

Facilities Audit

Town of Pomfret

General Building Information

Building Name: Pomfret Town Hall	Date of Audit: July 26, 2016
Address:	Person Completing this Audit:

Date of Construction: 1845	Building Height: (stories) 1 w/ Mezz.	Building Area: (square feet)	Building Construction Type (2000 IBC): VB
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Building Occupancy (check all that apply):

	Residential	Assembly
<input type="checkbox"/> Administrative/Business	<input type="checkbox"/> Dormitory	<input type="checkbox"/> A-1 Theater
<input type="checkbox"/> Classroom/Educational	<input type="checkbox"/> Single Family/Faculty	<input checked="" type="checkbox"/> A-2 Banquet Hall
<input type="checkbox"/> Storage	<input type="checkbox"/> Boarding House	<input checked="" type="checkbox"/> A-3 Auditorium/Recreation
<input type="checkbox"/> Utility/Miscellaneous	<input type="checkbox"/> Multi Family	<input type="checkbox"/> A-4 Indoor Sporting Events

Original Architect:	Original Engineer(s):
Historic Significance: Listed on State Register. Very Significant individually and as a contributor to Pomfret's Municipal Center	
Previous Architectural/Engineering Studies Undertaken:	
Building Modifications or Changes in Use Anticipated in the next 15 years:	

Quality/Amount of Existing Documentation: Rating

Audit Summary

<p>Architectural: The building does not meet full life safety and accessibility code compliance. It is in need of routine painting.</p> <p>Structural: The building is structurally sound.</p> <p>Mechanical: The buildings mechanical systems are in good working order, but are approaching the end of their useful life.</p>
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Town of Pomfret

Building Name: Pomfret Town Hall	Date of Audit: July 26, 2016	Person Completing this Audit: Hunter Ulf
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1. Building Code Compliance

Overall Category Rating

3

Area & Height Compliance

Rating

1

Does Building Meet Allowable SF: Yes	Does Building Meet Allowable HT: Yes
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Egress Compliance

Rating

3

<input checked="" type="checkbox"/> Floor Exit Compliance: Insufficient Deficiencies: second means of egress goes through Kitchen.	<input checked="" type="checkbox"/> Building Exit Discharge Compliance: Good Deficiencies:
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Separation Compliance

Rating

3

<input checked="" type="checkbox"/> Use Separation Compliance: Insufficient Deficiencies: no rated separation between assembly space and kitchen.	<input checked="" type="checkbox"/> Egress Separation Compliance: Good * Deficiencies: * if allowed to go through Kitchen
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Accessibility Compliance

Rating

3

<input checked="" type="checkbox"/> Entry/ Circulation Compliance: Insufficient Deficiencies: ramp slope is too steep. Accesible clearance at main door questionable.	<input checked="" type="checkbox"/> Toilet Compliance: Insufficient Deficiencies: no accessible facilities
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Fire Protection Compliance

Rating

3

<input type="checkbox"/> Alarm/ Egress/ Detection Compliance: Deficiencies:	<input checked="" type="checkbox"/> Sprinkler System: Insufficient Deficiencies: no sprinkler system
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Audit Summary:

Building code compliance is being achieved currently in a non-compliant manner. Second means of egress through Kitchen is biggest problem.
Building lacks accessibility compliance completely.

Town of Pomfret

2. Materials Condition

Overall Category Rating 2

Exterior Materials

Rating 2

<input checked="" type="checkbox"/> Siding: wood clapboards, painted Deficiencies: peeling paint on all sides, with south side worst. Some broken clapboards.	<input checked="" type="checkbox"/> Windows: wood double-hung w/ storms Deficiencies: paint peeling on sash and frames. Deteriorated glazing.
<input checked="" type="checkbox"/> Doors: wood panel Deficiencies: front door severely weathered.	<input checked="" type="checkbox"/> Roof: metal standing seam Deficiencies: like new
<input checked="" type="checkbox"/> Masonry: concrete? good Deficiencies:	<input checked="" type="checkbox"/> Miscellaneous: porch floor. Very weathered; portico columns – weathered, peeling and split at bases Deficiencies: very weathered

Interior Materials – Primary Spaces

Rating 2

<input checked="" type="checkbox"/> Flooring: hardwood. Fair condition Deficiencies:	<input checked="" type="checkbox"/> Walls: plaster. good Deficiencies:
<input checked="" type="checkbox"/> Ceilings: acoustic tile. Poor condition Deficiencies:	<input checked="" type="checkbox"/> Miscellaneous Materials: wainscoting. Good condition; stage floor – hardwood. Fair condition Deficiencies:

