Mechanical and Electrical Systems
Existing Conditions Narrative

Garvan Point Bathrooms
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 2" domestic water main fed from Connecticut Water Company. This water service currently serves all of the building's domestic water needs.
2. Natural Gas:
   a. Existing Natural Gas Service: There is currently no natural gas service to the building.
3. Sanitary:
   a. Existing Sanitary Service: The building's sanitary sewer system provides sanitary waste drainage for plumbing fixtures located throughout the building. The sanitary waste piping discharges to a septic tank and leaching field.
4. Storm:
   a. Existing Storm System: Building is served by gutters.

PLUMBING FIXTURES AND SPECIALTIES

1. Existing plumbing fixtures are as follows:
   a. In general, fixtures are in good condition.
   b. There are cold water shower stations at the exterior of the building.
   c. The water closets are floor mounted; vitreous china with flush valves.

d. The urinals are vitreous china, wall hung with flush valves.

e. The lavatories are stainless steel with gooseneck faucets; fed with cold water only.

DOMESTIC HOT WATER SYSTEMS

1. Existing Domestic Hot Water System: There is currently no domestic hot water at the building.

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. The building does not have a heating system.
2. Ventilation is provided via natural ventilation with louvers low and high in each space.
3. There are no temperature controls.

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 building is served by a distribution panel, rated at 100 amperes, 240 volts, 1 phase. This distribution panel is corroded.

2. Lighting is provided via natural lighting with skylights and glass block.
3. There is no fire alarm system.

E. ***MEP SYSTEMS CONCLUSION***

The MEP systems are in good condition except for the electrical service distribution panel which should be replaced. No costs were generated for this option.