

EXETER TOWN HALL
EXISTING MECHANICAL, PLUMBING, AND FIRE SPRINKLER SYSTEMS
REPORT
11-11-05

EXISTING CONDITIONS

Mechanical Systems

Two Buderus model GE 315 boilers with gas fired Riello Burners provide heating hot water for the building. The boilers along with boiler room piping mains, in-line pumps, and expansion tank were installed in 2004. The boilers are located in a basement boiler room, with combustion air supplied through sidewall louvers. The system is configured for primary/secondary pumping. Two secondary pumps have been installed, one functioning as a manually selected back-up pump. The system utilizes constant volume pumping and is configured for six distribution circuits. A Tekmar controller was installed to allow for supply water temperature reset based on outdoor air temperature.

The building is heated by perimeter finned tube radiation. In 2004, control valves were installed on most units along with wall mounted thermostats to allow for individual space/zone control. Minimum secondary pump flow is maintained by installation of some constant flow bypass and continuous flow through radiation in a basement side entry area.

Two manually controlled ceiling mounted paddle fans are installed in the auditorium.

The toilet rooms do not have functioning exhaust systems.

Two roof mounted gravity ventilators are ducted to ceiling grilles located above the mezzanine seating area. The airflow path has been blocked off.

Plumbing Systems

The water entrance was not located during the site visit. There is a 40 gallon electric water heater in the basement janitor room. Three toilet rooms and a janitor's sink are located in the basement.

Gas enters the front of the building and the meter is located inside the building. The gas is piped to the boiler room.

Fire Sprinkler System

The fire sprinkler entrance is at the front of the building. Sprinkler coverage has been installed throughout. The street pressure noted at the entry is between 60 and 80 psi.