

Property Condition Assessment

Millers Falls Library
23 Bridge Street

Millers Falls, MA

DRY
PC360

Prepared for:

Town of Montague

1 Avenue A

Montague, MA 01376

January 15, 2021

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1 EXECUTIVE SUMMARY

1.1 Building Description

Originally constructed in 1900, the Millers Falls Library located at 23 Bridge Street (the "Property") is a one (1) story building with a partially below grade basement containing a total area of +/- 1,886 sq. ft. The Property is situated on a 0.051 acre (+/-2,222 sq. ft.) parcel of land. The Millers Falls Library is bounded to the north by King Avenue, to the east by adjacent residential buildings with Franklin Street beyond, to the south by a residential property with E. Main Street beyond and to the west by Bridge Street. The site is generally level

1.2 Condition

In general, based on our visual observations, interviews and research, the building appears to be in FAIR condition.

The Property appears to have been constructed in two phases, the front portion on Bridge Street and an addition behind. The building has two roof areas, one over the front portion and one over the rear portion. These roofs were not accessible during the walk-through inspection and were viewed from adjacent exterior stairs. The roofs are shed style covered with asphalt shingle. Storm water at the roofs by sheet action to the site at grade. The roof at the front section was replaced within the past 10-15 years and appeared in good condition while the roof over the rear section was replaced prior to the front section. The asphalt shingles at the rear section were observed to be cupping and curling. It is anticipated that the rear roof will require replacement earlier in the evaluation term while the front roof will require replacement late in the evaluation term.

The façade of the Property is brick masonry consisting of traditional brick at the front section and a combination of rusticated block and concrete masonry unit ("CMU") block at the rear section. There is wood siding above the masonry walls under the pitch of the shed roof. The exterior of the Property was painted in 2019. Generally, the exterior walls appeared in good condition and will require normal painting throughout the evaluation term.

Windows located on the north elevation are single pane glass set in a steel frame. These windows have an interior plexi-glass storm window. The main entrance on Bridge Street is an aluminum frame storefront system. The windows and storefront were observed to be in fair condition and will require a combination of repairs and replacement over the evaluation term.

The building appears to be masonry bearing wall construction with wood framing for floors, interior walls and roof. At the basement, it was observed that there were several structural repairs made to address rotting of wood timber beams at the beam pockets in the foundation wall and also below the main entrance. Steel lally columns installed to support the wood timber beams were observed. The bases of the lally columns were observed to be heavily corroded due to the damp environment. The observed structural repairs at the wood timber beams did not appear to be adequate and will require evaluation and additional reinforcement. Corroded lally columns will also require replacement during the evaluation term.

The heating system is a combination of hot water baseboard radiation in the front section and forced hot air by hot water in the rear section. A single oil fired boiler located in the basement generates hot water for heating. The Property does not have central air conditioning, however there is a single window mounted air conditioner located in the front section of the building. The boiler appears to have been installed in 1974 and is forty-six (46) years old. The basement is a damp environment and the boiler was observed to have heavy corrosion on the exterior of the front boiler section. Based on the Certificate of Inspection located on site the boiler has not been inspected since 2013. It is anticipated the boiler will require replacement in the near term.

The electrical service is provided by the utility company, Eversource via a pole mounted transformer located at the on Bridge Street. The utility company transformer feeds a 100-amp main disconnect. The main disconnect in turn feeds a 120/208, single (1) phase, three wire "Stab-Lok" load center manufactured by Federal Pacific. In addition to the advanced age of the electrical systems, the Stab-Lok panels manufactured by Federal Pacific are recognized as a potential hazard. The electrical systems should be replaced early in the evaluation term.

The Property is served with a one inch (1") incoming domestic water service from King Avenue provided by the Town of Montague. Domestic hot water is provided by the boiler via a thermostatic valve.

The Property does not have a fire protection (sprinkler) system or fire alarm system.

The Property has elements of handicapped accessibility including an accessible entrance and restroom. Minor issues were observed regarding insulation on the sink drain and the mounting height of the mirror in the restroom.

The major capital items identified in the report relate to replacement of the roofs, replacement of the windows and storefront systems and replacement of the hot water boiler during the fifteen (15) year evaluation period. Anticipated capital and repair costs are summarized in Section 1.3.

