

# ROGERS FIRE STATION

39 Town Farm Road

Year Constructed: 2000  
Year of Renovation/Addition: None  
Building Type: B/S-2/R-2  
Construction Type: IIIA  
Fire sprinklers: Yes  
Total Floor Area: 9,912 SF  
Floors: Basement, First and Mezzanine.



Documents used in this report:

Roof Management Consultants, Inc "Roof Inspection and Evaluation Report"  
dated November 14, 2013

**GENERAL:** The building is in generally good condition but has four high priority items that need to be addressed as noted below. These have relatively simple solutions. Other items are mostly normal wear and tear that a building will experience.

**LIFE SAFETY:**

- 1 Openings through protected ceiling above kitchen are not fire-stopped. All opening into ceiling space need to be closed off with fire-rated wallboard or with an appropriate fire sealant.

**HEALTH:**

- 1 The building has problems with mice infestation. A specialist pest control company should be retained to overcome this problem.

**HAZARDOUS MATERIALS:** N/A

**ADA COMPLIANCE:**

- 3 Water cooler is flush to wall and is not ADA compliant. Replace unit with dual height water cooler.
- 3 Sink in kitchen area of Dayroom does not have required knee space. Replace cabinet and sink to achieve ADA compliance.



- 3 Men's and Women's room showers and wash down area are not ADA accessible and need to be replaced with compliant units.



- 3 A ramp needs to be added between the office level and the equipment bays.

- 4 The wood wall-hung cabinet in Unisex restroom on lower level, needs to be removed as it projects more than 4 inches from wall.

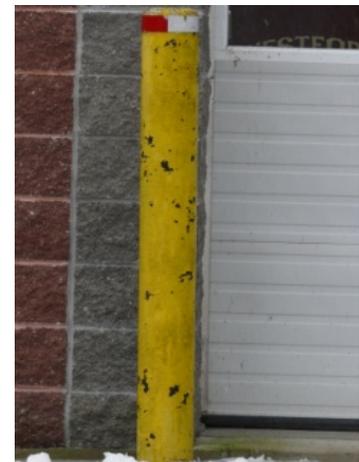


SITE:

- 4 Concrete cheek wall at stair are cracking probably due to lack of expansion space around stair railings. Remove railing and enlarge holes, reset handrail with compressible material and sealant. Concrete to be repaired by reattaching section with epoxy or by patching entire area of loose material.



- 4 Bollards at garage door are starting to corrode and need to be re-painted.



3

Concrete sidewalks between building and parking area on upper level are failing consistently along length of sidewalk. Remove loose material to sound concrete. Saw cut joint and patch concrete.



EXTERIORS:

2

Siding and building trim is stained with mildew and paint is worn. Wash siding and trim and re-paint.



3

As noted in Roof Management Consultants, Inc's roof report dated November 14, 2013, various roof repairs are required including those for; shingle repairs, exhaust vent(1), pipe penetrations(5), and gutter systems. They estimated the work at \$1,275.

INTERIORS:

4

Dayroom needs to be painted.

3

Vinyl composition tile is cupping. This can be exacerbated each time the floor is stripped. The floor may require replacement or replacement of isolated tiles. It is recommended that tiles matching the floors be purchased to facilitate replacement as needed.



- 3 Carpet under chairs is worn and should be replaced. It is also recommended that plastic carpet protectors be provided for each chair. Also carpet in Training room has failed and needs to be replaced.



- 3 Walk-off mat (8'x10') in Training room is missing and needs to be replaced.



- 3 A phone extension line needs to be added to equipment bay area.

- 4 Replace stained ceiling panels in Training room.



ENERGY & WATER CONSERVATION: N/A

MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION:  
(see individual reports for detailed description).

- 3 Dry-pipe sprinkler system has no seismic restraints. These should be added.
- 4 Storz connection to check valve is piped with black steel. Piping should be changed to galvanized steel to prevent corrosion.
- 4 Dry-pipe sprinkler system should have galvanized steel piping to prevent corrosion and early system failure. Replace black steel with galvanized pipe. Drops should also be drained.
- 2 There is no sprinkler protection in wood framed ceiling space above kitchen. Add sprinkler head above ceiling.
- 2 Water heater does not have master tempering valve and is operating at 110 Deg. F. Install tempering valve and operate water heater at 140 Deg. F.

- 3 Water heater has reached its life expectancy. Unit will need to be replaced in approximately one to five years.
- 3 The tank mounted air compressor does not have approved supports. Provide code compliant legs to get 12" AFF, and maintain clearance all around to comply with 522 CMR.
- 4 The non-potable water in the equipment bays has no expansion compensation. Provide expansion tank to prevent water expansion from leaking out of backflow preventer in boiler room.
- 4 The backflow preventer in the Boiler room has no drip pipe. Drip pipe to be added that discharges over a floor drain.
- 2 Flues for the furnace and water heater do not extend far enough through the roof and need to be extended.
- 4 Insulation on piping to condensing units is missing or deteriorated from UV light. Replace insulation.
- 1 There is no provision for ventilation in the garage bays or combustion air for the gas unit heaters. Add ventilation/combustion air.
- 2 It was not possible to trace the location of an exhaust for the kitchen range hood; it may discharge into the attic space. Vent should be verified and if required extended to vent directly to the exterior.
- 4 Thermostat is not working for the electric heater in the hose drying rooms. Replace thermostat.
- 2 Electrical closet in fitness room is blocked by exercise equipment. Re-arrange equipment to allow free access to electrical closet.
- 2 Electrical switch cover plates are missing in Training, Office and Storage rooms of lower level.
- 2 Generator does not always start on testing exercises. Further investigation required.

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