Mechanical and Electrical Systems
Existing Conditions Narrative

Bauer Farmhouse Building
Madison, Connecticut

3/11/10

Prepared By
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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. This water service also feeds the Bauer Classroom Building. The water distribution in the Farmhouse is not active since the building is not actively used.
2. Sanitary:
   a. Existing Sanitary Service: The building's sanitary sewer system is not active since building is not actively used
3. Storm:
   a. Existing Storm System: Building is served primarily by gutters.

PLUMBING FIXTURES AND SPECIALTIES

1. Existing plumbing fixtures are as follows:
   a. The toilet facilities at the Bauer Farmhouse have been disconnected and are not in use.

DOMESTIC HOT WATER SYSTEMS

1. Existing Domestic Hot Water System: The existing electric water heater has been disconnected and is abandoned in place in the basement.

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. Boiler Plant: The building is presently not heated since the building is not actively used. The boiler (Weil McClain fuel fired boiler), heating piping and 275 gallon fuel oil tank have been abandoned in place in the basement.

2. Air Conditioning: There are no A/C systems in the building.
3. Ventilation is provided via natural ventilation (operable widows) for fresh air.
4. The temperature control systems (local electric controls) are not active.

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. The Bauer Farmhouse is served by a General Electric distribution panel, rated at 200 amperes, 240/120volts, 1 phase. This panel feeds a subpanel in the Classroom Building. Electrical service from the street and panels are relatively new and in good condition. Branch wiring circuits consist of new and older wring.

2. Lighting, in general, consists of “traditional” incandescent lighting.
3. Fire alarm: There are no fire alarm systems in the building.
4. Emergency lighting: There is no emergency lighting in the building.

E. ***MEP SYSTEMS CONCLUSION***

In general, the MEP systems have been deactivated since the building is not actively used. There are plans to renovate the building. Miscellaneous recommendations for renovating the building are listed below but are contingent upon proposed scope of work for the renovations and type of occupancy. Costs were not generated for these items yet.

1. Plumbing: Provide all new fixtures, water heater and piping.
2. Fire Protection may be required depending upon type of occupancy.
3. HVAC: Provide all new systems. Types of proposed systems are dependent upon type of occupancy. Upgrade to DDC temp controls.
4. Electrical Power: Existing panels in the basement are in good condition. Provide new branch circuits throughout the building including new receptacles.
5. Lighting and fire alarm: Provide new fixtures and devices at most rooms and provide new wiring throughout the building.