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2 PROJECT INFORMATION

Building Name: Millers Falls Library

Building Location: 23 Bridge Street, Millers Falls, MA

Building Type: Library

Building Area: +/- 1,886 square feet

Building Height: One (1) story plus partially basement

Site Area: 0.051 acres (+/-2,222 sq. ft.)

Parking: None

Year Built: 1900

Age: One Hundred and Twenty (120) years

Present Owner: Town of Montague

Building Manager: Linda Hickman

This PCA Carried Out for: Town of Montague
1 Avenue A
Montague, MA

Date of Site Visit: November 30, 2020

Weather During Site Visit: Overcast, 40 degrees F, raining

Report Date: January 15, 2020

Site Visit Conducted By: Gregory J. Walsh
Brian P. Laroche

Personnel at Site: Linda Hickman – Library Director
Mark Nelson – Montague DPW
Jim Whiteman – Montague DPW

Municipality of Jurisdiction: Montague, MA

Applicable Building Codes: Massachusetts State Building Code 9th Edition
Existing Building Code (IEBC 2015)
Massachusetts Comprehensive Fire Safety Code, 527 CMR 1.0
Massachusetts Architectural Access Board Regulations 521 CMR
Americans with Disabilities Act 2010 Standards for Accessible Design
National Fire Protection Association (as referenced by 780 CMR and 527 CMR)

3 OBJECTIVE

3.1. Objective

The objective of this Property Condition Assessment (APCA) is to assess the general condition of the property and document obvious problems or visible defects based on visual observations, review of available documentation and discussions with property management. The building components and systems assessed include pavement and site improvements, building envelope, mechanical and electrical plumbing, fire protection and alarm systems.

The following is an abbreviated form of the standard Property Condition Assessment ("PCA") report which would contain significantly more detailed information on all of the building systems resulting from a more complete assessment as performed by licensed engineers and consultants specializing in each of the specific disciplines. This report is a summary of observations by a PCA360, LLC. representative and does not strictly conform to the requirements of ASTM – E2018-99 (Standard Guide for Property Condition Assessment Procedures).

Regardless of its scope, an APCA cannot completely eliminate the potential for physical deficiencies or predict the performance of the Property's systems. This survey was conducted as a visual walk through of the property and did not include any testing or destructive testing of the building or any systems. As such it is not the intent of this survey to uncover every defect in the property, and this report will serve to reduce, but not eliminate uncertainty with regard to potential deficiencies

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3.2. Scope of Report

To accomplish the APCA objectives, the Scope of Work includes the following tasks:

1. Review of available documentation such as construction documents, base building certificate of occupancy, reports of building code violations or previous PCA reports;
2. Interviews with property management or maintenance personnel knowledgeable of the physical characteristics, maintenance and repair of the property;
3. A Walk-Through Survey of the property to visually observe the property so as to obtain information on material systems and components for the purpose of providing a brief description, identifying physical deficiencies to the extent that they are observable, and for obtaining information needed to develop the Property Condition Assessment;
4. Preparation of Opinions of Probable Costs to Remedy observed physical deficiencies; and,
5. Preparation of the Property Condition Assessment documenting the findings and results of the preceding tasks.
6. No measurements or counts of systems, components, floor areas, rooms, etc. or calculations were prepared
7. A survey for the presence of mold or fungus, or to opine on indoor air quality is explicitly excluded.

4 METHODOLOGY

4.1. Guide Specification

In general, this is an abbreviated form of Property Condition Assessment. This is the standard form that PCA360 uses for reports of this type, while this form generally follows the ASTM guidelines it does not strictly conform to ASTM E 2018-99 standards for PCA reporting.

4.2. Documentation Review

Any documentation provided by the Owner or on-site personnel which was available was reviewed if it would augment the walk-through survey and assist the assessor in understanding the subject project and identifying physical deficiencies. Such documentation is generally limited to construction drawings, specification, base building Certificate of Occupancy and recorded code violations. Other documents thought to be helpful, if available, may have been reviewed. Documents reviewed are listed in Section 2.0 of this report.

