



IRC GROUP
Building Science Engineers & Consultants

BUILDING ENVELOPE
ROOFING
STRUCTURAL ENGINEERING

PROJECT PROFILE – *Building Envelope*

Project Name: King Edward Hotel, Toronto



Description

IRC completed a building envelope assessment of the King Edward Hotel in Toronto, Ontario. The assessment included brick masonry, terra cotta cornice and decorative elements, fire escapes, skylights, windows, doors, sealants and roofing.

Built in 1903, the exterior of the building was completed in a French renaissance style using masonry and terra cotta trimming. In the early 1920's, a new wing was added, including a nineteen-story tower, a convention room and two ballrooms on the top two floors of the tower. The King Edward Hotel was designated a historical landmark in 1975.

Objective

The purpose of the condition assessment was to review the exterior walls, windows, skylights, fire escapes and roofs to determine existing condition, and to provide recommendations for replacement/repair complete with budget estimates.

Challenges

Capital planning of the recommended work was required to be phased over several years. One of the most challenging aspects to this project was to effectively prioritize and plan the proposed work due to the historical nature of the building along with the age and complexities of the components.

For more information, please contact IRC Group at 1-888-607-5245.

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