

HIGHWAY FACILITY

28 North Street

Year Constructed: 2006
Year of Renovation/Addition: None
Building Type: B/S-1
Construction Type: IIB
Fire sprinklers: Yes
Total Floor Area: 71,000 SF
Floors: First and Second.



GENERAL: The building appears to be functioning well with few problems that need to be addressed. Of most concern is the deterioration of the floor slab in the driving lane of the garage space. Let unattended it will progressively get worse and there may be other areas, not yet evident, where this wear may occur. Due to the size of the driving lane we recommend test repairs be performed first before application to the entire floor. It has been listed as the fourth most important of the 2nd Priority items as it is not a safety issue.

LIFE SAFETY: N/A

HEALTH: N/A

HAZARDOUS MATERIALS: N/A

ADA COMPLIANCE:

3 Kitchen and second floor lunch room sink not ADA compliant. Change sink and cabinet to meet ADA.



SITE:

3 A permanent covering is required over the security gate pocket to prevent snow build-up in pocket and the resulting failure of the gate.. Currently heat tape is used to keep ice out of pocket

EXTERIORS:

3 Cables to lightning protection system are routinely moved by snow on the roof. Cables should be run horizontally below the eaves and then perpendicularly to the antennas.

INTERIORS:

- 3 The wall behind urinal and floor tile in main floor men's room is cracked. Crack tiles should be removed and new tiles installed.



- 2 We observed moderate damage to the surface of the concrete slab on grade within the middle driving lane. This damage is due to wear and tear in combination with water and salts from the trucks. It appears that the damage was accelerated by heavy vehicle rear axles skidding across the surface. The damaged areas of concrete slab on grade should be repaired by cleaning any loose material, roughening the concrete, and adding cement material patch. It would be advisable to protect the wearing surface of the slab with a protective epoxy coating.



- 3 Second floor, floor tile adhesive is failing allowing tiles to lift. Replace affected areas with new tile.



- 4 A ladder and roof hatch should be added to the roof. The roof requires regular maintenance due to the number of penetrations and the ladder and hatch would facilitate safe access.

ENERGY & WATER CONSERVATION:

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

- 4 There does not appear to be a janitor's sink on the first floor which is required by code. Install a janitor's sink to serve the first floor.

- 3 Existing hot water delivery was noted as being deficient, and temperature maintenance is via electric temperature maintenance cable, which appears to be non-functional. A HW recirculation system should be installed to maintain temperature throughout building.
- 2 Domestic water pressure is excessive. Install master pressure reducing valve set to operate at about 70 PSIG.
- 3 The water heater for the truck wash is non-functioning and should be replaced. A life expectancy of about 10 years should be assumed due to operating conditions.
- 2 Two storage rooms have been converted to sleeping rooms and 2 communications rooms also need ventilation and cooling. Ventilation needs to be added to these rooms.
- 2 Ventilation needs to be added to the fire pump room.
- 3 In the Lunch Room there is one through the wall console type air conditioning units that leaks when it is raining. Install a hood over top of unit to prevent this.
- 3 Explosion resistant exhaust fan required in welding room. See plan for location.