Interior Materials – Kitchen Space

Rating 2

<input checked="" type="checkbox"/> Flooring: linoleum. poor condition Deficiencies:	<input checked="" type="checkbox"/> Walls: wood plank, fair condition Deficiencies:
<input checked="" type="checkbox"/> Ceilings: wood bead-board. Fair condition Deficiencies:	<input checked="" type="checkbox"/> Miscellaneous Materials: wood cabinetry. Fair condition Deficiencies:

Audit Summary:
 Building is in need of routine maintenance on both interior and exterior to ensure that deficiencies do not progress.

Town of Pomfret

Building Name: Pomfret Town Hall	Date of Audit: July 26, 2016	Person Completing this Audit: Hunter Ulf
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1. Foundation & Drainage

Overall Category Rating

1

Foundation

Rating

1

Floor Location: main building, all sides Material: appears to be concrete Comments: good condition	Wall Location: rear additions, not inspected Material: Comments:
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Site Drainage

Rating

1

Location: south side Comments: adequate positive drainage	Location: east side Comments: paved surface with adequate positive drainage
Location: north side Comments: marginal positive drainage. Could be improved.	Location: west side Comments: adequate positive drainage

Audit Summary:

It appears that the foundation has been replaced at some point in time with a poured concrete foundation. Foundation appears to be in good condition, although it lacks insulation.

Town of Pomfret

2. Framing

Overall Category Rating

1

Floor

Rating

1

Location: main building Floor Deck: wood Comments: combination of dimensional lumbers and timbers. Repairs have taken place, and structural reinforcement has been added.	Location: rear addition Comments: unable to inspect. Appears to be crawlspace.
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Roof

Rating

1

Location: main building Roof Deck: wood plank Comments: heavy timber construction. Some repairs and reinforcement were observed. Generally in good condition.	Location: rear addtion Roof Deck: Comments: unable to inspect
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Audit Summary:
Building structure is in good condition. Repairs and reinforcement were observed. No obvious signs of settlement, sagging.

Town of Pomfret

3. Walls

Overall Category Rating

1

Perimeter Walls

Rating

1

Wall Location: main building, all walls Material: wood frame Comments: all walls are plumb and straight	Wall Location: rear addition, all walls Material: wood frame Comments: all walls are plumb and straight.
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Interior Bearing Walls

Rating

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Wall Location: none Material: Comments	Wall Location: Material: Comments:
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Audit Summary:
Walls appear to all be structurally sound. Building's simple form contributes to clean structural paths from roof to foundation.

Town of Pomfret

Building Name: Pomfret Town Hall	Date of Audit: July 26, 2016	Person Completing this Audit: Hunter Ulf
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1. Heating Plant

Overall Category Rating 2

System Type

Rating 2

<input checked="" type="checkbox"/> System: forced hot air Rated Input Capacity: Comments:	<input checked="" type="checkbox"/> Energy Source: Oil Annual Fuel Use: unknown Calculated Fuel Use in BTU/SF
<input checked="" type="checkbox"/> Maintenance Condition: regularly maintained but old. Comments: May need to be replace in next five years.	<input checked="" type="checkbox"/> Controls (manual vs. automated): thermostat Comments:

Operational Profile

Rating

<input type="checkbox"/> Scheduled Operation: Comments:	<input type="checkbox"/> Estimated Annual Hours of Operation: Comments:
<input type="checkbox"/> Thermostat Set Point: Comments:	<input type="checkbox"/> Annual Degree Days: Comments:

Audit Summary:
Heat system is in good condition, but approaching life expectancy. Old and inefficient.

Town of Pomfret

2. Domestic Hot Water

Overall Category Rating

1

System Type

Rating

1

<input checked="" type="checkbox"/> System: 40 gal. hot water heater Operating Temp: Comments: 2006	<input checked="" type="checkbox"/> Energy Source: propane Comments:
<input type="checkbox"/> Maintenance: Comments:	<input type="checkbox"/> Service: Comments:

Audit Summary:

Town of Pomfret

3. Lighting

Overall Category Rating

Lighting Type

Rating

Location in Building	Type Code of Fixture	Approximate Number of Fixtures	Average Watts per Fixture	Operating Hours/Day	Average Footcandles	Controls