4.3. Interviews

On site interviews with property management or maintenance personnel familiar with the building were conducted to develop an understanding of the maintenance and service information and history of the building. Any documentation provided by those individuals was reviewed and the information included in this report. The names of those interviewed, documents reviewed, and applicable codes are listed in Section 2.0 of this report.

4.4. Walk-Through Survey

A visit to the property was conducted to visually observe the property to obtain information on material systems and components for the purposes of providing a brief description, identifying physical deficiencies to the extent that they are observable, and obtaining information needed to address such issues in the Property Condition Assessment. This investigation was strictly a visual inspection of the property and building systems and explicitly excludes any operation, testing or destructive testing of the building or any systems.

A Property Condition Assessment of this type cannot eliminate the uncertainty regarding the presence of, or potential for physical deficiencies or predict the continued performance of the Property's systems. The preparation of a PCA is not intended to uncover every defect in the Property and may reduce, but will not eliminate, the uncertainty regarding the potential for component or system failure.

A Registered Architect has observed the pavement, exterior walls, roofing, mechanical, electrical systems and has reviewed generally the building for requirements of the Americans with Disabilities Act. In addition, components and systems have been evaluated for their expected useful life and effective age, with replacement recommendations noted for those systems or components that will reach the end of their remaining useful life during the analysis term.

Physical deficiencies identified as significant are deemed to be present if they represent either of the following:

1. The physical deficiency represents a cited or apparent code violation, an immediate life safety or health hazard to the occupants or users of the property, or a fire safety hazard to the property itself, or;
2. The physical deficiency, if left uncorrected, could result in accelerating deterioration of the system in question and significantly increase the cost to correct.

Other physical deficiencies of a lesser nature and/or items of deferred maintenance have also been observed and noted for inclusion in aggregate cost estimate.

Other observations consist of one or a combination of the following activities:

1. Walk- through observations on a complete or sample basis to determine the overall condition of the property;
2. Observation of a representative sample of improvements, building, equipment and fixtures and systems to determine serviceability and operating characteristics;
3. Non- invasive and detailed observations to determine representative conditions;
4. Recording of physical deficiencies; and
5. Photos taken of building exteriors, roofs, site features and common areas, sufficient to give a general idea of the character and condition of the building, where it would help illustrate various points to the reader, specific deficiencies have also been photographed.

4.5. Opinion of Probable Costs

Based upon our observations during our site visit, as well as information gathered from the Documentation Review and Interviews, we have prepared a list of recommended repairs to address present observed physical deficiencies, along with general scope and preliminary budget cost estimates for these repairs. These estimates are for components or systems exhibiting patent or significant deferred maintenance requiring major repairs or replacement. Repairs or replacements that could be classified as cosmetic, decorative, part or parcel of a building renovation program, normal preventative maintenance, or that are the responsibility of tenants, were not included.

These preliminary budget cost estimates were prioritized as follows:

Immediate (I):

Expenditures that require immediate action as a result of existing or potentially unsafe conditions, building code violations, poor or deteriorated condition of critical element or system, or a condition that if left "as is" with an extensive delay in correction, would result in or contribute to critical element or system failure within one year or would lead to significantly escalated repair costs.

Years 1 through n (1,2,3 etc.):

Deficiencies which may not warrant immediate attention, but which require repairs or replacements that should be undertaken on a priority basis taking precedence over routine preventative maintenance. Deferred maintenance or deficiency resulting from improper design, installation and/or quality of original material or systems. Repairs that fall into the category of an ongoing maintenance/replacement problem, components or systems that have realized or exceeded their expected useful life.

In general, where multiple years are shown on a line item, the total line item cost will be recognized in full for each of the years shown, as a repeated project/ cost.

Accessibility Compliance:

Expenditures that need to be incorporated into a plan for bringing the building into compliance with the Americans with Disabilities Act and the City of New York Local Law 58 accessibility requirements.

In addition, the budget items were categorized as follows:

Repair & Maintenance	RM
Capital Expenditures	CE

Cost information used is generally obtained from consultants and our recent experience with projects that are similar, where applicable industry recognized databases, such as R.S. Means, F. W. Dodge or similar are consulted. Where appropriate, PCA360, LLC. and its consultants use their own database of construction cost information or obtains cost information from contractors.

