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0811 Fixtures – Sinks, drinking fountains, water closets, showers, etc.

Classroom Sinks. Classroom sinks (19) are enameled cast iron self-rimming side ledge with gooseneck faucet trim with index handles, and ledge mounted bubbler with push button actuators. Fixtures were installed in 1968. It should be noted that school maintenance staff have a supply of plumbing fixtures and routinely replace fixtures that have malfunctioned or are broken.

Classroom sinks are in fair condition. Faucet trim and bubblers are in fair condition. Classroom sinks were installed in each floor classrooms during the original construction of 1968. Fixtures are approximately 40 years old.

Remaining life expectancy: 5-10 years

First floor main girl’s toilet rooms. Girl’s toilet rooms fixtures are vitreous china wall mounted water closets with flush valves, and wall mounted lavatories with manual faucets.

Plumbing fixtures are in fair condition. Fixtures were installed during a renovation of the space in 1990. Fixtures are approximately 15 years old.

Remaining life expectancy: 5-10 years

First floor main boy’s toilet rooms. Boy’s toilet rooms fixtures are vitreous china wall mounted water closets with flush valves, wall mounted urinals with flush valves, and wall mounted lavatories with manual faucets.

Plumbing fixtures are in fair condition. Fixtures were installed during a renovation of the space in 1990. Fixtures are approximately 15 years old.

Remaining life expectancy: 5-10 years

Shower room between main boy’s and girl’s toilet room: A tiled enclosure with two concealed shower heads with thermostatic mixing valves are installed in between the boy’s and girl’s toilet rooms. This shower area is being used for material storage. The shower room has an entrance from both the girl’s and boy’s toilet room

Shower fixtures appear to be in good condition.

Remaining life expectancy: 5-10 years

First floor corridor vitreous china drinking fountain. One single drinking fountain is installed in the corridor. This is the only hallway drinking fountain on this floor serving both the corridor and the multipurpose room. It is not an ADA compliant drinking fountain. It was installed in the 1968 original construction.

The drinking fountain is in fair condition but does not meet ADA requirement. Fixtures were installed in the 1968 construction, making the fixtures approximately 40 years old.

Remaining life expectancy: 0-5 years

First floor classroom 13 has a stainless steel single compartment sink with gooseneck faucet trim with wristblade handles, and side ledge bubbler. Fixture was installed in the 1990’s renovation and addition of the covered play area and installation of elevator.
Sink is in good condition.
Remaining life expectancy: 10+ years

First Floor Art Room Sink. Art room sink is an ADA compliant single compartment sink with gooseneck faucet trim with wristblade handles, and side ledge bubbler. Installed under fixture is a sewage ejection pump to pump waste up to main waste piping. Fixture was installed in the 1990’s renovation and addition of the covered play area and installation of elevator.
Sink is in good condition.
Remaining life expectancy: 10+ years

Computer Lab Sink: Computer lab classroom has a stainless steel single compartment sink with gooseneck faucet trim with wristblade handles, and side ledge bubbler. Bubbler is not ADA type. Fixture was installed in the 1990 renovation and addition of the covered play area and installation of elevator.
Sink is in good condition.
Remaining life expectancy: 10+ years

First floor janitor closet service sink. Janitor service sink is an enamel cast iron wall mounted tub with faucet trim. Wall mounted faucet trim. It appears to have been installed in the original construction.
Service sink condition is fair.
Service sink was installed in the original 1968 construction.
Remaining life expectancy: 5-10 years

First floor north staff toilet room. Fixtures are vitreous china. Water closet is a floor mounted, flush valve type. Lavatory is a wall mounted lavatory with manual faucet trim. Toilet room fixtures are not ADA compliant for adults. Trim is not ADA compliant. This is the only staff toilet room on first floor. Fixtures appear to be the original fixtures installed in 1968.
Fixtures are in fair condition.
Remaining life expectancy: 5-10 years

