

WATER DEPARTMENT GARAGE

63 Forge Village Road

Year Constructed: 1975
Year of Renovation/Addition: NONE
Building Type: S-2
Construction Type: II B
Fire sprinklers: No
Total Floor Area: 7,426 SF
Floors: First
Assessor Lot # 025 0010 0000



Documents used in this report:

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

GENERAL: It appears that the building meets the needs of the water department. However, overtime, there has evolved changes in how the building is used. These changes have been "low cost" resulting in some inappropriate finish materials which will need to be replaced (i.e. office space changed to meter room). ADA compliance for the building is also very poor.

LIFE SAFETY:

- 2 The mezzanine has low beams that provide head protection with sections of pipe insulation. These should be longer sections of insulation and highlighted with warning tape.
- 2 The mezzanine handrails are not provided with a 4" high toe kick. This should be added.



HEALTH:

- 2 Restroom is carpeted that needs to be replaced with a hard surface floor such as vinyl tile.



HAZARDOUS MATERIALS: N/A

ADA COMPLIANCE:

3 Restroom is not ADA compliant and should be reconstructed to meet accessibility standards.

3 Doors have knobset hardware that needs to be changed to lever type hardware.

3 Some doors are too narrow and should be replaced with 3'-0" wide doors.

2 The water cooler is not accessible and should be replaced and relocated. New unit should be a dual height electric water cooler.



SITE:

3 Guardrail needs to be added at raised platform on south side of building. New permanent steps need to be constructed to replace the stacked blocks. Handrails need to be added to the new steps.



EXTERIORS:

3 Seams between gutter sections are rusting and leaking. Clean gutters, remove rust and repaint at joints. Add mastic to joints to prevent further leaks. Gutters are also missing downspouts that splash water down the face of the building and need to be replaced.



3 As indicated in Roof Management, Inc's roofing report metal roof repairs are necessary to prevent further roof deterioration. Work is estimated at \$400.

3 Metal drip between siding and foundation has been damaged and is rusting. Remove rust, and repaint.



3 Windows are single glazed and should be replaced with low-E insulated glass windows.



3 Through wall A/C unit needs to have support frame cleaned of rust and re-painted.

3 Foundation wall is badly stained with moss where gutters missing. Once downspouts are added, power wash foundation wall.

3 Vertical cracking in various areas of the perimeter foundation wall require caulking to prevent water infiltration.



INTERIORS:

3 Carpet is present in the meter room. This is an inappropriate material for the use of the room and should be replaced with a vinyl tile floor.

3 The floor to the toilet room on the Mezzanine needs to be replaced.

3 We would recommend anchoring the railing to the mezzanine structure in lieu of the roof structure.



ENERGY & WATER CONSERVATION:

Windows are singles glazed and need to be replaced. See note under "Exterior".

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

2 The is no fire protection system. Provide a fire sprinkler system to building.

4 There is no insulation on the domestic water piping. Add insulation.

- 2 There is no combustion air for the gas fired water storage heater. Add combustion air.
- 4 Air compressor in garage is mounted on a wood pallet and not secured. Provide concrete pad and secure unit to pad. Maintain 12" clearance all around to comply with 522 CMR.
- 3 Cold water piping is PVC and not allowed by code. Replace with copper tubing or other approved pipe material.
- 2 Hose bibbs not protected against cross contamination. Change hose bibbs to units with vacuum breakers.
- 3 Tight tank not monitored. Add level monitoring system.
- 3 The cast iron, gas fired boiler is aged and in need of replacement with a gas fired condensing type boiler. There are currently no combustion air provisions for the boiler and these need to be added.
- 2 The vent stacks for the unit heaters are presently +/- 20" above the roof. These need to be extended to 36" above the roof to meet code,