Estimated costs are preliminary and require refinement. They are not to be construed as final nor are the work scopes provided necessarily all-inclusive. Such costs and work scopes are “order of magnitude”, and are to be used to assist the reader in the overall assessment of the property.

These costs are also net of construction management fees, design fees and contingency budget. Final and actual costs may vary depending on such matters as material, equipment or system selected, field conditions and unknowns. Materials or procedures recommended in this report are suggestions only and need to be researched further and refined. In order to obtain the best prices, we recommend that competitive bids be secured. Budgeting for contingencies is advised.

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5 DESCRIPTIONS & OBSERVATIONS

5.1. Site & Features at Grade

Description

The Property is situated on a 0.051 acre (+/-2,222 sq. ft.) parcel of land. The Millers Falls Library is bounded to the north by King Avenue, to the east by adjacent residential buildings with Franklin Street beyond, to the south by a residential property with E. Main Street beyond and to the west by Bridge Street. The site is generally level

The Property contains approximately 1,886 sq. ft. and therefore occupies significantly all of the site. Adjacent site conditions include cast in place concrete sidewalks with granite curbing along the west elevation, bituminous pavement at the north elevation and unpaved surfaces at the east and south elevations. Site storm water drains by sheet action to adjacent sidewalks, driveways and streets.

Observations/Comments

In general, the site and features at grade are in good condition consistent with their expected age. The existing cast in place concrete sidewalks were observed to generally be in good condition.

The bituminous paving at the north elevation is flush with the adjacent paving in King Avenue with no street curb or separation between the Property and the municipal street. Similarly, the unpaved surfaces at the driveway to the east and the adjacent yard on the south are not visibly defined.

On site personnel state that the basement has experienced water infiltration during periods of heavy rain and that there are more general issues with groundwater which are believed to be linked to moisture issues in the basement. It was reported that basement window wells along the north elevation had been recently infilled and capped with cast in place concrete to mitigate past issues with water infiltration at those locations. On site personnel stated that the mitigation measures appeared to reduce water infiltration at these locations.

It was observed that at the base of the exterior walls along the north elevation of the rear section of the building and at the west elevation the joint between the exterior wall and the adjacent bituminous paving and cast in place concrete sidewalks was open. This condition will allow water to infiltrate the pave surfaces at the foundation wall. While the rear portion of the north elevation is adjacent to an unfinished crawl space, it was reported by onsite personnel that at the west elevation which is adjacent to the full basement there is an ongoing issue with water infiltration.

Recommendations

Clean and prepare the joint at the base of the rear section of the north exterior wall and install a caulk joint to seal the exterior wall to the adjacent bituminous paving.

Clean and prepare the joint at the base of the west exterior wall and install a caulk joint to seal the exterior wall to the adjacent cast in place concrete paving.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

5.1 Site & Features at Grade							
Observation/Issue/Recommended Correction				Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year	
1. Remove debris from sided yard	1	LS	\$100	\$100	CE	1	
Clean and caulk pavement to base of exterior wall rear section North	100	LF	\$10.00	\$1,000	CE	1	

5.1 Site & Features at Grade						
Observation/Issue/Recommended Correction			Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year
3. Clean and caulk pavement to base of exterior wall West elevation	40	LF	\$10.00	\$400	CE	1
4. Contingency		10.0%		\$150	CE	
Total				\$1,650		

5.2. Roofing

Description

The Property appears to have been constructed in two phases and has two roof areas. The front (west) section of the building and the rear (east) section of the building are both shed style roofs covered with asphalt shingles. The front and rear roofs are independent and there is a +/- 10" transition between the front roof which is higher and the rear roof which is lower. Additionally, the roof over the rear section is larger than the front. On site personnel state that the front section of roof was replaced approximately 10 to 15 years ago. The rear section was replaced before the front section; however, the exact age is unknown.

Observations/Comments

These roofs were not accessible and could not be observed closely. The roofs were observed from exterior stairs on the adjacent property which allowed them to be viewed from above, although from afar.

The roof over the front section of the Property appeared in good condition, consistent with its reported age. The asphalt shingles roof over the rear section were observed to exhibit early signs of cupping and/or curling. Cupped and/or curled shingles are most often an indication of the advanced age of an asphalt shingle roof, although it can also be caused by extreme weather or issues with attic ventilation.