Legend

Lighting Type Code	Control
1. Incandescent 2. Fluorescent 3. Mercury Vapor 4. High Pressure Sodium 5. Low Pressure Sodium 6. Metal Halide 7. LED	1. Occupant Sensors 2. Daylight Sensors 3. Timer Switch 4. Dimmer Switch 5. Manual

Audit Summary:

Town of Pomfret

4. Electrical

Overall Category Rating 2

Lighting Type

Rating 2

<input checked="" type="checkbox"/> Switch Gear: circuit breakers Service Size: 100 amp Comments: serves entire building, including kitchen	<input checked="" type="checkbox"/> Distribution: Comments: wiring appears to be mix of romex and BX
<input type="checkbox"/> Maintenance: Comments:	<input type="checkbox"/> Controls: Comments:

Legend

System Type	Energy Source	Maintenance Code
1. Circuit Breakers	1. Conduit	1. Good
2. Fuses	2. Romex	2. Average
3. Other: _____	3. BX	3. Fair
	4. Other: _____	4. Poor

Audit Summary:

Facilities Audit

Town of Pomfret

General Building Information

Building Name: Pomfret Town Offices (Old Center School)	Date of Audit: July 26, 2016
Address:	Person Completing this Audit: Hunter Ulf

Date of Construction:	Building Height: (stories) 1	Building Area: (square feet)	Building Construction Type (2000 IBC): 5B
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Building Occupancy (check all that apply):

	Residential	Assembly
<input checked="" type="checkbox"/> Administrative/Business	<input type="checkbox"/> Dormitory	<input type="checkbox"/> A-1 Theater
<input type="checkbox"/> Classroom/Educational	<input type="checkbox"/> Single Family/Faculty	<input type="checkbox"/> A-2 Banquet Hall
<input type="checkbox"/> Storage	<input type="checkbox"/> Boarding House	<input type="checkbox"/> A-3 Auditorium/Recreation
<input type="checkbox"/> Utility/Miscellaneous	<input type="checkbox"/> Multi Family	<input type="checkbox"/> A-4 Indoor Sporting Events

Original Architect:	Original Engineer(s):
Historic Significance: Listed on State Register. Very Significant individually and as a contributor to Pomfret's Municipal Center	
Previous Architectural/Engineering Studies Undertaken:	
Building Modifications or Changes in Use Anticipated in the next 15 years:	

Quality/Amount of Existing Documentation: Rating

Audit Summary

<p>Architectural: The building has been recently renovated and is in good condition and meets current life safety and accessibility codes.</p> <p>Structural: The building is in good condition structurally.</p> <p>Mechanical: The building has relatively new mechanical systems.</p>

Town of Pomfret

Building Name: Pomfret Town Offices	Date of Audit: July 26, 2016	Person Completing this Audit: Hunter Ulf
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1 . Building Code Compliance

Overall Category Rating

1

Area & Height Compliance

Rating

1

Does Building Meet Allowable SF: Yes	Does Building Meet Allowable HT: Yes
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Egress Compliance

Rating

1

<input checked="" type="checkbox"/> Floor Exit Compliance: Good. Two means of egress Deficiencies:	<input checked="" type="checkbox"/> Building Exit Discharge Compliance: Good Deficiencies:
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Separation Compliance

Rating

1

<input checked="" type="checkbox"/> Use Separation Compliance: n/a Deficiencies:	<input checked="" type="checkbox"/> Egress Separation Compliance: n/a Deficiencies:
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Accessibility Compliance

Rating

1

<input checked="" type="checkbox"/> Entry/ Circulation Compliance: Needs automatic accessible door opener. Deficiencies:	<input checked="" type="checkbox"/> Toilet Compliance: Good Deficiencies:
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Fire Protection Compliance

Rating

1

<input checked="" type="checkbox"/> Alarm/ Egress/ Detection Compliance: Fair Deficiencies: Building does not have fire alarm system.	<input checked="" type="checkbox"/> Sprinkler System: Building does not require sprinklers. Deficiencies:
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Audit Summary:
The building is generally compliant with life safety and accessibility codes.

