

Building Name: Police and Fire Station

Address: 1 Bryant Lane / 146 Washington Street, Fairhaven, MA

Building Use: Public Safety (police and fire)

Type of Construction: Masonry veneer with masonry and wood framed back-up, steel beam and timber plank roofing, concrete slabs.

Year of Construction: 1963 **Last Modification/Addition:** 1997 (Police)
2000 (Fire)

Report By: Amy Dunlap **GSF** 21,876 **Date:** 11/15/17 and
12/6/17

EXTERIOR CONDITIONS:

Wall Material(s): Masonry (brick), painted stucco, EIFS (exterior insulated finishing system), vinyl siding at gables, precast concrete window sills, painted wood trim

Wall Condition: Brick is in excellent condition. Flexible fabric flashings protruding from above windows, below sills, at base of wall, etc. are exposed and deteriorating. (Photos 1 + 2) Condition of flashing within wall cavity is unknown. Some rotten wood trim was observed at overhead doors, at the second floor level, at gables. (Photo 3) Algae staining was observed at painted stucco areas and masonry. (Photo 4) A precast sill at the basement level is spalling/cracked.

Wall Insulation: Construction documents from additions in 1996 and 2000 indicate insulation in exterior walls and roof/ceilings. Presence of insulation in original construction is unknown.

Window Types: Vinyl double hung, aluminum clad wood double hung, painted wood, aluminum storefront.

Window Conditions: Vinyl double hung windows are bowing, perhaps due to a lack of support from the lintel carrying masonry above. Other window types are in good condition.

Door Types(s): Overhead sectional doors, hollow metal doors/frames, aluminum storefront.

Door Conditions: Some rust observed on overhead doors and at hollow metal doors at grade. Some panels on overhead doors are damaged. Several missing gaskets/sweeps were observed at hollow metal and aluminum storefront doors. (Photo 5)

Roof Type(s): White membrane roofing, asphalt shingles

Roof Conditions: Asphalt shingles over ambulance bays in good condition. Shingles in other locations in fair condition. (Photo 6) Staining on the membrane roofing suggests possible ponding has occurred in the past. (Photo 7) No internal roof drains were observed. It appears the intent is for stormwater to drain to downspouts at the roof perimeter. Fire department reported that the roof was replaced approximately two years ago. Some dents were observed in gutters.

Other Ext. Issues: Wood soffits in excellent condition. Exposed reinforcing steel observed at the foundation wall in one location. Downspouts in some locations spill to grade which slopes back toward the building redirecting water back to the building in these locations. (Photo 8) Exposed waterproofing at the foundation wall was observed in the areaway. (Photo 9) Wood sills at the basement are rotten under the metal cap which is no longer secured. (Photo 10)

No step flashing was observed at the brick wall at the main entrance ramp into the police station. Original flashing (prior to construction of the ramp) appears to have been left in place with the ramp constructed in front of the wall. This original flashing dies into the ramp. (Photo 11) If there is not flashing above the ramp, water entering the wall cavity will not have a path to drain to the exterior of the building. The expansion joint between the exterior wall and ramp/stair assembly is deteriorating. (Photo 12) Concrete at the stairs is cracking and there is a potential for this concrete to spall. Stairs appear to have experienced some settling and are pulling away from the masonry joint.

INTERIOR CONDITIONS:

Floor(s): VCT, carpet, ceramic tile, painted concrete, laminate flooring, raised floor in police dispatch.

Floor Conditions: Flooring in the new additions is good. VCT is generally in fair condition, with some locations in poor condition with loose tiles observed. Carpet is in fair to poor condition throughout. Ponding was observed on the apparatus bay floor with cracking and peeling paint. (Photo 13) Ceramic tile is in good to fair condition. Laminate flooring is in excellent condition.

Wall Types(s): Painted gypsum wall board and concrete masonry units (CMU). Ceramic tile in locker rooms.

Wall Conditions: CMU is in good condition. Gypsum wallboard is in good to fair condition with some damage noted at corners. Ceramic tile is in good conditions.

Ceiling Types(s): Painted gypsum, acoustic ceiling tiles (ACT), wood (at original construction).