At the interior, it was observed that there were water stains on the acoustic ceiling tile located just beneath the transition of the two roofs. On site personnel stated that there had been a leak at the transition, however it repairs were made to the flashing of the transition and they were not aware of any active leaking.

Recommendations

Given the prior history of leaks at the transition between the front and rear roofs, it is recommended that the flashing and sealants at the transition be inspected and repairs made as required.

The roof over the rear section was observed to be cupping and/or curling which is an indication of age and potential failure. The roof over the rear section will require replacement in early in the evaluation period.

The roof over the front section was reported to be 10-15 years old and appeared in good condition. Asphalt shingle roof systems have an expected useful life ("EUL") of 20-25 years. At the end of the evaluation period the roof on the front section will be 25-30 years old and should be replaced.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

5.2 Roofing						
Observation/Issue/Recommended Correction			Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year
1. Inspect transition between roofs and make required flashing repairs	1	LS	\$1,500	\$1,500	CE	1
2. Replace roof at rear section	13	SQ	\$550	\$7,150	CE	5
3. Replace roof at front section	10	SQ	\$550	\$5,500	CE	15
4. Contingency		10.0%		\$1,415	CE	
Total				\$15,565		

5.3. Exterior Walls

Description

The façade of the Property is primarily masonry with wood siding at the sloped walls under the shed roof. The front section of the Property is traditional brick, while the rear section is a combination of rusticated concrete block and concrete masonry units (“CMU”) block. The entire façade has been painted. On site personnel state that the façade was recently repainted in 2019.

There are five (5) windows on the north elevation which are fixed single pane windows in steel frames. These windows are equipped with interior plexi-glass storm windows. At the main entrance on the west elevation there are aluminum frame storefront windows flanking an aluminum frame glass entry door with a glass sidelight and glass transom.

Observations/Comments

The exterior walls were viewed from grade. It was observed that the brick and block walls were in good condition. There were limited areas of the wood siding which appeared to have some deterioration, although the siding was cleaned and painted.

The existing single pane windows at the north elevation appeared to be in fair condition for their age. The storefront windows and entrance at the west elevation was observed to be in fair to poor condition with some open gaps between the aluminum frame and at the masonry opening. It was observed that there was evidence of water damage at the interior wood sills indication prior water infiltration or potentially condensation.

Recommendations

There were limited areas where the wood siding was observed to be deteriorated or had prior damage due to rotting. These areas should be repaired or replaced as required when the exterior is next repainted at the midpoint of the evaluation period.

The exterior was recently repainted in 2019. Painted exterior masonry walls typically last for ten (10) years, however painted exterior wood will last for five (5) to seven (7) years. It is anticipated that the exterior will need to be repainted during the midpoint of the evaluation period and again late in the evaluation period.

The exist sting single pane windows in steel frames were observed to be in fair condition and should be replaced early in the evaluation period.

The aluminum frame storefront windows and entry were observed to be in fair condition, however there were open joints between the aluminum frames and adjacent masonry openings. There was also visible evidence of

water damage at the interior wood window sills. The storefront system should be fully caulked, masonry to aluminum frame, aluminum frame to aluminum frame and aluminum frame to glass (wet glazing). Aluminum storefront systems have an expected useful life ("EUL") of approximately thirty (30) years. The exact age of the existing storefront is not known; however, it appears to be older and of a lesser quality. While recaulking and wet glazing, the system will extend its useful life it is anticipated that the system will require replacement at the end of the midpoint of the evaluation period.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

5.3 Exterior Walls						
Observation/Issue/Recommended Correction	Estimated Cost, Category and Year					
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year
Miscellaneous repairs to						
1. damage/rotted wood siding	1	LS	\$2,500	\$2,500	CE	6
2. Repaint exterior	2200	SF	\$3.50	\$7,700	CE	6
3. Repaint Exterior	2200	SF	\$3.50	\$7,700	CE	12
4. Replace exterior windows	4.5	EA	\$595	\$2,678	CE	3
5. Caulk & wet seal brick to metal and metal to glass at storefront windows	1650	LF	\$2.50	\$4,125	CE	1
6. Replace storefront	180	SF	\$85	\$15,300	CE	10
8. Contingency		10.0%		\$4,000	CE	
Total				\$44,003		

5.4. Structural Systems

Description

The Property was originally constructed in 1900. The structural components of the building were largely concealed by interior finishes, and could not be completely observed or verified. At the basement, it was possible to observe the interior of the foundation walls and the exposed framing of the first floor. The foundation walls are rough fieldstone that has been heavily pointed. Heavy wood timbers set into beam pockets in the foundation walls support wood framed floor joists. The wood timber beams are supported by a steel column at the midspan. The full basement has a cast in place concrete floor slab while the crawl space below the rear section of the Property is exposed earth.

