Mechanical and Electrical Systems
Existing Conditions Narrative

Dog Pound
Madison, Connecticut

3/11/10

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CES Project No. 29066.00

A. ***PLUMBING NARRATIVE***

APPLICABLE CODES AND STANDARDS

The plumbing systems will be reviewed in conformance with the requirements of the following codes and regulations and all applicable local authority requirements.

1. 2005 Connecticut State Building Code
2. 2005 Connecticut State Fire Safety Code
3. 2003 International Building Code(IBC)
4. 2003 International Plumbing Code
5. 2003 International Energy Conservation Code
6. NFPA, Latest Version
7. ASHRAE 90.1

PLUMBING UTILITIES

1. Domestic Water:
   a. Existing Domestic Water Service: The building is currently served by a domestic water main fed from Connecticut Water Company.
2. Natural Gas:
   a. Existing Natural Gas Service: The building is currently served by natural gas fed from the local utility's distribution system.

PLUMBING FIXTURES AND SPECIALTIES

1. Existing plumbing fixtures are as follows:
   a. In general, fixtures are in good condition.
   b. Fiberglass slop sink.
   c. Electric water heater.

B. ***FIRE PROTECTION NARRATIVE***

FIRE PROTECTION SERVICE

1. There is no central fire protection system (sprinklers) currently at the facility.

C. ***MECHANICAL NARRATIVE***

APPLICABLE CODES AND STANDARDS

The mechanical systems will be reviewed in conformance with the requirements of the following codes and regulations and all applicable local authority requirements.

1. 2005 Connecticut State Building Code
2. 2005 Connecticut State Fire Safety Code
3. 2003 International Building Code(IBC)
4. 2003 International Mechanical Code
5. 2003 International Energy Conservation Code
6. NFPA, Latest Version
7. ASHRAE 90.1

EXISTING SYSTEMS

1. Heat: The building is heated by a gas fired space heater with a flue through the roof.

2. Mechanical ventilation is provided by an exhaust fan that draws in fresh air and exhausts air outside of the building. The fan is connected to a thermostat.
3. The temperature control systems are local electric controls. There are no DDC control systems.

D. ***ELECTRICAL NARRATIVE***

APPLICABLE CODES AND STANDARDS

The electrical power, interior lighting, and fire alarm systems will be reviewed in conformance with the requirements of the following codes and regulations and all applicable local authority requirements.

1. 2005 Connecticut State Building Code
2. 2005 Connecticut State Fire Safety Code
3. 2003 International Building Code(IBC)
4. 2003 International Energy Conservation Code
5. 2005 National Electrical Code, NFPA 70 (NEC)
6. Illuminating Engineering Society Lighting Handbook (IESNA), 9th Edition
7. ASHRAE 90.1

EXISTING SYSTEMS

1. Building is served by a distribution panel with fuses. Panel is rated at 60 amperes, 240/120volts, 1 phase. Branch wiring circuits consist of potentially older wring installed in conduit.

2. Lighting consists of natural light supplemented with fluorescent lamps.
3. Exterior of the building has wall mounted flood lights controlled from infra red sensors.
4. Fire alarm: There are not fire alarm systems in either building.

E. ***MEP SYSTEMS CONCLUSION***

In general, the MEP systems are in good condition. Miscellaneous recommendations regarding improvements are as listed below. No costs were generated for these options.

1. Install DDC temp sensors for remote monitoring.
2. Upgrade distribution panel to circuit breaker type panel.