

# RECREATION AND SCHOOL STORAGE BARN

39 Town Farm Road

Year Constructed:  
Year of Renovation/Addition:  
Building Type: S-2  
Construction Type: VB  
Fire sprinklers: No  
Total Floor Area: 3,500 SF  
Floors: Main, Basement/Garage .  
Assessor Lot # 024 0022 0000



**GENERAL:** The building appears to be used primarily for dead storage and is generally unoccupied. The buildings weaknesses are related to the exterior envelop and structural problems of the lower level. The envelop has openings that allow water and probably mice into the building. The first floor structure has columns that are too long and which have been slightly bent. These need to be replaced and other structural issues corrected. Being unoccupied it is recommended that a fire sprinkler system be added to protect the building and contents.

## LIFE SAFETY:

- 2 Low headroom extends over the stair to the attic. Similarly, the overhead door track extends over the stair creating a headroom problem. Both of these situations are dangerous. The wide stair should be replaced with a narrow stair to avoid the low headroom areas.



## HEALTH:

- 2 Wall and ceiling insulation is badly deteriorated and could be unhealthy. In its exposed condition is may be infested with rodents. Further investigation is required. If discovered insulation will need to be removed and walls sanitized. Also see "Energy and Water Conservation" below.



## ADA COMPLIANCE:

- The building is not accessible to persons with disabilities. However, as a pure storage facility we believe that this is not required. There are no offices and the public has no need to use this facility. Any work required by any of the items in this report should be constructed to be ADA and MAAB compliant.

SITE:

EXTERIORS:

2 The board and batten siding is split and damaged in locations and exposed unfinished wood is evident throughout. Replaced damaged and patched boards, battens, fill missing knots and repaint building. Also repaint soffits and fascia.



2 Overhead doors, and man doors are deteriorated. Wood overhead doors should be replaced with metal insulated doors. Man doors should be repainted.



3 Attic louvers are damaged. If building is re-insulated the louvers should be removed and wall patched.

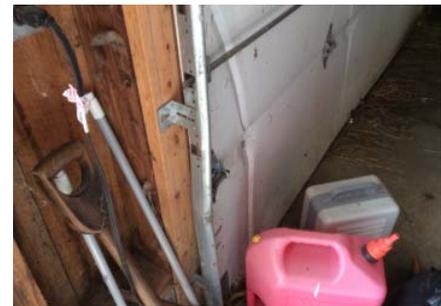


2 Stair to first floor has only one handrail/guardrail. Add new railing with handrails on both sides. Add inverted clapboards to stair risers to eliminate projecting nosings and re-paint stair.



INTERIORS:

3 Dented overhead door and track on lower level. Replace damage sections of track and door panels.



3 Any missing studs in the bearing wall need to be added, and an additional stud be installed at the top plate splice location in the exterior bearing wall below the attic framing. Blocking needs to be installed between all rafter and joist bays at bearing points. The garage door header and jambs need to be analyzed when a renovation or addition is planned.

3 In general, the roof, attic, and first floor framing are not anchored well to the foundation. Hardware (Simpson Strong-Tie) needs to be installed to reinforce the connections and stabilize the wood girders.

3 The first floor steel beams need to be stabilized to resist rotation, especially at post locations. This would entail cutting the steel beams at post locations, installing new structural steel posts, and reconnecting the steel beams to the steel posts. The column bases exhibit excessive corrosion due to water. Replacement of the columns, base plates, and anchors needs to be a priority.



3 Cracks and surface deterioration at the concrete slab on grade should be patched.

#### ENERGY & WATER CONSERVATION:

Wall insulation is exposed and badly deteriorated. Insulation should be also be inspected for mice. Insulation should be replaced with spray-foam insulation to achieve a minimum R=20. Refer to Health section above.



3 Roof is un-insulated. Add spray-foam insulation to rafter space to achieve a minimum of R=38. Note that attic floor is insulated but attic space is open to the first floor below. We recommend that the attic floor insulation be removed.



Add weather-stripping at overhead doors.



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

2 The building does not have a fire protection system. Add a fire sprinkler system.

2 The unit heaters for both levels were turned off at the time of the building review. If used it was noted that both vents exit building via side-wall fitting but do not extend upwards enough to confirm to code. Modify vents to extend 36" above the roof.

2 The fire alarm system is inoperable. System needs to be repaired or replaced.