

## Environmental Sustainability

### General

Make efforts to employ environmental sustainability measures, provided that the measures do not compromise the heritage attributes of the property or the surrounding area. Diligent building maintenance contributes to environmental sustainability by reducing the unnecessary consumption of energy and resources. This reduces stress on landfill sites, and can reduce personal costs.

### Building Envelope

Insulate and air/vapour-seal exterior walls from the interior not the exterior. Insulating heritage structures can significantly affect masonry envelopes, if they are exposed to exterior water. Interior masonry surfaces should be repaired and connective air leakage should be reduced on the interior side (e.g. by applying a 25mm layer of spray-applied polyurethane foam insulation). Consultation with a professional is recommended. A building with an upgraded air-tight building envelope will require mechanical ventilation rather than passive ventilation. Dedicated air intake and exhaust louvers will be required for living space air as well as for combustion air. New air intake and exhaust louvers should not be visible from the street.

Also refer to pamphlet 2, Maintenance of Exterior Walls, Windows, Decorative Trim and Signage

### Wood

Retrofit existing chimneys appropriately to accommodate high efficiency EPA wood burning appliances. Avoid new chimneys at the exterior of the building.

### Mechanical Systems & Heat Pumps

Air intake and exhaust vents should not be visible from the street. Coordinate location of mechanical equipment internally to eliminate penetrations visible from street. High efficiency gas fired appliances (boilers, furnaces) require power vented exhausts, typically horizontally through a sidewall rather than vertically like a conventional chimney, which will be possible only on corner properties within the downtown; otherwise, vertical venting will be necessary.

Heat pump units should not be visible from the street.

Conduit and supply tubing should not be visible from the street.

### Solar Photovoltaic/Thermal Panels/Sky Lights

Do not cut down trees to allow more sunlight to be directed to proposed panels. Panels should not be visible from the street. Skylights should be installed flush with the roof profile.

### Wind

Wind turbines are not appropriate for buildings in the Heritage Conservation Districts.

The full Heritage Conservation District Plan is available online at:

[http://www.goderich.ca/en/Heritage/municipal\\_and\\_marineheritagehomepage.asp](http://www.goderich.ca/en/Heritage/municipal_and_marineheritagehomepage.asp)

For more information, contact the Town of Goderich at:

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# Maintenance of Roofs, Utilities and Telecommunication, and Environmental Sustainability

**GODERICH**  
*Canada's prettiest town*



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PORT OF GODERICH  
MUNICIPAL AND MARINE  
HERITAGE COMMITTEE  
IDENTIFY PROTECT PROMOTE

## Roofs

### Roofing Material

Where original roofing remains in place, use replacement roofing material to match original material. Where the existing roofing material differs from the original material, it is preferable that replacement material match the original material.

Make an effort to recondition existing standing seam metal roofs. An existing standing seam metal roof should not be covered over with dissimilar roofing material.

Reconditioning of existing slate tile roofing is encouraged; replace damaged individual slates with matching slates, installed by a roofer skilled in slate installation.

For asphalt shingles, use premium quality for maximum life expectancy (up to 30 years); use grey, brown, or black colours.

Provide a continuous air barrier system, insulation, and ventilation at attics to prevent the formation of ice dams. On roofs prone to ice dam formation, install additional waterproofing when reroofing. The presence of a continuous air barrier system prevents warm interior air from entering the attic space and is a significant defense against ice dam formation.

### Gables, Dormers and Turrets

Keep decorative turrets and gables free of siding or coverings that obscure details.

As with exterior components, replace deteriorated material with like components in the original design, or replicate based on documentary evidence.

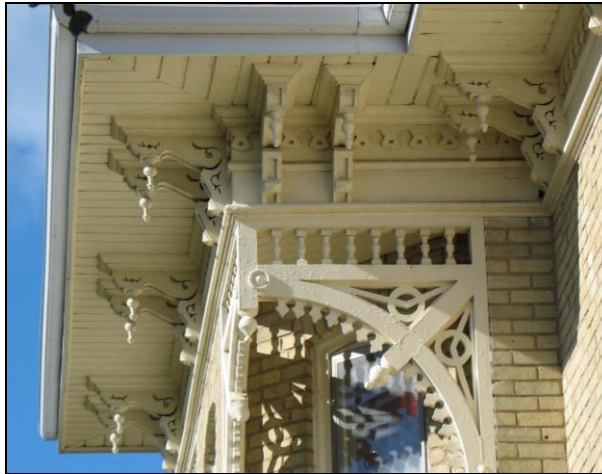
Ensure weather resistance in new material and in dormers with adequate insulation as well as bird deterrent measures.

### Soffits and Fascias

Avoid covering original materials with new materials.

Strip and repaint original painted surfaces; identify causes of paint film peeling and blistering prior to repainting.

Retain fascia detailing (e.g. verge boards or pressed metal); replace deteriorated wood with new wood cut to replicate the original.



Eavestroughs and downspouts are recommended to be installed for the control and diversion of roof water run-off. Eavestroughs and downspouts should be discrete in appearance and connected to the municipal stormwater system, where permitted.

Downspouts should be directed away from the building and away from pedestrian areas.

Refer to the “Alterations” section of the guidelines or the Alterations and Additions pamphlet for contemplated alterations to roofs.

## Chimneys

Retain existing chimneys whenever possible, even if they are no longer functional, in order to conserve the symmetry and architectural detailing of the building roofline.

Repair/replace deteriorated material with like materials and replicate original detailing and bond pattern, based on documentary evidence.

Line the chimney to prevent deterioration by acids and water vapour from the exhaust gases.

## Utilities and Telecommunication Installations

Locate utility meters (gas, electricity) away from the street façade, on side or rear walls, whenever possible.



Above-grade services connections (e.g. wires) should be grouped together and linked to the building in locations away from the street façade.

Avoid locating electrical conduit on the exterior face of the building visible from the street.

Air conditioning units (both window and roof-mounted) should be located away from the street façade if possible.

Where possible, locate satellite dishes and antennas away from the street façade.