Observations/Comments

In general, the building structural systems appeared to be in fair condition, with no apparent indications of deflection or settlement. It was observed that several of the wood timber beams supporting the floor joists above had been recently reinforced by the addition of sister joists and the installation of new additional steel lally columns.

It was observed that some of the wood timber beams were completely rotted away at the beam pockets and that some of the wood timber beams exhibited evidence of past pest infestation and/or rot. It appears that the addition of the sister joists and new lally columns were a remedial effort to address these conditions.

It was observed that the sister joists were face nailed into the wood timbers and that the sister joists are not continuous for the full length of the beams. While the use of gluing and face nailing is acceptable method of sistering a structural member in this condition, the overall appearance of the repairs raises questions about the quality and adequacy of the repair.

It was reported that the basement has had issues with water infiltration at the foundation walls and possibly through the floor slab. Several of the steel lally columns exhibited advanced corrosion at the base of the columns.

Below the main entrance, new wood shoring was installed to support perpendicular floor framing under the door. The framing is pressure treated lumber, however it bears on the floor slab which has moisture issue that will cause the framing to deteriorate over time

Recommendations

While face nailing sister joists to the original beam using construction adhesive between the two structural members is acceptable it is unknown if adhesive was used in the repair. Sister joists should be continuous for the length of the beam. The existing repairs should be inspected and revised as required to provide proper structural performance.

Past evidence of pest damage and areas of rot were observed that several of the wood timber beams. It is recommended that all wood timber beams be inspected and any additional repairs made as required.

The bases of the steel lally columns were observed to have advanced corrosion. The steel lally columns should be replaced with new columns set on a cast in place concrete footing that will keep the columns up off the wet basement floor.

The base of the chimney was observed to have heavy efflorescence and some deterioration to the brick. It is anticipated that the brick will need to be repaired at the midpoint of the evaluation term.

Replace wood shoring below main entry door with steel lally columns on a formed concrete base.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

5.4 Structural						
Observation/Issue/Recommended Correction		Estimated Cost, Category and Year				
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year
1. Revise existing floor joist repairs to provide through bolting of sister	1	LS	\$5,000	\$5,000	CE	2
2. Inspect floor joints for pest/rot and repair as required	1	LS	\$5,000	\$5,000	CE	3
3. Replace corroded lally columns and add cast concrete footing	6	EA	\$750	\$4,500	CE	5
4. Repairs to masonry at base of	1	LS	\$2,000	\$2,000	CE	10
4. Revise shoring below entrance install steel lally columns	1	LS	\$2,000	\$2,000	CE	1
5. Contingency		10.0%		\$1,650	CE	
Total				\$20,150		

5.5. Interior Elements

Description

The Property has a variety of interior finishes and elements, most of which date to the original construction and others which have been replaced or upgraded over time.

Interior floor finishes of the consist of vinyl composite tile or asbestos containing ("ACT") floor tile and carpet. Ceilings 2' x 4' acoustic ceiling tile ("ACT") in a suspended grid. Walls were painted plaster or painted gypsum wall board and wood paneling. Light fixtures were 2'x4' lay-in fluorescent fixtures.

Observations/Comments

Generally, the interior finishes appear in good condition and well maintained. Routine maintenance, repairs and replacement are anticipated throughout the term.

Recommendations

The wood door to the basement was observed to be in fair condition and should be replaced at the beginning of the midpoint of the evaluation term.

The exterior door at the rear section was observed to be in fair condition and should be replaced at the beginning of the midpoint of the evaluation term.

There is water stained acoustic ceiling tiles located beneath the roof transition. Replace stained ACT tiles.

