

# TOWN HALL

55 Main Street

Year Constructed: 1850  
Year of Renovation/Addition: 2010  
Building Type: B  
Construction Type: VB  
Fire sprinklers: Yes  
Total Floor Area: 12,000 SF  
Floors: Basement, First and Second



GENERAL: The Town Hall has been recently renovated and is in generally good condition.

## LIFE SAFETY:

- 2 There are no guardrails on stair from Basement. only handrails. Add guardrails and handrails to stair.



HEALTH: None

HAZARDOUS MATERIALS: None.

## ADA COMPLIANCE:

- 3 Knee space under sink not in compliance. Horizontal distance under sink needs to be a minimum of 8". Modify Sink



SITE: None

## EXTERIORS:

- 3 Hairline cracks are present in some of the granite foundation mortar joints and mortar has started to deteriorate. Remove damaged joints and add sealant with backer rod.

- 3 Slab in front of front entrance is cracked. Cut out crack in a straight line and add sealant joint.



## INTERIORS:

- 4 Elevator machine room door lock is jammed and requires maintenance to correct.
- 4 Record storage is a humidified space but paired doors do not have weather-stripping. add gaskets to one door.
- 4 Service counter windows on first floor tend to magnify/reflect sound in the corridor. Acoustical panels should be added to either side of the windows to reduce reverberation.

## ENERGY & WATER CONSERVATION:

- 3 Air leaks around perimeter of windows in original building. When windows were replaced sash packs were used but do not fit tightly. Seal around sash packs to reduce air infiltration.
- 3 Outside air leaks through electric outlets on exterior walls. Add gaskets and spray expanding foam insulation around perimeter of boxes. Child resistant caps should be added to unused outlets to complete the repair.

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

- 2 Provide sprinklers in closet off room 007
- 3 Second floor sprinkler heads piped from attic need to be dry-barrel type to prevent freezing.
- 4 Provide sign that reads "sprinkler drain" to hose end valve on branch line in attic stair, as this is needed to drain attic piping system.
- 3 Add accessible sprinkler shut-off valve and flow switch to monitor for sprinkler water flow in vault.
- 4 Provide drain for drip pipe, for domestic water backflow preventer in crawl space, needed for testing.
- 2 Replace all piping with code compliant material (Copper or Galvanized steel) for sump pumps in crawl space.
- 4 Water tempering valve for domestic hot water is piped such that re-circulation is not possible. Re-pipe to allow for HW re-circulation.

- 2 Install main building isolation backflow preventer at water service in crawl space..
- Boiler is operated at 180° due to insufficient heating in spaces. Needs to be able to operate at 160°F or lower to gain condensing efficiencies. This can be achieved by adding more radiation. (see below).
- 4 Add insulation to copper suction pipe of refrigeration in Basement.
- 3 There is insufficient heat output from radiation on first floor, courtyard side. Re-zone some areas and relocate thermostats.
- 2 Zoning and Vault space are not maintaining temperature and humidity. Rezone to two zones.

\* \* \*