Nurse’s station and nurse’s toilet room: Nurse’s station has a single compartment stainless steel sink with gooseneck faucet with indexed handles. Sink is not ADA compliant. Nurse’s toilet room has floor mounted vitreous china water closet with manual flush valve, vitreous china wall mounted lavatory with manual faucet trim. Toilet room is not ADA compliant. There is not shower installed in the nurse’s station. There is a clothes dryer installed at the exterior wall. There is not a clothes washer in building. Fixtures are in fair condition. Toilet room fixtures appear to have been installed in the original 1968 construction. Sink appear to have been installed at a later date.
Remaining life expectancy: 5-10 years
Teacher lounge sink: Teacher’s lounge sink is a single compartment, enameled cast iron self rimming sink with faucet trim. Sink is a deep sink and is not ADA compliant. Sink is in fair condition. Sink appears to be original fixture installed in the 1968 construction. Remaining life expectancy: 0-5 years

Second floor teacher toilet rooms. Vitreous china floor mounted water closet with flush valve, counter mounted oval self-rimming vitreous china lavatory and faucet trim. Not ADA compliant. Fixtures were installed in the original 1968 construction and are approximately 40 years old. Remaining life expectancy: 0-5 years

Kindergarten Toilet rooms (Boy’s and Girl’s). Each toilet room has (2) floor mounted vitreous china water closets with flush valves, and (1) wall mounted vitreous china lavatory with faucet trim. Fixtures are in fair condition. Fixtures were installed in the original 1968 construction and are approximately 40 years old. Remaining life expectancy: 0-5 years

South and North second floor girl’s main toilet room. South and north second floor girl’s main toilet room fixtures are vitreous china wall mounted water closets with flush valves, and wall mounted lavatories with manual faucets. These fixtures are in fair condition. They were installed in the original 1968 construction and are approximately 40 years old and have reached the end of their service life. Remaining life expectancy: 0-5 years

South and north second floor boy’s main toilet room. South and north second floor boy’s main toilet room fixtures are vitreous china wall mounted water closets with flush valves, wall mounted urinals with push button flush valves, and wall mounted lavatories with manual faucets. These fixtures are in fair condition. They were installed in the original 1968 construction and are approximately 40 years old and have reached the end of their service life. Remaining life expectancy: 0-5 years

Library Sink. Sink is a single compartment stainless steel sink with gooseneck faucet with wrist blade indexed handles. Sink was installed in the 1990 kindergarten wing addition. Sink is in good condition. Remaining life expectancy: 10+ years

Kindergarten addition second floor classrooms: Kindergarten addition section floor classrooms have two stainless steel sinks installed. One is an ADA compliant sink with gooseneck faucet trim with wrist blade handles. Lower sink has installed on the ledge
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back a gooseneck faucet with index handles and ledge mounted bubbler. Sink is at kindergartener height.
Sinks are in good condition.
Remaining life expectancy: 10+ years

Kindergarten addition second floor girl’s and boy’s toilet rooms: Kindergarten addition section floor girl’s and boy’s toilet rooms have one vitreous china wall hung water closet and two vitreous china wall hung lavatories with faucet trim. All fixtures are installed at primary height. Fixtures were installed during the 1990’s addition.
Fixtures are in good condition.
Remaining life expectancy: 10+ years

Kindergarten addition second floor janitor’s closet: Janitors closet has one molded stone floor mounted service sink with wall mounted faucet trim with air gap type vacuum break, screwdriver stops, and 5 feet of rubber hose. Chemicals are connected right to faucet trim. Service sink was installed in the 1990’s addition.
Fixture is in good condition.
Remaining life expectancy: 10+ years

Warming kitchen: Warming kitchen consists of one double pot sink, one hand wash sink. Installed two residential type oven and range. Items were installed in the original 1968 Construction. Kitchen is suitable for warming only. Not suitable for commercial kitchen.
Remaining life expectancy: 5-10 years

Plumbing fixtures:

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<th>Category</th>
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<td>A=774/2 = 387 /125m = 4 387/ 65w =6</td>
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<td>Sinks</td>
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**Deficiency**

0811-1 (19) Enameled cast iron classroom sinks are past their service life. Bubbler trim in classroom is not ADA compliant. Faucet trim is past service life. Total of 20 classroom sinks, faucets trim, and bubblers.