The interior walls at the front section are wood panel while the walls in the rear section are painted gypsum wallboard or plaster. The walls at the rear section will require repainting at the midpoint of the evaluation term.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

5.5 Interior Finishes						
Observation/Issue/Recommended Correction			Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year
1. Replace basement door	1	EA	\$750	\$750	CE	5
2. Replace exterior egress door	1	EA	\$1,250	\$1,250	CE	5
3. Replace water stained ACT tiles	10	SF	\$2.75	\$28	CE	1
4. Paint the walls in the rear section	1000	SF	\$3.50	\$3,500	CE	7
5. Contingency		10.0%		\$553	CE	
Total				\$6,080		

5.6. Specialties, Equipment and Special Construction

Description

Items under this category include metal toilet partitions, toilet accessories, horizontal window blinds, fire extinguishers and cabinets, building directory and signage. Also included are items such as kitchen equipment, public address systems or any other unique systems not generally captured elsewhere in this report.

Observations/Comments

The Property does not have any unique equipment or systems not covered elsewhere in this report

Recommendations

There were no identified specialties, equipment or special construction. As such there are no anticipated costs associated with these items.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

5.6 Special Systems & Components						
Observation/Issue/Recommended Correction			Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year
1. No Noted Issues				\$0		
2. Contingency		10.0%		\$0		
Total				\$0		

5.7. Vertical Transportation

Description

Vertical transportation systems consist of elevators, limited use, limited application (“LULA”) elevators, handicapped lifts and escalators. The Property does not have any vertical transportation systems.

Observations/Comments

None.

Recommendations

There are no vertical transportation systems. As such there are no anticipated costs associated with these items.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

5.7. Vertical Transportation						
Observation/Issue/Recommended Correction			Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year
1. No Noted Issues				\$0		
2. Contingency		10.0%		\$0		
Total				\$0		

5.8. Heating, Ventilation and Air Conditioning

Description

The Property is heated by a combination of hot water baseboard radiation in the front section and a ceiling mounted forced hot air by hot water heating system in the rear section. The restroom, located in the center of the building is heated with electric resistance baseboard heat. Air conditioning is provided at the front section by an electric window mounted air conditioner.

Heating & Ventilation

Heating is provided by hot water radiation and forced hot air. Hot water for heating is generated by a single (1) oil fired hot water boiler manufactured by Winkler located in the basement. The faceplate on the boiler was heavily corroded and not fully legible. It appears that the boiler is rated at 123,000 BTU and a Certificate of Inspection indicates that it was installed in 1974.

Building Management System

The Property does not have a building management system. Temperature control is provided by local thermostats.

Observations/Comments

The primary HVAC system for the Property is the hot water boiler. The Winkler Econo Section oil fired boiler was observed to be in fair to poor condition. The exterior cast iron section of the boiler was heavily corroded. The basement where the boiler is located is a damp and/or wet environment as observed by the corrosion on the boiler, the steel lally columns and some copper pipe. These environmental conditions will reduce the useful life expectancy of systems.

The Property is cooled by a single electric window mounted air conditioner located in the front section. The air conditioner appeared to be in fair condition. There is no cooling available in the rear section of the Property. The existing unit does not appear to be adequately sized to address the cooling loads for the entire building. Operating an undersized unit will result in the air conditioner running longer and harder which will reduce its useful life.

Recommendations

The boiler and the oil burner require regular annual inspections and maintenance. A program to ensure regular annual maintenance should be implemented to maintain system performance and enhance system longevity. The cost for boiler and burner maintenance is anticipated throughout the evaluation period.

It appears based on the Certificate of Inspection that the oiler was installed in 1974 and is currently forty-six (46) years old. Oil fired cast iron hot water boilers have an expected useful life ("EUL") of thirty (30) years. The boiler has exceeded its EUL and was observed to be in fair to poor condition with visible corrosion on the exterior of the unit. The boiler should be replaced in the early term of the evaluation period.

The rear section of the Property is heated via forced hot air generated by a ceiling mounted "Modine" style hot water space heater. While the age of the heater is unknown, it appeared to be in fair condition. Forced hot air units have an expected useful life of between twenty (20) and twenty-five (25) years. It is anticipated that the unit will require replacement towards the end of the midterm of the evaluation period.