Town of Pomfret

2. Materials Condition

Overall Category Rating 1

Exterior Materials

Rating 1

<input checked="" type="checkbox"/> Siding: Wood clapboards. Good condition Deficiencies:	<input checked="" type="checkbox"/> Windows: Wood double-hung. Good condition Deficiencies:
<input checked="" type="checkbox"/> Doors: Wood. Good condition Deficiencies:	<input checked="" type="checkbox"/> Roof: Metal standing seam. Good condition Deficiencies:
<input checked="" type="checkbox"/> Masonry: n/a Deficiencies:	<input type="checkbox"/> Miscellaneous: Deficiencies:

Interior Materials – Primary Spaces

Rating 1

<input checked="" type="checkbox"/> Flooring: Hardwood. Original. Good condition Deficiencies:	<input checked="" type="checkbox"/> Walls: Gypsum board. Good condition Deficiencies:
<input checked="" type="checkbox"/> Ceilings: Gypsum board. Good condition Deficiencies:	<input type="checkbox"/> Miscellaneous Materials: Deficiencies:

Audit Summary:

The building has been recently renovated for town office use and is code compliant and in good condition.

Town of Pomfret

Building Name: Pomfret Town Offices (Old Center School Building)	Date of Audit: July 26, 2016	Person Completing this Audit: Hunter Ulf
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1. Foundation & Drainage

Overall Category Rating 2

Foundation

Rating 2

Floor Location: Original Building Material: Concrete Comments: Good condition	Floor Location: New Addition Material: Concrete Comments: Good condition
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Site Drainage

Location: Rear, east side Comments: Negative drainage into back of building.	Location: North, parking lot side Comments: pavement canted up against building to create positive drainage from roof and pavement.
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Audit Summary:
The drainage around the building could use some improvement to prevent future water problems around the foundation.

Town of Pomfret

2. Framing

Overall Category Rating

1

Floor

Rating

1

Location: Original building Floor Deck: Wood plank Comments: Some repairs have been made to areas that appear to have had mold deterioration. Floors are currently stable. All new floor under offices.	Location: New addition Comments: Good condition
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Roof

Rating

1

Location: Main roof Roof Deck: Wood plank Comments: Good condition
Location: New addition Roof Deck: Plywood Comments: Good condition

Audit Summary:
The buiding is structurally sound.

Town of Pomfret

3. Walls

Overall Category Rating

1

Perimeter Walls

Rating

1

Wall Location: All walls Material: Wood framing Comments: Good condition	Wall Location: Material: Comments:
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Interior Bearing Walls

Rating

1

Wall Location: Between offices and main room Material: Wood framing Comments: Good condition	Wall Location: Material: Comments:
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Audit Summary:

Town of Pomfret

Building Name: Pomfret Town Offices (Old Center School Building)	Date of Audit: July 26, 2016	Person Completing this Audit: Hunter Ulf
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1. Heating Plant

Overall Category Rating

System Type

Rating

<input type="checkbox"/> System: Rated Input Capacity: Comments:	<input type="checkbox"/> Energy Source: Annual Fuel Use: Calculated Fuel Use in BTU/SF
<input type="checkbox"/> Maintenance Condition: Comments:	<input type="checkbox"/> Controls (manual vs. automated): Comments:

Operational Profile

Rating

<input type="checkbox"/> Scheduled Operation: Comments:	<input type="checkbox"/> Estimated Annual Hours of Operation: Comments:
<input type="checkbox"/> Thermostat Set Point: Comments:	<input type="checkbox"/> Annual Degree Days: Comments:

Audit Summary:

Town of Pomfret

2. Heating Distribution System

Overall Category Rating

System 1

Rating

<input type="checkbox"/> System Type: Comments:	<input type="checkbox"/> Maintenance: Deficiencies:
<input type="checkbox"/> Controls: Comments:	<input type="checkbox"/> Other: Comments:

System 2

Rating

<input type="checkbox"/> System Type: Comments:	<input type="checkbox"/> Maintenance: Deficiencies:
<input type="checkbox"/> Controls: Comments:	<input type="checkbox"/> Other: Comments:

Legend

Rating

System Type	Maintenance Code	Control Code
1. Single Zone	1. Good	1. Space Thermostat
2. Multi Zone	2. Average	2. Outside Temperature Sensors
3. Dual Duct	3. Fair	3. Time Clocks
4. Variable Air Volume	4. Poor	4. Energy Management System
5. Single Duct Reheat		5. Economy Cycle
6. 2-Pipe Water		6. Heat Recovery
7. 4-Pipe Water		7. Other: _____
8. Window Unit		
9. Unit Ventilator		
10. Fan Coil		
11. Unit Heater		
12. Other: _____		

Audit Summary:

