NIMC Office Structural Repairs – 2026

During the early spring of 2026 Public Works took on a sizeable renovation to repair the NIMC office building. Sinking floors, doors that wouldn't close and the odour of rotting wood forced this invasive repair procedure.

These are the steps that were taken to remediate the issues and prevent them from reoccurring.



- Remove salvageable exterior siding and trim pieces. Image shows where from the roof water was bouncing back up and hitting siding

- Remove existing tile flooring in reception area and both washrooms. This stage proved to be one of the more time consuming steps in the repair process. The original floor covering was 4x4" ceramic tile which would have been impossible to repair with the number of holes that were made in the subfloor to access the underside of the building. All of the tile was broken out and the old grout was removed.

- Cut inspection holes in floor for proper assessment



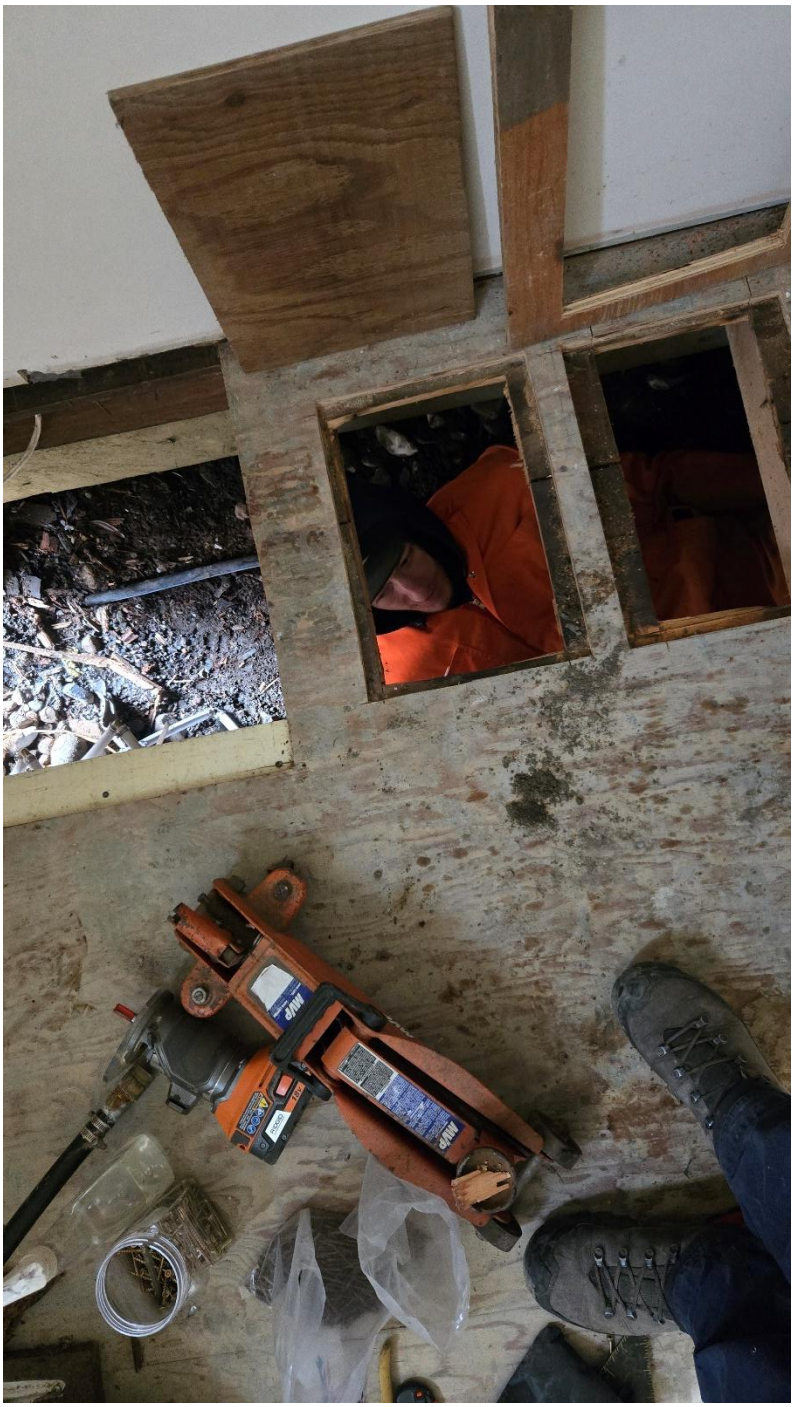
- Removed flanges to repair subfloor around both toilets while exposed due to evidence of water damage from leaks over the years.
- Jacked up south east corner of building with multiple bottle jacks that we were able to borrow locally to complete this project.



- Removed remnants of old 4x6 beam



- The major issue with this corner was the accessibility ramp was installed directly against the structure. Rainwater from the roof was finding ingress between the structure and the concrete ramp.
- The 3 beams that run the length of the structure support the floor joists. When these beams rotted from the moisture, the floor itself started to settle causing cracked drywall, doors not closing and a musty odour.



