

## **PLUMBING SYSTEMS ASSESSMENT**

### **Salmond School**

#### **PLUMBING**

- ? Salmond School is currently being used temporarily as the Town Library.
- ? Presently, the plumbing systems serving the school are cold water, hot water, sanitary waste and vent system, storm drain piping, and natural gas.
- ? The School is serviced by on-site septic system and Town Water.

#### **FIXTURES:**

- ? Fixtures in the building are temporarily boarded up. Water closets are floor outlet, flush valve vitreous china, with elongated bowls.
- ? Urinals are wall hung, flush valve, vitreous china.
- ? Lavatories are three station semi-circular wash fountains with self closing controls in each of the two gang toilets.
- ? Drinking fountain is a surface mounted electric cooler.
- ? Janitor's sink is wall hung, cast iron sink. Faucets lacks vacuum breaker.
- ? Generally acceptable condition and repair: However, fixtures are generally 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. Where exposed, the cast iron pipe appears to be in poor condition.

#### **WATER SYSTEMS:**

- ? Domestic water piping is copper, un-insulated. Given the life of the copper piping an extensive renovation will dictate all new piping systems.
- ? The water service to the building is 2" copper and 2" disc meter.

- ? Domestic hot water heating is provided in the boiler room with an atmospheric residential gas fired water heater, 50 gallon tank.
- ? System does not have adequate temperature control. An upgrade is indicated.

**NATURAL GAS:**

- ? There is a high pressure 5 psi gas service to the boiler and low pressure to the water heater.
- ? The gas piping appears suitable for reuse depending on size considerations of new load.

**FIRE PROTECTION**

- ? Building has no existing fire protection systems.