

**B. BUILDING SYSTEMS DESCRIPTION**

Senior Center

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 U = Unsatisfactory  
 F = Failure

Component	Description	Condition	Recommendation
<b>Structural</b>			
Foundation	Stone and Brick	<b>U</b>	Needs Repointing of Brick Needs Replacement of damaged roof sheathing; repair of leaking, reinforce split stud in attic wall framing, replace rotted window sills.
Building Framing	Timber Framed	<b>U</b>	
<b>Plumbing</b>			
Water Distribution System	Type L Copper appears to have been used through out the building. There may be some brass pipe in fitting installed in some area's further investigation will be required. There is no backflow prevention device on cold water feed lines to the boilers.	<b>S</b>	System will require upgrade to any suit addition and modifications of plumbing fixtures. All valves are in need of replacement based on there age. Pipe in general appears to be in good shape what is visible. Back flow preventers need to be added to feed lines to boilers.
Water Service	Appears to be copper.	<b>F</b>	Building has no back flow preventer installed on the incoming water service to protect system. With the addition of this device a properly sized expansion tank needs to be installed on the cold water line to the water heater.
Fixtures	Mostly all the fixtures over the years have been replaced there are some of the original fixtures still installed in the building. The existing trim is functional however signs of ageing are starting to show on the replacement trim. Mostly all of the existing fixtures do not meet the latest Plumbing Code water saving standards. All threaded hose connections need to have vacuum breakers installed.	<b>F</b>	Code minimum plumbing facilities should also be provided for males and females. Issues relative to ADA accessibility must be met. All fixtures are to be properly trapped and vented. Most of the existing fixtures and trim should be either repaired or replaced. Vacuum breakes need to be added at all hose threads

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Handicapped Fixtures	For the most part the existing fixtures do not conform to the latest ADA Standards for various issues. Many fixtures need to be revised to suit the new revised standards. The Police Station has no ADA accessible fixtures.	<b>F</b>	New fixtures and room layouts should be provided at all required locations. Issues relative to ADA accessibility must be met.
Special waste systems- Grease wastes, Sediment Collection Systems	None exists	<b>F</b>	The existing 3 bay pot sink needs to have a grease trap installed. Unit is to be in accordance with local sewer authority rules and regulations.
Natural Gas	Piping is supplied to boilers, water heater and kitchen area.	<b>S</b>	Gas meters are located inside the Building.

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Roof Drainage	Is all on the exterior of the building gutters and downspouts.		
Sanitary piping	Cast iron, Galvanized, Copper and PVC	<b>U</b>	System will be required to be upgrade to suit addition of plumbing fixtures and modifications.
Water Heater	Gas-Fired water heater located in basement	<b>U</b>	There is no master mixing valve on system for temperature control of hot water to building. There is also no hot water return system which wastes water in long runs of the system.
Domestic Hot Water System	Supplied from water heater that is located in basement.	<b>U</b>	There is no expansion tank located on domestic hot water system one needs to be added to prevent accidental discharge of relief valve. This is due to the addition of the double check valve device. There is also no hot water return system which wastes water in long runs of the system.
Kitchen Area	Several pieces of equipment are installed, but are scheduled to be removed no chemicals are to be used. Refrigeration unit needs to have a floor drain installed to properly drain condensate from unit.	<b>U</b>	Hand wash sink need to have a new faucet installed to meet the latest Health department requirement.

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<b>Fire Protection Systems</b>			
Sprinkler	None	<b>F</b>	Due to building type of construction and use along with the allowable square footage building needs to be completely sprinklered. Attic area will require a dry system.
Standpipes	None	<b>S</b>	Not required due to building height
Fire Alarm Systems	None associated with sprinkler systems		Sprinkler systems will require floor by floor and zone supervision plus main flow annunciation to be interfaced with fire alarm system.
Detection Systems	None associated with sprinkler systems		Sprinkler systems will require floor by floor plus main flow annunciation to be interfaced with fire alarm system.