3. Domestic Hot Water

Overall Category Rating

System Type

Rating

<input type="checkbox"/> System: Operating Temp: Comments:	<input type="checkbox"/> Energy Source: Comments:
<input type="checkbox"/> Maintenance: Comments:	<input type="checkbox"/> Service: Comments:

Additional Items

Rating

<input type="checkbox"/> Recirculation Pump: Distance to Point of Use: Closest: Farthest: Comments:	<input type="checkbox"/> Insulation Tank: Tank: Piping Comments:
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Legend

Rating

System Type	Energy Source	Maintenance Code
1. Gas-Fired	1. Electricity	1. Good
2. Oil-Fired	2. Natural Gas	2. Average
3. Indirect	3. Oil	3. Fair
4. Instantaneous	4. Steam	4. Poor
5. Shell or Tube Exchanger	5. Heat Pump	
6. Electric	6. Other: _____	
7. Other: _____		

Audit Summary:

Town of Pomfret

4. Lighting

Overall Category Rating

Lighting Type

Rating

Location in Building	Type Code of Fixture	Approximate Number of Fixtures	Average Watts per Fixture	Operating Hours/Day	Average Footcandles	Controls

Legend

Lighting Type Code	Control
1. Incandescent	1. Occupant Sensors
2. Fluorescent	2. Daylight Sensors
3. Mercury Vapor	3. Timer Switch
4. High Pressure Sodium	4. Dimmer Switch
5. Low Pressure Sodium	5. Manual
6. Metal Halide	
7. LED	

Audit Summary:

Town of Pomfret

5. Electrical

Overall Category Rating

Lighting Type

Rating

<input type="checkbox"/> Switch Gear: Service Size: Comments:	<input type="checkbox"/> Distribution: Comments:
<input type="checkbox"/> Maintenance: Comments:	<input type="checkbox"/> Controls: Comments:

Legend

System Type	Energy Source	Maintenance Code
1. Circuit Breakers	1. Conduit	1. Good
2. Fuses	2. Romex	2. Average
3. Other: _____	3. BX	3. Fair
	4. Other: _____	4. Poor

Audit Summary:

Facilities Audit

Town of Pomfret

General Building Information

Building Name: Pomfret Carriage Shed	Date of Audit: July 26, 2016
Address:	Person Completing this Audit: Hunter Ulf

Date of Construction:	Building Height: (stories) 1	Building Area: (square feet)	Building Construction Type (2000 IBC): 5B
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Building Occupancy (check all that apply):

	Residential	Assembly
<input type="checkbox"/> Administrative/Business	<input type="checkbox"/> Dormitory	<input type="checkbox"/> A-1 Theater
<input type="checkbox"/> Classroom/Educational	<input type="checkbox"/> Single Family/Faculty	<input type="checkbox"/> A-2 Banquet Hall
<input checked="" type="checkbox"/> Storage	<input type="checkbox"/> Boarding House	<input type="checkbox"/> A-3 Auditorium/Recreation
<input type="checkbox"/> Utility/Miscellaneous	<input type="checkbox"/> Multi Family	<input type="checkbox"/> A-4 Indoor Sporting Events

Original Architect:	Original Engineer(s):
Historic Significance: Listed on the State Register. Very significant individually and as a contributor to Pomfret's municipal center	
Previous Architectural/Engineering Studies Undertaken:	
Building Modifications or Changes in Use Anticipated in the next 15 years:	

Quality/Amount of Existing Documentation:

Rating

Audit Summary

Architectural:

The building is very historically significant and an important piece of Pomfret's town center.

Structural:

The building has had numerous structural repairs and minor modifications. The building is somewhat sound, but needs further repairs and reinforcement.

Mechanical:

Town of Pomfret

Building Name: Pomfret Carriage Shed	Date of Audit: July 26, 2016	Person Completing this Audit: Hunter Ulf
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1. Building Code Compliance

Overall Category Rating

1

Area & Height Compliance

Rating

1

Does Building Meet Allowable SF: yes	Does Building Meet Allowable HT: yes
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Egress Compliance

Rating

<input type="checkbox"/> Floor Exit Compliance: Deficiencies:	<input type="checkbox"/> Building Exit Discharge Compliance: Deficiencies:
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Separation Compliance

Rating

<input type="checkbox"/> Use Separation Compliance: Deficiencies:	<input type="checkbox"/> Egress Separation Compliance: Deficiencies:
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Accessibility Compliance

Rating

<input type="checkbox"/> Entry/ Circulation Compliance: Deficiencies:	<input type="checkbox"/> Toilet Compliance: Deficiencies:
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Fire Protection Compliance

Rating

<input checked="" type="checkbox"/> Alarm/ Egress/ Detection Compliance: Deficiencies: no alarm or detection	<input checked="" type="checkbox"/> Sprinkler System: Deficiencies: no sprinklers
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Audit Summary:

As a shed, this building does not require much for life safety or accessibility compliance. As a significant historic structure, it may be beneficial to have some means of fire notification and suppression.

