

## **PLUMBING SYSTEMS ASSESSMENT**

### **Sylvester Elementary School**

#### **PLUMBING**

- ? The School is wood framed construction originally built in 1927 with an addition built in 1955.
- ? 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 Town Water. An on-site septic system was installed in 1997. Storm drainage from flat roof areas is disposed of by a system of roof drains, & rain water conductors which discharge to a piped storm drainage system on the exterior of the building.

#### **FIXTURES:**

- ? Fixtures in the building are of mixed vintage. Water closets in the 1955 addition are wall hung, flush valve vitreous china, with elongated bowls. The original building contains floor mounted water closets with sheet metal vents. These are non-elongated and non-code compliant. In some cases, these have broken and have been replaced with floor toilets.
- ? Urinals are wall hung, flush valve, vitreous china extended shield.
- ? Lavatories include wall hung and counter mounted vitreous china, two handle type faucets in some cases, self-closing in others and semicircular wash fountains in others.
- ? Drinking fountains are various types and styles.
- ? Fixtures are generally non-accessible and non-water conserving. ADA retrofit is required throughout in event of a significant renovation.
- ? Kitchen area fixtures: Good condition, pot and pan sink is fitted with grease trap. Dishwasher is not fitted with grease trap

#### **DRAINAGE SYSTEMS:**

- ? Cast iron is used for sanitary and storm drainage. Where exposed, the cast iron pipe appears to be in poor condition.
- ? The piping was modified in 1997 to allow for the installation of an exterior grease trap.

**WATER SYSTEMS:**

- ? Domestic water piping is copper, un-insulated, with sections of old brass pipe. Given the life of the piping any renovation will dictate all new piping systems.
- ? The water service and meter is located in the girl's toilet. The building water service is 4" cast iron and 2" disc meter with 3" copper out to the building.
- ?? Valves appear in poor condition.
- ? Domestic hot water heating is provided in the main boiler room with an atmospheric gas fired commercial hot water heater 75 gallon tank 250,000 BTU unput.
- ? System does not have adequate temperature control. An upgrade is indicated.

**NATURAL GAS:**

- ? There is a high pressure gas service to a gas meter located outside the main boiler room.
- ? Gas feeds the kitchen, boilers, and domestic water heater.
- ? There is a 5 psi elevated gas pressure to feed the boiler.

**FIRE PROTECTION**

- ? Building has no existing fire protection systems.