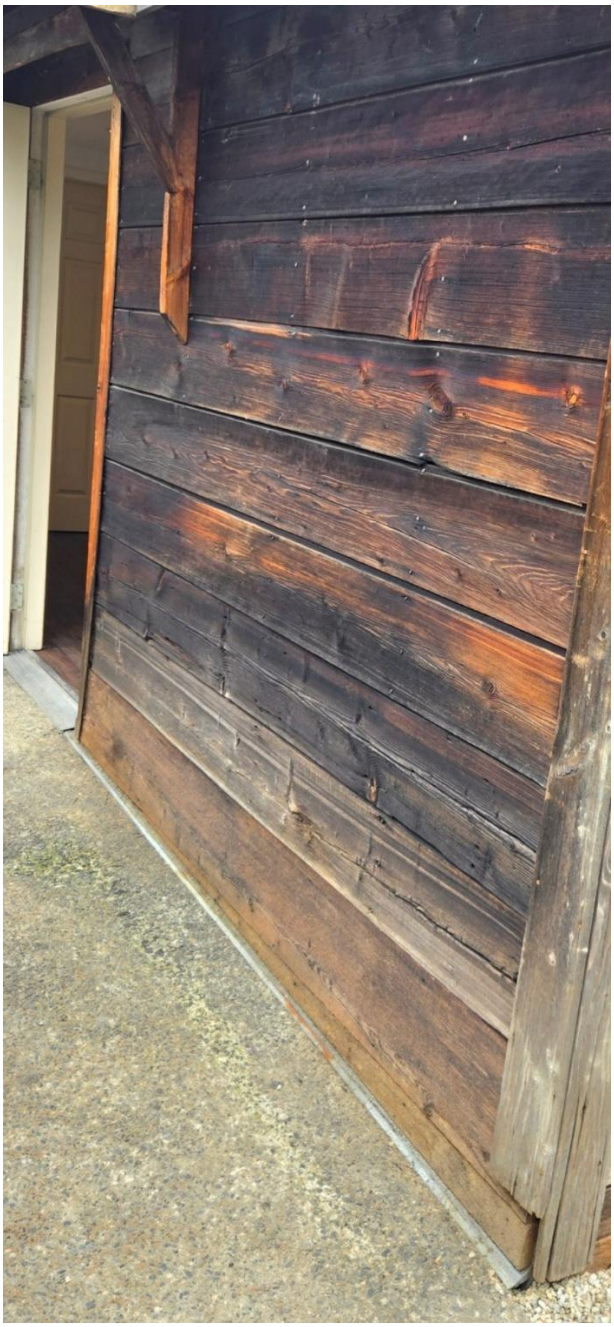
- Prepare/install new beam
- Lower jacks and roughly level wall on new beam. Shim as necessary.

- Further excavated perimeter to expose for tie in of new rim joist on east wall to north wall. North wall was found to be in the same deteriorated condition. Decision was made to continue with same procedure as south wall, on north side.
- A 24 inch flashing installed at S/E corner to prevent splashing rainwater from concrete ramp from permeating structure. While it is hard to see in the photos, the perimeter was excavated below the height of the concrete footings



- A galvanized drip flashing that will remain partially visible was put through an expedited aging process by lightly sanding and applying hydrochloric acid in the form of industrial strength toilet bowl cleaner. This second flashing will force water further away from the structure at the ingress location that led to the initial issue. This flashing is visible in the following photo.

- Aged lumber with similar measurements was acquired from a local building and treated with linseed oil on both sides for water resistance to replace old siding. There is no longer any wood in contact with the concrete ramp.



- Beam on N/E corner removed, as was the rim joist. Once again, those components were replaced, the building was lowered and shimmed as needed.





- The above image shows the excavated perimeter with the old beam removed. The floor is being held up with jacks that are just visible while the new beam was being prepped for installation. A new pressure treated rim joist was installed to tie the ends of the floor joists together.



- An 18 inch flashing was installed on the north side, over top of ½ inch treated plywood to protect the new beam. This flashing extends 12 inches into the ground, well below the top of the concrete footings.



- Drain rock was installed in lifts. The first course was comprised of 3-6 inch rock, the second was 2inch and the third was ½ pea gravel. The pea gravel will remain visible on surface and is the same material used throughout the center. This new drainage will allow water to permeate away from the structure instead of dirt being directly against the wood.

- Access holes in the sub-floor were sealed and surfaces sanded in preparation for the new flooring.
- New vinyl plank flooring was installed throughout the building that is inherently more slip resistant than the old tiles and can be easily removed should any other repairs be necessary in the future.
- Drywall repairs were made to the affected areas. Baseboard and door trim was reinstalled before the entire reception area and both washrooms were repainted.



Public Works staff found this to be a very rewarding project. It gave the opportunity to learn more about the original construction methods used and how we can work to mitigate issues in the future. We also developed some basic skills with regards to wood preservation methods while maintaining the overall esthetic of the center.



The finished product.