Town of Pomfret

2. Materials Condition

Overall Category Rating 2

Exterior Materials

Rating 2

<input checked="" type="checkbox"/> Siding: vertical plank Deficiencies: very weathered except for east side	<input type="checkbox"/> Windows: Deficiencies:
<input type="checkbox"/> Doors: Deficiencies:	<input checked="" type="checkbox"/> Roof: metal Deficiencies: rusted. Covering old wood shingles
<input type="checkbox"/> Masonry: Deficiencies:	<input type="checkbox"/> Miscellaneous: Deficiencies:

Interior Materials – Primary Spaces

Rating 2

<input checked="" type="checkbox"/> Flooring: dirt floor Deficiencies:	<input checked="" type="checkbox"/> Walls: back side of vertical plank siding Deficiencies: weathered
<input checked="" type="checkbox"/> Ceilings: underside of wood plank roof sheathing Deficiencies: weathered	<input type="checkbox"/> Miscellaneous Materials: Deficiencies:

Audit Summary:
 Materials are in good condition considering the building's age. Measures should be taken to minimize exposure to moisture from roof leaks/drainage, and ground contact.

Town of Pomfret

Building Name: Pomfret Carriage Shed	Date of Audit: July 26, 2016	Person Completing this Audit: Hunter Ulf
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1. Foundation & Drainage

Overall Category Rating

3

Foundation

Rating

3

Floor Location: west side Material: dry laid stone Comments: needs minor shoring	Wall Location: north side Material: dry laid stone Comments: incomplete. Needs rebuilding
Floor Location: east side Material: Comments: no foundation	Wall Location: south side Material: stones or concrete blocks under posts Comments: may need to be reset on proper footings

Site Drainage

Location: east side Comments: poor. Negative drainage against bank	Location: south side Comments: marginal positive drainage
Location: west side Comments: good positive drainage	Location: north side Comments: poor negative drainage

Audit Summary:

Site around building needs to be better maintained. Positive drainage needs to be created on east, south, and north sides. Trees need to be cut back to allow better air circulation on north and east sides.

Town of Pomfret

2. Framing

Overall Category Rating

2

Roof

Rating

2

Location: total roof Roof Deck: wood plank over logs with some sawn lumber replacement rafters. Comments: generally solid

Audit Summary: Roof framing is in generally good condition and needs regular inspection and repair/replacement.
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Town of Pomfret

3. Walls

Overall Category Rating

3

Perimeter Walls

Rating

3

Wall Location: all walls Material: hand-hewn post and beam Comments: fair condition. Some repairs evident. Two bays at west end have added beam headers for additional support	Wall Location: all walls Material: wall purlins and knee braces Comments: fair to good condition.
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Wall Location: all walls Material: interior sills Comments: missing or in contact w/ ground at east end	Wall Location: intermediate rails Material: Comments: rails missing, replaced. May be two original rails remaining.
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Audit Summary:
Walls need general repair/replacement of structural components.

Facilities Audit

Town of Pomfret

General Building Information

Building Name: Pomfret Historical Society	Date of Audit: July 26, 2016
Address:	Person Completing this Audit: Hunter Ulf

Date of Construction: 1903	Building Height: (stories) 1	Building Area: (square feet)	Building Construction Type (2000 IBC):
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Building Occupancy (check all that apply):

	Residential	Assembly
<input checked="" type="checkbox"/> Administrative/Business	<input type="checkbox"/> Dormitory	<input type="checkbox"/> A-1 Theater
<input type="checkbox"/> Classroom/Educational	<input type="checkbox"/> Single Family/Faculty	<input type="checkbox"/> A-2 Banquet Hall
<input checked="" type="checkbox"/> Storage	<input type="checkbox"/> Boarding House	<input type="checkbox"/> A-3 Auditorium/Recreation
<input type="checkbox"/> Utility/Miscellaneous	<input type="checkbox"/> Multi Family	<input type="checkbox"/> A-4 Indoor Sporting Events

Original Architect:	Original Engineer(s):
Historic Significance: Listed on State Register. Very significant individually and as a contributor to Pomfret's municipal center	
Previous Architectural/Engineering Studies Undertaken:	
Building Modifications or Changes in Use Anticipated in the next 15 years:	

Quality/Amount of Existing Documentation:

Rating

Audit Summary

Architectural:

The building is code compliant due to its small size. However, it lacks accessibility. It's condition is generally good with the exception of the slate roof.