Ceiling Conditions: In the fire station, gypsum and wood ceilings are in good condition. ACT ceilings are in excellent condition.

In the police station, ACT ceilings are water stained throughout the building, including some with black stains. Gypsum ceilings in some locations are in poor condition including in the Janitor's closets and locker room. (Photo 14)

Doors: Wood doors with hollow metal trim. Wood doors with wood frames in second floor of police station.

Other: Generally, doors are in fair condition. Doors in the fire department offices and addition are in good condition.

Some rusting of preengineered steel structure observed in the apparatus bays.

Police department reported issues with the HVAC system causing constant dripping and staining of ceilings/walls. The issue resulted in mold growth which the department reports was cleaned up in 2014.

Police department reported the basement of the police station has flooded several times in the past. Damage has included lost computers, lost records, mold growth in the Evidence room and damage to walls and finishes.

Casework in a number of locations was observed to be in fair condition with cracks, chipped laminate, wear, etc.

EGRESS/LIFE SAFETY/CODE COMPLIANCE:

HCP Access: Several original doors have non-compliant hardware (knobs). Transaction counters in fire department lobby project more than allowed into the accessible pathway. (Photo 15)

There is no elevator in the building.

Accessible Toilets: Appear compliant.

Vertical Access: Stair to fire department basement does not have a code compliant guardrail assembly.

Vertical Egress: Police department reported that the stairs leading to the police station's second floor were built by police personnel. Stairs should be inspected more thoroughly to determine if they meet all code requirements for safe egress.

There is one means of egress from the fire department basement.

Horizontal Egress: Appears adequate.

Other: A few rooms have steps into them located at the door threshold which is a safety hazard, code violation and accessibility violation. (Photo 16)

RECOMMENDED ACTIONS:

If this building is to continue functioning as a police and fire station, based on space needs discussions with the departments, it is clear that an addition and extensive reconfiguration of existing spaces will be required to create an appropriate and functioning work space for both departments. It is likely that full accessibility will be required (see General Comments below). General and deferred maintenance items noted throughout this report should be addressed as part of any larger renovation/addition project.

Should the police and fire station move to another site, further study of this building would be required with an eye to future purpose to determine the extent of renovation and remedial work that would be required.

GENERAL COMMENTS:

Note, given the amount of work that is required in this building, it is likely that full accessibility will be triggered. Full accessibility requires that any spaces accessed by the public be made accessible. This means that if the public (school groups, Town officials, Boy/Girl Scouts, etc) is allowed into the stations for tours, reporters are allowed to stay in the station during storm events and/or public is allowed into spaces for meetings those portions of the station accessed by the public must be made accessible.

According to the Fairhaven Tax Assessors records, the building is valued at \$854,200. The Massachusetts Architectural Access Board regulations 521 CMR mandate that if the value of work on a building within a three year period is greater than 30% of the full and fair cash value of the building

(defined as the 100% equalized assessed value based upon the Massachusetts Department of Revenue's determination of a Town's assessment ratio) then the entire building must comply with 521 CMR. Based on the definitions in 521 CMR, 30% of the full fair cash value of this building is $\$854,200 \times 0.95 \times 0.30 = \$243,447$.



Photo 1: Deteriorated fabric flashing at wall base



Photo 2: Deteriorated fabric flashing at window head, precast sill and base of wall



Photo 3: Rotten wood trim at overhead door



Photo 4: Algae stained stucco



Photo 5: Damaged sweep at exterior door



Photo 6: Lichen and staining on asphalt shingle roof



Photo 7: Staining on membrane roof



Photo 8: Downspout empties at low point where water drains back to building



Photo 9: Exposed waterproofing in areaway



Photo 10: Wood sill is rotten below detached metal cap



Photo 11: Flashing is not stepped at ramp, but dies into walking surface



Photo 12: Joint where ramp/stair meets the building is deteriorated and open



Photo 13: Ponding and peeling paint at apparatus bay floor



Photo 14: Water damaged gypsum wallboard ceiling in locker room



Photo 15: Transaction counters in fire station project into the accessible pathway



Photo 16: Note steps up to door at left of photo