Deficiency category: RR

**Remedy**

Install self-rimming, fully undercoated, stainless steel, single compartment sink with ADA compliant gooseneck faucets with wrist blade handles, ADA compliant bubbler with flexible bubbler guard. Total of 20 classroom sinks.

**Estimated Construction Cost:** $32,000
Deficiency

0811-2 First floor main girl's toilet room
Fixture are the original 1968 fixtures and past their service life. No ADA water closet enclosure in toilet room. No insulation shields installed below ADA lavatory.
5 water closets
4 lavatories

Deficiency category: RR

Remedy
Remove 5 wall mounted vitreous china water closets, flush valves, and carriers. Replace with 4 wall mounted vitreous china water closets, flush valves, and carriers. One water closet to be fully ADA compliant. Remove and replace 4 all mounted vitreous china lavatories and faucet trim. One lavatory to be fully ADA compliant.

Estimated Construction Cost: $14,000.
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Deficiency

0811-3 First floor main boy’s toilet room
Fixture are the original 1968 fixtures and past their service life. Trip lever for water closet is not ADA complaint. No ADA urinal. No insulation shields installed below ADA lavatory.
1 water closet
3 urinals
3 lavatories

Deficiency category: RR

Remedy
Remove (1) wall mounted vitreous china water closets, flush valves, and carriers, (3) wall mounted vitreous china urinals, and (3) wall mounted vitreous china lavatories with faucet trim. Replace with (1) wall mounted vitreous china water closets, flush valves, and carriers, (3) wall mounted vitreous china urinals and (3) wall mounted vitreous china lavatories and faucet trim. One water closet, one urinal, and one lavatory to be fully ADA compliant.

Estimated Construction Cost: $12,000
Deficiency

0811-4 Main toilet room shower room
Shower enclosure no longer in use as shower. Shower was installed in the original 1968 construction.

Deficiency category: RR, F

Remedy
Suggest demolition and reconfiguration of space for storage or janitor closet. (2) Showers removed, shower drain removed. Possible installation of Janitor service sink and trim not included in cost below.

Estimated Construction Cost: $9,400
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Deficiency

0811-5 Original Drinking Fountain
Drinking fountain was installed in the original 1968 construction and is past service life. Drinking fountain is the only one in first floor corridor and is not ADA compliant.

Deficiency category:  RR, C (ADA Requirements)

Remedy
Install new dual level ADA compliant Hi/Lo drinking fountain with push bar actuator, flexible bubbler shields, and ADA apron.

Estimated Construction Cost:  $5,800.
Deficiency

0811-6 Old Service Sink
Wall mounted enameled cast iron service sink is past service life. Service sink was installed in original 1968 construction.

Deficiency category: RR

Remedy
Install a wall mounted enameled cast iron service sink with wall mounted faucet trim with vacuum breaker, screw driver stops, and 5 feet of rubber hose.

Estimated Construction Cost: $2,900.
Deficiency

0811-7 First floor north staff toilet room
Fixtures are past service life. Fixtures were installed in the original 1968 construction. Only staff toilet room on the first floor. Toilet room fixtures are not ADA compliant.

Deficiency category: RR, C (ADA requirements)

Remedy
Remove (1) floor mounted, flush valve, water closet and (1) wall mounted lavatory. Install (1) adult height ADA floor mounted water closet and flush valve. Install (1) ADA compliant lavatory and faucet trim. Remodel space as required. See architectural survey.

Estimated Construction Cost: $3,600.
Deficiency

0811-8 Nurse’s station sink and toilet room
Toilet room fixtures are from the original 1968 construction, fixtures do not meet ADA. Fixture are past service life. Sink is not ADA compliant. Sink appears to have been installed in the original 1968 construction. Sink is past service life. Principal noted that a shower would be useful in Nurses area.

Deficiency category: RR, F, C (ADA Requirements)

Remedy
Reconfigure space to allow for an ADA compliant toilet room. Remove (1) floor mounted water closet and flush valve. Remove one wall mounted lavatory and faucet trim. Remove (1) stainless steel single compartment sink and faucet trim. Install in new ADA toilet room one ADA height water closet and flush valve, one wall mounted ADA lavatory and faucet trim. Possible installation of an ADA compliant shower, with temperature limiting and pressure balanced mixing valve, shower head on ADA slide bar, grab bars, ADA seat, anti-bacterial shower curtain, and shower rod. Install single compartment ADA sink with gooseneck faucet trim, ADA offset waste. Cost includes mechanical work only.

Estimated Construction Cost: $11,000.
Deficiency

0811-9 Faculty Lounge Sink
Sink appears to be original sink installed in 1968. Sink is past service life.

Deficiency category: RR

Remedy
Install new self-rimming, stainless steel, fully undercoated, single compartment sink, with gooseneck faucet with index wrist blade handles, instant hot water dispenser, garbage disposer, and associated trim. Sink is to be ADA compliant.

Estimated Construction Cost: $2,600
Deficiency

0811-10 Second floor staff toilet rooms
Fixtures are original fixtures from the 1968 construction and are past their service life. Total of (2) floor mounted flush valve type vitreous china water closets, (2) counter mounted oval self rimming lavatories and trim. Neither toilet room is ADA compliant. Deficiency category: RR

Remedy
Remodel one toilet room to provide an Adult ADA compliant toilet room, with (1) ADA compliant, vitreous china, water closet and flush valve, and (1) ADA compliant lavatory with faucet trim. Second staff toilet room can be non ADA compliant with (1) vitreous china, water closet and flush valve, and (1) lavatory with faucet trim.

Estimated Construction Cost: $3,600. Cost does not include the Architectural remodel of space.
Deficiency

0811-11 Second floor south main girl’s toilet room
Fixtures were installed in the original 1968 construction and are past their service life.

Deficiency category: RR

Remedy
Remove 5 wall mounted vitreous china water closets, flush valves, and carriers. Replace with 4 wall mounted vitreous china water closets, flush valves, and carriers. One water closet to be fully ADA compliant. Remove and replace with 4 wall mounted vitreous china lavatories and faucet trim. One lavatory to be fully ADA compliant.

Estimated Construction Cost: $13,000
**Deficiency**

0811-12 Second floor south main boy’s toilet room
Fixtures were installed in the original 1968 construction and are past their service life.

Deficiency category: RR

**Remedy**
Remove (2) wall mounted vitreous china water closets, flush valves, and carriers, (4) wall mounted vitreous china urinals with push button flush valves, and (4) wall mounted vitreous china lavatories with faucet trim. Replace with (2) wall mounted vitreous china water closets, flush valves, and carriers, (4) wall mounted vitreous china urinals and (4) wall mounted vitreous china lavatories and faucet trim. One water closet, one urinal, and one lavatory to be fully ADA compliant.

**Estimated Construction Cost:** $16,000
**Deficiency**

**0811-13 Warming kitchen fixtures**
Fixtures are original fixtures from the 1968 construction and are past their service life. Total of (1) floor mounted double pot sink, (1) counter mounted hand wash sink. Fixtures were installed in the original 1968 construction and are past their service life.

Deficiency category:  RR

**Remedy**
Install new (1) double pot sink with ledges and faucet trim, and (1) counter mounted single compartment hand wash sink with faucet trim.

**Estimated Construction Cost:** $5,800  
Cost does not include the Architectural remodel of space.
0812 Equipment – Circulation pumps, water heaters, water softeners, etc.

Domestic hot water is provided by a horizontal shell and tube hot water heat exchanger with 200 gallon tank and is supplemented by a 120 gallon electric hot water heater for summer use. A small booster heater is installed to provide 140F kitchen hot water. Heat exchanger and booster heater were installed during original construction in 1968. Electric hot water heater was installed later, approximately 10-12 years ago. Pump P-9 is an inline, pipe mounted circulation pump that circulates hot water throughout the building. Pump P-8 is an inline circulation pump that provides heating water to the main hot water heat exchanger. Pump P-10 is an inline circulation pump that provides heating water to the kitchen hot water booster heater. No hot water tempering valve or hot water recirculation pump is evident.

Remaining life expectancy: 5-10 years.
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Deficiency

0812-1 Shell and Tube Domestic Hot Water Heat Exchanger and circulation pump
Heat exchanger and pump were installed in the original 1968 Construction. Past service life. No tempering valve installed on outlet of HW discharge. UPC requires all public lavatories to have a maximum of 120F discharge.

Deficiency category: RR

Remedy
Remove and install hot water heat exchanger/storage tank (nickel or copper clad) and circulation pump, sized to for domestic hot water load for building. Install summer use electric hot water tank. Install tempering valve to meet code requirements for delivery of hot water from public lavatories.

Estimated Construction Cost: $22,000
**Deficiency**

**0812-2 Kitchen Hot Water Booster and heating supply pump**
Hot water booster and pump were installed in original 1968 construction and is past service life.

Deficiency category: RR

**Remedy**
Remove and install kitchen hot water booster heat exchanger and heating circulation pump.

**Estimated Construction Cost:** $3,200
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0813 Waste & Vent Piping – Pipe, fittings, cleanouts, floor sinks, floor drains, etc.

Sanitary waste and vent piping is the original hub and spigot cast iron piping. Floor drains in the original 1968 are not trapped or vented. 1990 multipurpose room addition floor drains are trap primed and vented.

Roof drainage system is the original hub and spigot cast iron piping in the original 1968 building. The roof drains for the 1990 addition are hub and spigot cast iron piping.

Overflow roof drainage system is not installed. System independent of the roof drainage is required. Scuppers may suffice.

Remaining life expectancy: 5-10 years
Deficiency

0813-1 Floor drains in 1968 the original construction are not trap primed or vented
This consists of a total of (13) floor drains in main toilet rooms, mechanical spaces.

Deficiency category:  C (UPC)

Remedy
Remove existing floor drains install new floor drains with trap priming valves and vent.
This will require modification of the piping. Saw cutting concrete floor in several
locations. Total of (13) locations.

Estimated Construction Cost:  $38,000
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0814 Domestic Water Supply – Pipe, fitting, valves, hose bibs, insulation, etc.

A six inch galvanized steel cold water service serves the domestic water systems and is routed under the building to the cold water header in the boiler room. This was installed in the 1990 renovation. Cold water header has branch mains with isolation valves in the boiler room. These systems have been renovated over time, and the water header has been reconfigured to serve the domestic hot water, the building cold water service, sprinkler wet valve, and sprinkler dry valve. Fire hose cabinets have been abandoned with the branch piping demolished or abandoned since the building has been sprinklered. Domestic water piping was originally installed with galvanized black steel piping material. Remodels and addition have used a combination of steel piping and copper. Non freeze type hose bibs are located on the exterior walls of the building at six locations. Piping is insulated with an average of one inch thick mineral fiber insulation with cloth covering.

Condition of piping system is reported to be in fair. In several locations there are signs of the corrosion on piping.

Remaining life expectancy: 5-10 years
Deficiency

0814-1 Domestic cold water service piping
Domestic service piping into the water header is a 6 inch galvanized pipe installed in the 1990 renovation. Branch piping through out the building is either the original black steel piping installed in the 1968 construction, or patches of copper pipe added for repairs of renovation. Original pipe is rusted and corroded. Insulation is old, stained, or missing in several locations through out the building. Original piping has reached the end of its service life.

Deficiency category: RR

Remedy, Option 1
Remove and replace all domestic water piping through out the original 1968 construction with copper tubing. Install dielectric unions are connection to hot water generating equipement. Insulate all domestic piping with 1-1/2 inch mineral fiber pipe insulation with cloth covering. Extensive cutting and patching will be required.

Estimated Construction Cost: $507,000

Remedy, Option 2
Refurbish domestic water piping systems using FDA approved epoxy pipe lining procedure.

Estimated Construction Cost: $319,000