Structural:

The building is structurally sound with the exception of it's north-east corner which is settling due to poor site drainage.

Mechanical:

The building has no mechanical problems.

Town of Pomfret

Building Name: Pomfret Historical Society	Date of Audit: July 26, 2016	Person Completing this Audit: Hunter Ulf
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1. Building Code Compliance

Overall Category Rating

2

Area & Height Compliance

Rating

1

Does Building Meet Allowable SF: yes	Does Building Meet Allowable HT: yes
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Egress Compliance

Rating

1

<input checked="" type="checkbox"/> Floor Exit Compliance: good Deficiencies:	<input checked="" type="checkbox"/> Building Exit Discharge Compliance: good Deficiencies:
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Separation Compliance

Rating

<input checked="" type="checkbox"/> Use Separation Compliance: N/A Deficiencies:	<input checked="" type="checkbox"/> Egress Separation Compliance: N/A Deficiencies:
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Accessibility Compliance

Rating

3

<input checked="" type="checkbox"/> Entry/ Circulation Compliance: non-accessible Deficiencies: existing entry stairs. no accessible entrance	<input checked="" type="checkbox"/> Toilet Compliance: non-accessible Deficiencies: existing toilet facility is non-accessible
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Fire Protection Compliance

Rating

3

<input checked="" type="checkbox"/> Alarm/ Egress/ Detection Compliance: none Deficiencies:	<input checked="" type="checkbox"/> Sprinkler System: none Deficiencies:
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Audit Summary:

As a small, one-room building there are no code compliance issues with office use. The building is not required to have a sprinkler system. Technically, an accessible entrance and restroom are required.

Town of Pomfret

2. Materials Condition

Overall Category Rating 3

Exterior Materials

Rating 3

<input checked="" type="checkbox"/> Siding: brick Deficiencies: not known whether veneer or full masonry. Generally in good condition. Some repointing required around entry.	<input checked="" type="checkbox"/> Windows: wood double-hung w/ storms Deficiencies: weathered. Peeling paint on window frames and sills.
<input checked="" type="checkbox"/> Doors: wood, 5-panel Deficiencies:	<input checked="" type="checkbox"/> Roof: slate Deficiencies: many slates are missing.
<input checked="" type="checkbox"/> Masonry: see siding above. Brick chimney Deficiencies: chimney needs repointing	<input checked="" type="checkbox"/> Miscellaneous: wood eaves and soffits Deficiencies: peeling paint

Interior Materials – Primary Spaces

Rating 1

<input checked="" type="checkbox"/> Flooring: hardwood Deficiencies: good condition	<input checked="" type="checkbox"/> Walls: plaster Deficiencies: good condition
<input checked="" type="checkbox"/> Ceilings: pressed tin Deficiencies: good condition	<input type="checkbox"/> Miscellaneous Materials: Deficiencies:

Audit Summary:
 Building materials are in generally good condition and need routine maintenance, repointing, and painting. Slate roof is in critical need of repair or replacement (contributing to 3 ranking).

Town of Pomfret

Building Name: Pomfret Historical Society	Date of Audit: July 26, 2016	Person Completing this Audit: Hunter Ulf
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1. Foundation & Drainage

Overall Category Rating

3

Foundation

Rating

3

Floor Location: north-east corner Material: stone? Comments: severe settling due to drainage. Appears the foundation has been undermined by poor drainage.	Wall Location: all walls Material: stone? Comments: brick exterior walls extend to grade making foundation difficult to see and assess.
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Site Drainage

Location: north-east corner Comments: see above	Location: Comments:
Location: south side Comments: some positive drainage	Location: east side Comments: severe negative drainage into rear of building.
Location: north side Comments: some negative drainage	Location: west side Comments: positive drainage

Audit Summary:

The building's foundation appears to be sufficient, as no sagging or bowing was observed in the exterior walls. Undermining of the north-east corner is severe and has led to severe settlement of the brick wall in the corner. Negative drainage at the rear of the building is very problematic and needs to be fixed in a way that directs surface run-off away from the building.

