

**SUBJECT: Asset Management**

**County of Brant – Strategic Asset Management Policy Addendum – Facilities (Vertical Structures) Assets**

Policy #:	
Effective date:	July 1, 2025
Amendment date:	July 1, 2025
Replaces:	

**1. Procedure Statement and Scope:**

This addendum to the policy identifies the specifics in the application of the policy as it pertains to the Facilities (Vertical Structures) assets. The content of this addendum should be read in conjunction with the Strategic Asset Management Policy (SAMP).

**2. Principles:**

Preparation of Facilities (Vertical Structures) components of the Asset Management Plan (AMP) shall consider but not be limited to the following:

**Regulatory Compliance** – The Municipality shall consider all applicable legislation in the development and update of its AMP, including but not limited to:

1. *Ontario Regulation 588/17, Asset Management Planning for Municipal Infrastructure*
2. *Technical Standards and Safety Act, 2000*
3. *Employment Standards Act, 2000*
4. *National Fire Code of Canada, 2020*
5. *Ontario regulation 163/24, Building Code Act, 1992*
6. *Accessibility for Ontarians with Disabilities Act, 2005*
7. *Occupational Health and Safety Act, R.S.O. 1990*
8. *Municipal Act 2001, Section 44 (1)*

**Level of Service (LOS):** The County of Brant's (the County) assets exist to deliver services to the public (more specifically property owners), and internal staff to be able to serve those property owners.

LOS are used to assess the actual services being delivered so that decisions can be made about the assets based on the service that they provide rather than simply on their technical components alone.

These standards will help the County to understand the current state of infrastructure by identifying deficiencies, failures, and weaknesses. Knowledge of this information helps with the maximization of infrastructure performance while minimizing cost and risk.

*Ontario Regulation 588/17* does not define LOS for Facilities (Vertical Structures) and therefore the County has developed municipally defined LOS.

The LOS measures for the County's Facilities (Vertical Structures) assets will be divided into two (2) applicable categories with subsequent standards to be maintained. These categories are as follows: Customer Levels of Service and Technical (or Asset) Levels of Service.

**Customer Levels of Service (CLOS)** for Facilities (Vertical Structures) assets measure the LOS received by the public. These measures will be used by the County to assess whether it delivers the desired LOS.

**Technical (or Asset) Levels of Service (TLOS)** measure the adequacy of the assets to deliver these services. TLOS measures are directly linked to activities and annual budgets regarding acquisition, operation, maintenance, and renewal. Asset owners and managers create, implement and control technical service levels to influence the service outcomes.

The primary measure for the TLOS at the County's facilities will be Facility Condition Index (FCI). FCI is a widely used facility management benchmark that is used to objectively assess the current and projected condition of a building asset. FCI is defined as the ratio of the deferred renewal costs plus current year required renewal (capital and operating) cost over current replacement value for each facility.

The FCI categorizations:

- 0% to 2.5%: Building condition is very good;
- Above 2.5% to 5%: Building condition is good;
- Above 5% to 7.5%: Building condition is fair;
- Above 7.5% to 10%: Building condition is poor;
- Above 10%: Building condition is very poor.

### 3. Application:

In coordination with the Facilities Management department, these will be the County's designated LOS measures for Facilities (Vertical Structures) assets:

Customer Levels of Service	
Measure	Standard
Average number of residents per facility type	Varies depending on facility type.
Average utilization rate per facility type	Varies depending on facility type.

Technical Levels of Service	
Measure	Standard
Facility Energy Intensity (ekWh/sq. ft)	Average for all facilities: 18.95 ekWh/sq. foot
Energy Cost Avoidance/yr	2023-2024: \$2,383.53
Average Facility Condition Index (weighted by replacement value)	Below a condition of five (5)
Percentage of Facilities in Fair or Better Condition	75%
Regularity of Condition Assessments by County Staff	Two (2) Years