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<b>HVAC Systems</b>			
Heating Hot Water Boilers	Teledyne Boilers	<b>S</b>	No additional work needed.
Exhaust System	Ceiling Exhaust Fans	<b>S</b>	No additional work needed.
Air Conditioning	Window AC Units	<b>S</b>	No additional work needed.
Kitchen Hood System	Kitchen hood with centrifugal exhaust fan.	<b>S</b>	Provide new hood fire suppression system.

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<b>Electrical Systems</b>			
Electric Service	Overhead from pole #NET 151-8/6 with weatherhead on Building and meter socket, meter #017369365.	<b>S</b>	Service drop appears to be less than ten (10) years old, 120/240V, 3W, single phase.
Telephone Service	Overhead from pole #NET 151-8/6 with drop to telephone backboard in Boiler Room.	<b>S</b>	Maintain working space at backboard.
<b>Lower Level</b>			
Lighting	Surface and recessed lens type fluorescent fixtures with T12 lamps with local switches.	<b>S</b>	Replace existing fluorescent fixtures with recessed parabolic fixtures with electronic ballast. Provide occupancy sensors in Offices, etc. to conserve power.
	Emergency lighting and exit signs	<b>S, U</b>	Minimal emergency lighting (battery units) at egresses, with exit signs at egress. Replace signs with battery backup type.
Exterior Lighting	Building mounted flood lights appear to be the type without cutoff shields, lenses have been discolored.	<b>U</b>	Replace fixtures with new cutoff type to limit light trespass.
Boiler Room	Main electric service rated at 200 amp 120/240 volt, 3 wire, single phase, and telephone backboard.	<b>S</b>	Upgrade existing service to three phase depending on additional load, ex.: air conditioning, etc.
Receptacles	Minimal receptacles are located throughout the lower level. Any new outlets that have been added are in surface mounted raceways.	<b>S</b>	Provide additional outlets as required by use.
Toilets	Lower level toilets are handicap accessible with surface mounted fluorescent light and no local aid alarm.	<b>U</b>	Provide new lighting, GRIC receptacle local aid alarm and fire alarm visual signal. Provide emergency lighting.

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<b><u>Ground Level</u></b>			
Lighting	Surface mounted fluorescent with wrap around lens and T12 lamps in Main Hall and Offices.	<b>S</b>	Replace existing lighting with recessed parabolic fixtures with electronic ballast, provide occupancy sensors in Offices, etc. to conserve power.
	Emergency lighting and exit signs	<b>S, U</b>	Add additional exit signs with battery backup in paths of egress. Replace existing with battery backup type. Replace existing exit signs with battery backup type.
Receptacles	Minimal receptacles exist, they appear to be located when Building was a Library.	<b>S</b>	Provide additional outlets as required for computers and convenience. Provide data outlets for Internet connection.
Toilets	Toilets are handicap accessible with surface mounted fluorescent light and local aid alarms	<b>S</b>	Provide new lighting, GFCI receptacle, emergency lighting and fire alarm visual signal.
Kitchen	Existing kitchen containing stove, hood, sink, counter mounted microwave, etc. used for heating of food only. No cooking.	<b>S</b>	Verify hood fire suppression system is active and connect to fire alarm system.

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a. <b>ATTIC</b> Fire Alarm System	Existing fire alarm control panel and City master box #514 is located on the Main Level in an office space pull station at agresses only. Audible/visual signals non ADA compliant mounted above 6'-8", minimal smoke heat detectors.	<b>U</b>	Maintain existing City master box. Provide new fire alarm system, control panel, pull stations, smoke and heat detectors and ADA compliant audible/visual signals throughout.
	Only finished area is at the stairwell and landing. Rest of Attic has no floor. Minimal fire alarm and light exist.	<b>U</b>	Provide additional lighting. Add emergency lighting and new fire alarm devices per todays codes.
Air Conditioning	The Building is presently cooled with window type air conditioning units located in most of the windows on the Lower and Main Floor. They plug into local convenience outlets.	<b>U</b>	If a central air conditioning system is specified, the existing electrical service may have to be increased to accommodate the additional load.