Town of Pomfret

2. Framing

Overall Category Rating

1

Floor

Rating

1

<p>Location: dimensional lumber Floor Deck: plank? Comments: floor framing was difficult to observe due to difficult access of crawlspace. No problems were observed with the interior floor. It appears that crawlspace has a dirt floor that should be covered and sealed with plastic moisture barrier.</p>	<p>Location: Comments:</p>
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Roof

Rating

1

<p>Location: main roof Roof Deck: plank Comments: roof appears to be structurally adequate and in good condition.</p>

<p>Audit Summary: Building appears to be structurally sound in its floor and roof framing systems.</p>
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Town of Pomfret

3. Walls

Overall Category Rating

1

Perimeter Walls

Rating

1

Wall Location: all walls Material: brick Comments: it is unknown whether brick is veneer or full masonry wall construction. All walls appear to be plumb and straight.	Wall Location: Material: Comments:
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Interior Bearing Walls

Rating

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Wall Location: no interior bearing walls Material: Comments	Wall Location: Material: Comments:
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Audit Summary:
The buidlings exterior brick walls appear to be in good condition structurally.

Town of Pomfret

Building Name: Pomfret Historical Society	Date of Audit: July 26, 2016	Person Completing this Audit: Hunter Ulf
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1. Heating Plant

Overall Category Rating 1

System Type

Rating 1

<input checked="" type="checkbox"/> System: baseboard and small, through wall unit heater Rated Input Capacity: Comments:	<input checked="" type="checkbox"/> Energy Source: electric baseboard and propane unit heater Annual Fuel Use: Calculated Fuel Use in BTU/SF
<input checked="" type="checkbox"/> Maintenance Condition: good Comments:	<input type="checkbox"/> Controls (manual vs. automated): Comments:

Operational Profile

Rating

<input type="checkbox"/> Scheduled Operation: Comments:	<input type="checkbox"/> Estimated Annual Hours of Operation: Comments:
<input type="checkbox"/> Thermostat Set Point: Comments:	<input type="checkbox"/> Annual Degree Days: Comments:

Audit Summary:
Heat systems appear to be in good condition.

Town of Pomfret

2. Domestic Hot Water

Overall Category Rating

System Type

Rating

<input checked="" type="checkbox"/> System: no hot water exists Operating Temp: Comments:	<input type="checkbox"/> Energy Source: Comments:
<input type="checkbox"/> Maintenance: Comments:	<input type="checkbox"/> Service: Comments:

Additional Items

Rating

<input type="checkbox"/> Recirculation Pump: Distance to Point of Use: Closest: Farthest: Comments:	<input type="checkbox"/> Insulation Tank: Tank: Piping Comments:
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Legend

Rating

System Type	Energy Source	Maintenance Code
1. Gas-Fired	1. Electricity	1. Good
2. Oil-Fired	2. Natural Gas	2. Average
3. Indirect	3. Oil	3. Fair
4. Instantaneous	4. Steam	4. Poor
5. Shell or Tube Exchanger	5. Heat Pump	
6. Electric	6. Other: _____	
7. Other: _____		

Audit Summary:

Town of Pomfret

3. Lighting

Overall Category Rating

Lighting Type

Rating

Location in Building	Type Code of Fixture	Approximate Number of Fixtures	Average Watts per Fixture	Operating Hours/Day	Average Footcandles	Controls

Legend

Lighting Type Code	Control
1. Incandescent	1. Occupant Sensors
2. Fluorescent	2. Daylight Sensors
3. Mercury Vapor	3. Timer Switch
4. High Pressure Sodium	4. Dimmer Switch
5. Low Pressure Sodium	5. Manual
6. Metal Halide	
7. LED	

Audit Summary:

Town of Pomfret

4. Electrical

Overall Category Rating

Rating

<input checked="" type="checkbox"/> Switch Gear: circuit breakers Service Size: 100 amp Comments: sufficient for building size and use.	<input checked="" type="checkbox"/> Distribution: unknown Comments:
<input type="checkbox"/> Maintenance: Comments:	<input type="checkbox"/> Controls: Comments:

Legend

System Type	Energy Source	Maintenance Code
1. Circuit Breakers 2. Fuses 3. Other: _____	1. Conduit 2. Romex 3. BX 4. Other: _____	1. Good 2. Average 3. Fair 4. Poor

Audit Summary: