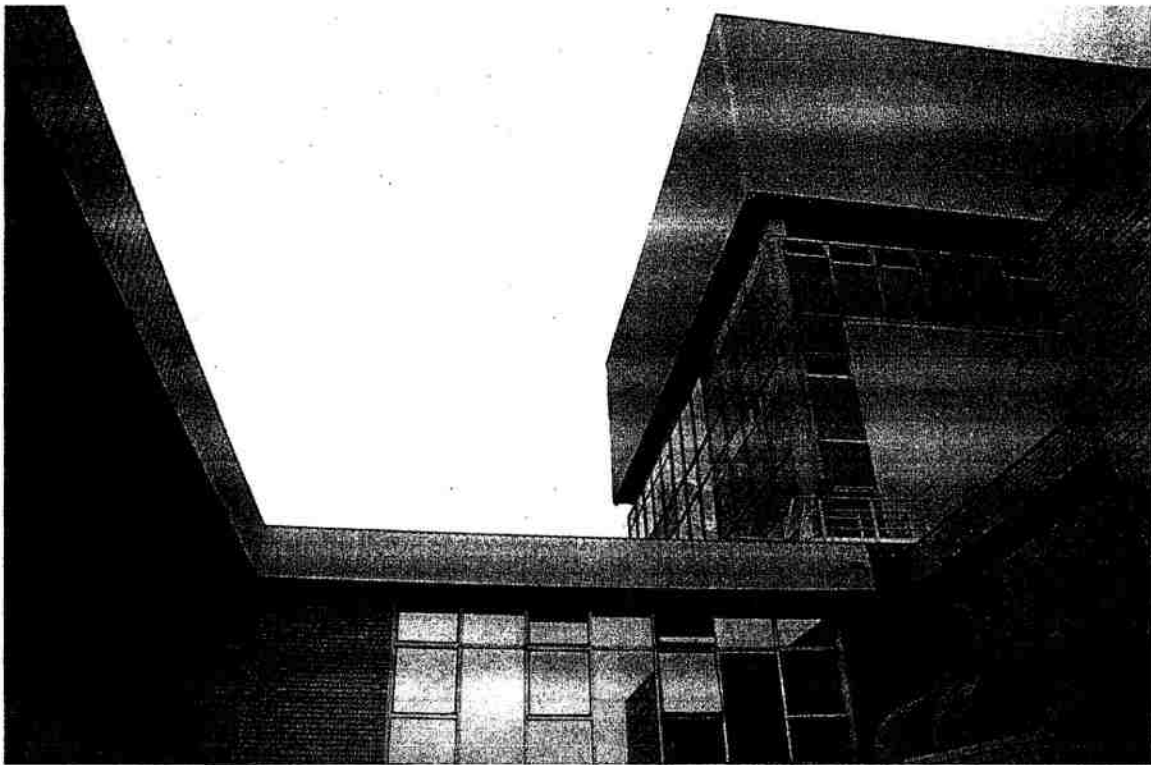
The inspection on this face was carried out 22/5/2015

- Fagade was found to be in sound condition.
- Brickwork and render was in sound condition
- Aluminium windows were checked for stability and found in sound condition.

#### **4. Ambulance Entry**

##### **Inspection**

The ambulance entry area is of obvious concern due to vehicles and personnel moving through the area. This area was inspected also on the 22/5/2015 in the same manner as the other area, close up inspection found the brickwork and fagade fabric in a sound condition.



