

## **PLUMBING SYSTEMS ASSESSMENT**

### **Curtis School**

#### **PLUMBING**

- ? Presently, the plumbing systems serving the school are cold water, hot water, sanitary waste and vent system and natural gas.
- ? The School is serviced by on-site septic system and Town Water. Storm drainage from sloped roof discharge by gutters and down spouts to the ground.
- ?? Discharge of rain water to the ground ponds to the front of the building and creates ground water problems in the basement area.

#### **FIXTURES:**

- ? Fixtures in the building include a tank type floor outlet elongated water closet in staff toilet. The men's room has a round front bowl.
- ? There is a counter mounted lavatory with a center-set faucet in staff and the men's room has a cast iron enameled lavatory.
- ? Fixtures are non-accessible and non-water conserving. ADA retrofit is required throughout in event of a significant renovation.

#### **DRAINAGE SYSTEMS:**

- ? Cast iron is used for sanitary drainage. The cast iron pipe in the basement area is new, the piping having been renovated for the new septic system
- ? There are significant ground problems due to flooding of the front parking lot. There are three different sump pumps for ground water control.

#### **WATER SYSTEMS:**

- ? Domestic water piping is copper, un-insulated.
- ? The water service is 3/4" copper and 5/8" meter.

- ? Domestic hot water heating is provided by a tankless heater in the boiler with inadequate temperature control.

**NATURAL GAS:**

- ? There is a low-pressure gas service to a gas meter located outside the boiler room.
- ? Gas feeds the boiler.

**FIRE PROTECTION**

- ? Building has no existing fire protection systems.