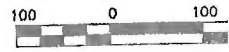


E700
N418

PREPARED UNDER THE DIRECTION OF
THE CANTON BOARD OF ASSESSORS BY
STANTEC, INC.
141 PORTLAND STREET
BOSTON, MA
JULY 1996



WATER-SEWER STORAGE BUILDING REVIEW
FEBRUARY 26, 2018

NOTES/RECOMMENDATIONS FROM GRLA REPORT AND COMMITTEE VISIT

A. Structural

a. General

- Second floor joists have lost support
- All walls should be inspected for structural integrity
- Northwest gable wall leaning
- Chimney pulling away
- Second floor stair does not meet code and intermediate landing is in dangerous condition

b. Recommendations

- Second floor should be examined for structural integrity
- Extensive structural repairs are needed for safe occupancy

B. Architectural

a. General

- Groundwater is daylighted in several area with the potential for groundwater contamination
- All brick walls need repointing
- Concrete floors are cracked and entire floor requires repair
- Bridge to water dome is non-structural and poses a danger
- Parking and circulation is insufficient
- The building is not accessible and if renovated must be MAAB complaint
- Mechanical, electrical and plumbing systems are limited
- There is no toilet room
- Double doors on west side are boarded up
- No second safe means of egress
- Northwest gable wall is pulling away from roof structure (4" gap) requiring anchor to roof
- Brick has failed behind the chimney affecting bearing of roof joists
- Brick requires removal & reconstruction
- West gabled dormer is above the structurally deficient wall
- There are no gutter or downspouts
- The condition of the domed circular exterior wall is severely deteriorated
- "Building is in a severe state of disrepair."
- If reutilized building must be 100% renovated with code compliant upgrades to egress, interior finishes, Mechanical systems, electrical systems, plumbing systems, fire protection systems, parking, access by the disabled.
- Building does retain historical charm
- Stairs to west egress doors are no code compliant

b. Recommendations

- Repoint all brick exterior and interior
- Replace concrete floor
- Further investigate dome bridge for structural integrity
- Provide lift or elevator to ground and second floors
- Remove and replace existing electrical and plumbing systems
- Provide toilets
- Provide second means of egress from building
- Investigate and restructure northwest wall that is 4" out
- Install gutters and downspouts
- Repair dome circular exterior walls
- Investigate condition of fiberglass dome, repair as necessary or abandon Dome
- Provide fire alarm and suppression systems

- Replace non-compliant stairs
- Provide additional parking and circulation

C. ENVELOPE

a. General

- Windows are either non-existent or are sheeted over with plastic
- The Dome brick walls require restacking and repointing
- Dome roof should be inspected for integrity
- Full window replacements are required
- Roof leaking (stains)

b. Recommendations

- Investigate source of leaks and repair
- Replace all windows
- 100% repoint & rebuild failed masonry
- Investigate condition of copper valleys etc. and repair as needed

D. ELECTRICAL

a. General

- Complete changeover of electrical system needed
- There is no life safety emergency lighting in building
- Battery powered exit lighting is not present
- Fire alarm no present

b. Recommendations

- Replace electrical service panel
- Replace all receptacles
- Provide fire alarm system
- Install new lighting
- Replace all manual lighting controls with automatic lighting controls
- Provide life safety emergency lighting
- Provide exit signage

E. HEATING, VENTILATION, AIR CONDITIONING (HVAC)

a. General

- There is limited ductwork to distribute air within the space
- There are no exhaust fans in the building
- The furnace is 20 years old
- There is a 275 gallon oil tank (in same building open to groundwater).
- There are no mechanical ventilation systems in the building

b. Recommendations

- The building (should be) is condemned and need(s) a full renovation
- Install a new high efficiency gas fired heating system
- Install a new exhaust system
- Remove the old tank and install gas service
- Install new ventilation system

E. PLUMBING

a. General

- Industrial Sink is beyond its useful life
- The sink discharges to the ground (Haz Mat investigation?)
- There is no toilet room
- No fire protection system

b. Recommendations

- New plumbing system with toilet room(s) needed
- Sewer connection needed, provide toilets
- Install fire protection system (sprinklers)
- Install on demand electric hot water heater