**Image 9** - View of the tower section of the building above the ambulance entry area of the hospital premises.



**Image 10** - Ambulance entry area of the hospital.

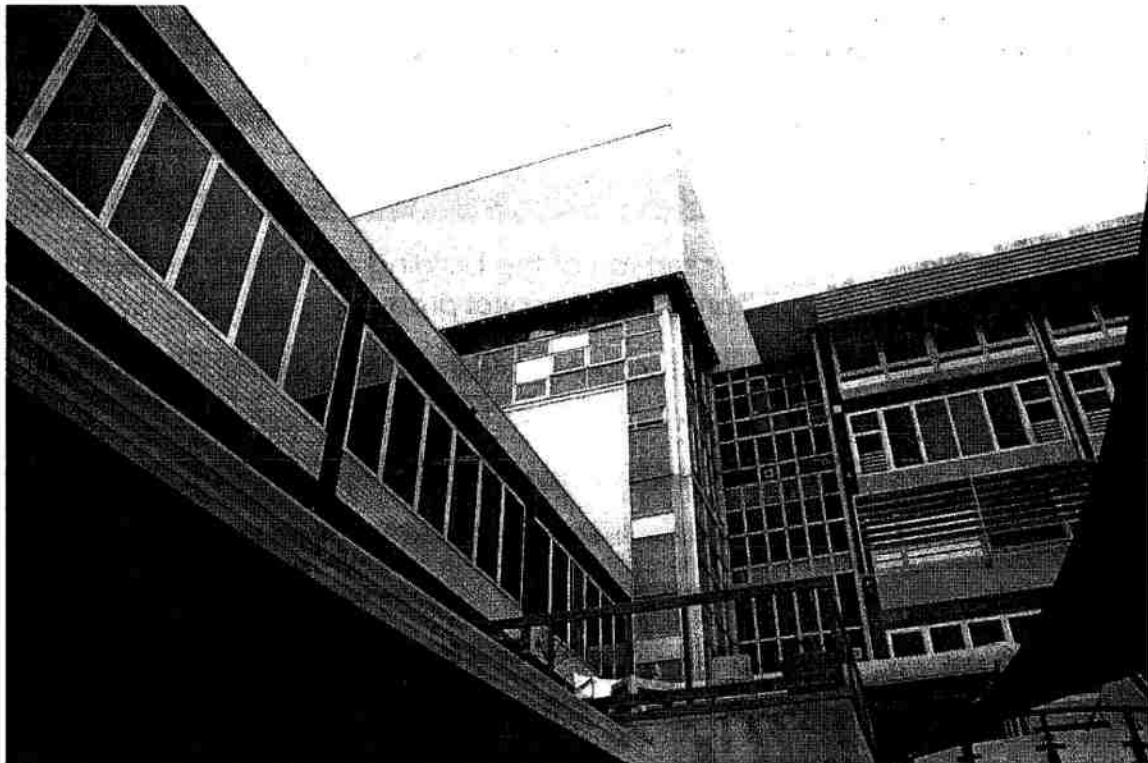
Figure 7

## 5. Balcony

### Inspection

The balcony area of the hospital is flanked by the tower section and Eastern Elevation of the hospital building and is illustrated below in Image 10

This area could not be inspected effectively. Close inspection of brick work and other facade fabric could not be reached by access equipment.



**Image 11** - View of tower section and Eastern Elevation of the hospital building above the balcony.

## 6. Eastern Elevation

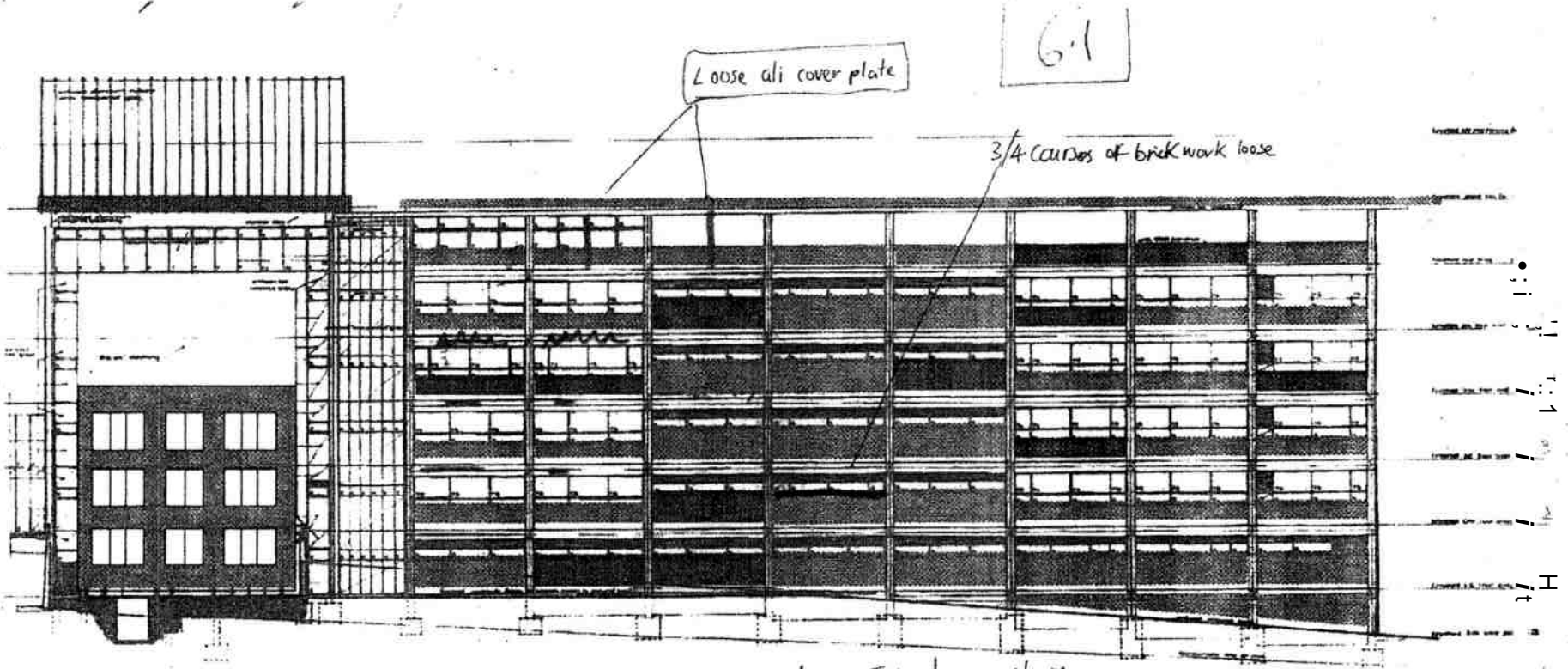
### Inspection undertaken 26/5/2015.

