ARCHITECTURAL ASSESSMENT
Salmond School

Originally constructed in 1931, the building has not had any additions and very few upgrades and interior modifications. The building is approximately 13,500 sf in area. The building currently does not serve as a school but is being used as a temporary home for the public library. As such, some educational use issues could not be addressed during this assessment.

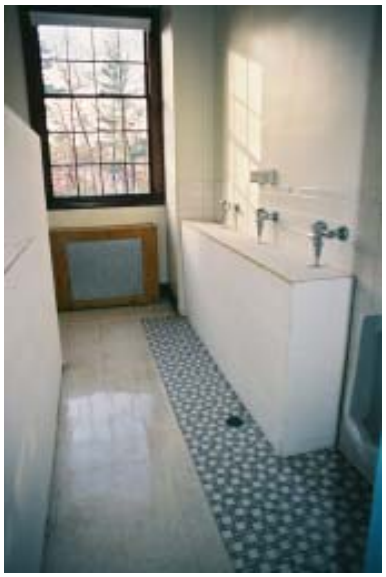
Exterior Envelope (foundation, walls, windows, doors, roof)

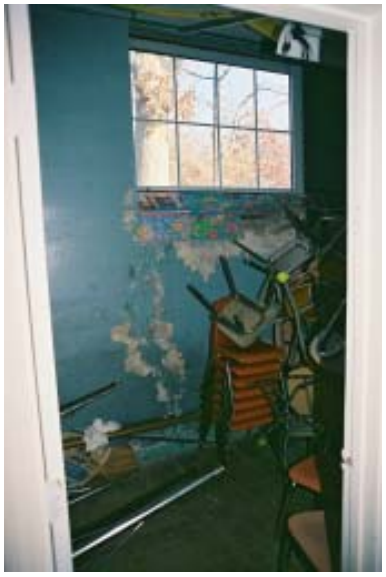
Foundation:	Cast in place concrete foundation.
Exterior wall:	Brick load bearing walls with plaster on inside face. The building appears to have painted wood cornice, trim and columns.
Windows:	Painted, non-thermal, single-pane, double hung wood windows. No screens. Windows on basement level are aluminum double pane thermal windows with screens
Doors:	Wood doors, some hollow metal.
Roof:	Ballasted EPDM rubber membrane on flat portion, asphalt shingle on sloped portion with metal gutters.

The building is in overall good condition with no apparent structural concerns. General items of concern are as follows:

1. The brick appeared to be in generally good condition considering the age. Some locations around the building exhibited deterioration of the joints, mold and mildew. Minor brick repair, re-pointing and cleaning is recommended to prevent further deterioration.

2. Wood windows visually appear to be in fairly good condition for their age, however, these large single-pane windows account for a great amount of heat loss, are most likely difficult to open, are hazardous for young children and should be replaced.
3. No visible problems with the roof were noted. Access to the flat portion of the roof was not possible at the time of the site visit.





Interior (flooring, walls, doors, built-ins and equipment, ceiling)

Overall the building has been maintained very well. Comments and observations are as follows:

Flooring

Floors are mostly wood construction with Vinyl Asbestos Tile (VAT) , Vinyl Composition Tile (VCT) in corridors and original wood planks in classrooms. VAT appears to be mostly in good condition. Wood floor is mostly still in very good condition. Basement level has a combination of VCT and carpet.

Walls

Walls are a combination of plaster lathe on wood studs and brick masonry (load bearing). Walls appear to be in good condition with the exception of peeling paint in some areas, especially on outside walls in the basement. This is most likely due to the lack of a vapor barrier and insulation or water leaking through windows as the sill is almost at ground level.

Original chalkboards are located in the main level classrooms. They are on a unique, rotating wood partition that flips open to view the hidden coat closet and coat hooks on the backside. All doors rotate at the same time with the turn of a handle.

The basement level has a few gypsum board and stud partitions that are not of original construction. Exact dates are not known at this time.

Doors

Some doors are original, wood doors with knob handles, no closers and are in fair to good condition. Recommend replacement. Some exterior doors have been replaced recently with new wood and hollow metal type and panic hardware and do not need replacing.

Built-ins and Equipment

Toilet rooms (gang type) have had their usage reduced; toilets and urinals have been blocked except for one toilet, which is not handicap accessible.

Ceiling

Ceilings throughout are mostly suspended acoustical ceiling panels with surface mounted fluorescent lights. Most ceiling tile and grid appear to be in good condition.

Space Use

Since the building is currently not being used as a school, a full evaluation on space use could not be performed. Our comments as they would pertain to future use as a school are as follows:

1. The school does not have a gym, art, music, kitchen, cafeteria, or library space. It did have a platform that may have been used for small plays or school assemblies, but a wall has been constructed where the opening was previously and an office now occupies this space. There is some indication of a kitchen in the basement floor plan, but access to this space was not possible at the time of the site visit.
2. The size of the rooms appeared to be small according to state standards for an elementary school.
3. Lack of classroom storage space.

Handicap Accessibility

Requirements for handicap accessibility were non-existent in 1931 when this school was built. In 1990, the Americans with Disabilities Act (ADA) was enacted into law by the Federal Government to provide civil rights protections and nondiscrimination on the basis of disability. Since 1990, the original regulations have been updated and new requirements and clarifications have been added. In addition, the Commonwealth of Massachusetts has developed their own regulations (521 CMR Architectural Access Board) that are in many instances more stringent than the ADA. Regulations are updated and added almost every year. Based on these regulations, we have found the following items to be in noncompliance or not accessible to the disabled:

1. Entry (steps into the building)
2. Parking spaces
3. Basement level, main level, and access to raised platform (no elevator or lift)
4. Doors have knobs.
5. Double doors are too narrow.
6. Lack of room signage
7. Toilet rooms throughout the building are not accessible. The following items are not in compliance:
   a. Lavatories
   b. Toilets and urinals
   c. Grab bars
   d. Door width and clear space adjacent to doors
   e. Clear turning space at single fixture toilet rooms

Security

No rooms throughout the school are lockable. There is no way to lock off portions of the building. This is a security concern. Discussion should take place as to different types of security systems available and to what extent the school is interested in integrating a control system into the school.

Health and Life Safety

There are a number of issues affecting the health, welfare, and safety of students and staff. From a building environment standpoint we have observed the following:

1. The entire below-grade level of the school would not be acceptable for classroom use (by current Life Safety codes) as the sill height of the windows is at least 2 feet above the maximum allowed (3'-6").
2. Guardrails at 34-1/2" (42" req'd) and handrails (no extensions) do not comply.
3. Doors to stairs are not fire rated.
4. Stair door does not open in the direction of egress.
5. Stair doors are being held open with wood wedges.

6. Building is almost all wood floor framing with no sprinkler system installed.
7. Boiler room door is old metal fire door, does not meet current code. In addition, it is not possible to close the door. Although there is a sign on the door for staff only, anyone could enter this room easily as the door is slightly ajar. This is a safety concern.
8. Although paper or metal (non-lit) exit signs were noted at some interior doors, the main exterior exit doors from the building did have proper emergency hardware on hollow metal doors and LCD exit lights.