The Eastern Elevation of the building sits directly above the cafeteria, grass recreation area and a thoroughfare between the main hospital building and Assessment and Rehabilitation Unit.

This inspection was undertaken using a crane box



**Image 12** - View of the Eastern Elevation of the hospital building showing grass recreation area and walkway below.



Crane Inspection Tuesday 26th May 2015



Eastern Elevation of the hospital building: (Inspection date 26/5/2015)

The inspection of the eastern facade revealed 3 areas of drummy render and one area where there is loose brick work. Louvers were also checked and 3 of the dislodged louvers were removed.



**Image 13** - Closer view of the eastern elevation showing detached concrete render which was made safe from being dislodged.

Recommend this area to be fenced off in order to restrict public access.

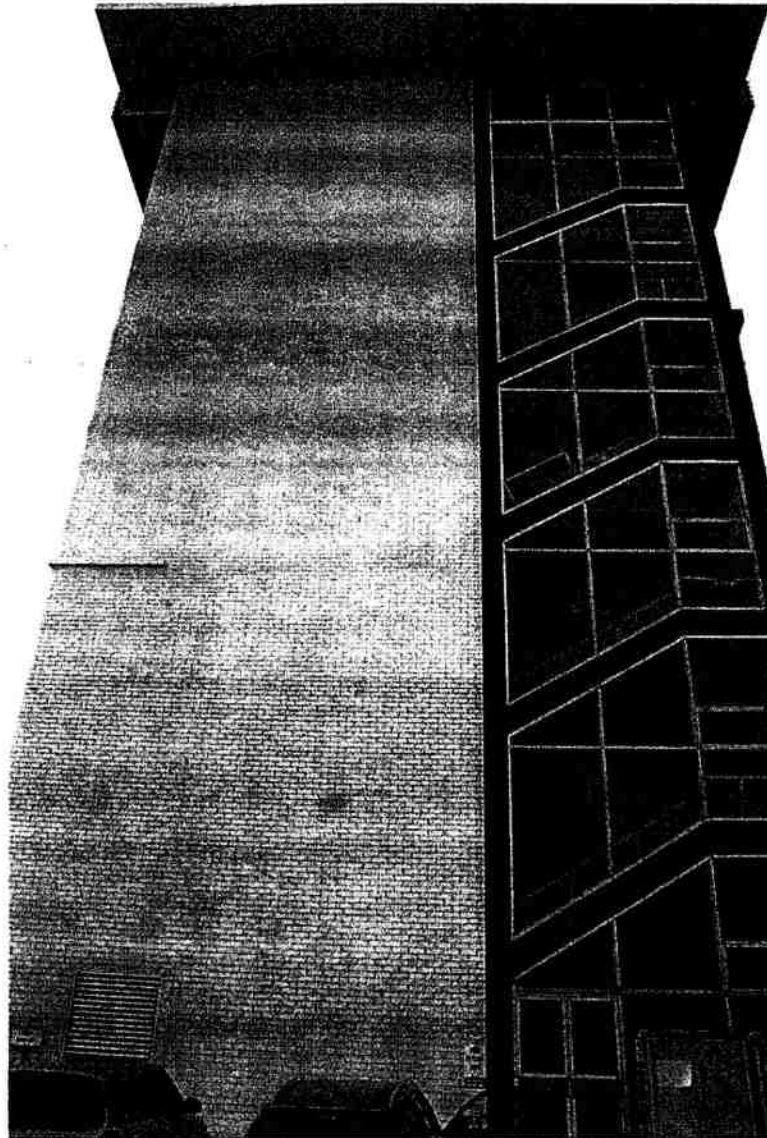


Eastern facade view: Pink area found loose brick work and yellow area small section of loose aluminium which was removed.

## 7. Northern Elevation

### Inspected in late April.

The Northern Elevation sits above a car park area where concrete render that is deemed unsafe.



**Image 14** - View of the Northern Elevation of the hospital building.

This area of the facade had multiple areas of drummy render.

The brick work was found to be in good condition & unlikely to be dislodged.



**Image 15** - Continuation of Northern Elevation where it meets the Western Elevation showing grass area below.

End

---