The existing window air conditioner appeared to be in fair condition. It is recommended that the existing unit be replaced and that an additional unit be installed at the rear of the building to ensure that the air conditioners can adequately address the cooling loads for the Property.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

5.8 Heating, Ventilation & Air Conditioning							
Observation/Issue/Recommended Correction				Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year	
Annual allowance for boiler & burner maintenance							
1.	15	EA	\$150	\$2,250	CE	1-15	
2.	1	EA	\$7,500	\$7,500	CE	4	
3.	1	EA	\$1,500	\$1,500	CE	10	
4.	2	EA	\$750	\$1,500	CE	1	
5.		10.0%		\$1,275	CE		
Total				\$14,025			

5.9. Plumbing Systems

Description

The incoming water service is provided to the building by street pressure from the Town of Montague via a one inch (1") incoming water service fed from King Avenue which is located in the basement. The incoming water service is not equipped with a backflow preventor.

Domestic hot water is provided by a thermostatic mixing valve off the boiler.

Domestic water service was reported to be all copper pipe which was consistent with areas or pipe that was observed. Sanitary service was reported to be cast iron and exits the building to the Town of Montague sewer system.

Observations/Comments

The plumbing systems appeared to be in good condition and suitable for long term use.

Recommendations

None.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

5.9 Plumbing						
Observation/Issue/Recommended Correction		Estimated Cost, Category and Year				
Item	Qty	Unit	Unit Cost	Total Cost	Cat.	Year
1. No Noted Issues				\$0		
2. Contingency		10.0%		\$0		
Total				\$0		

5.10. Fire Protection

Description

The Property is not equipped with a fire sprinkler system

Observations/Comments

None.

Recommendations

There are no fire protection systems. As such there are no anticipated costs associated with these items.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

5.10 Fire Protection						
Observation/Issue/Recommended Correction		Estimated Cost, Category and Year				
Item	Qty	Unit	Unit Cost	Total Cost	Cat.	Year
1. No Noted Issues				\$0		
2. Contingency		10.0%		\$0		
Total				\$0		

5.11. Electrical System, Telephone & Security

Description

Electrical service is provided by the utility company, Eversource via a service feed from a utility pole located on Bridge Street that enters at an externally mounted weatherhead at the northwest corner of the Property. The incoming service connects to a 100-amp main breaker located in the basement that feeds a 120/208V, single (1) phase, three (3) wire main electrical load center manufactured by Federal Pacific. The load center is equipped with individual breakers which feed distributed loads throughout the building.

Electrical distribution throughout the Property is via a combination of Romex and BX type wiring.

Observations/Comments

The existing electrical systems appear to have been installed in the 1950's or 1960's and are approximately sixty or seventy years old. Furthermore, the main load center is a "Stab-Lok" panel manufactured by Federal Pacific. The Stab-Lok panels have a well acknowledged reputation as being potentially hazardous related to the failure of breakers tripping when overloaded. In addition to concerns about the Federal Pacific Stab-Lok panel, the overall age of the electrical service and distribution warrants replacement of the service in the near term.

Recommendations

The electrical service main and load center are approximately sixty to seventy years old and in fair to poor condition. The expected useful life ("EUL") of electrical service distribution gear is 30 years. It is recommended that the electrical services be replaced in the near term.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

5.11 Electrical, Telephone & Security							
Observation/Issue/Recommended Correction				Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year	
1. Upgrade electrical service	1	LS	\$3,000	\$3,000	CE	2	
2. Contingency		10.0%		\$300	CE		
Total				\$3,300			

5.12. Lighting

Description

The lighting systems in the building are predominantly 2' x 4' lay in fluorescent light fixtures suspended in a metal grid acoustic ceiling tile ceiling.

Observations/Comments

Generally, the lighting systems appeared to be in good condition and should provide adequate service for a minimum of ten years with continued repairs and maintenance.

Recommendations

There were no identified issues observed with the lighting systems.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

5.12 Lighting						
Observation/Issue/Recommended Correction			Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year
1. No Noted Issues				\$0		
2. Contingency		10.0%		\$0		
Total				\$0		

5.13. Fire Alarm & Life Safety

Description

The Property not equipped with a fire alarm system

Illuminated exit signage and emergency lighting is provided by battery back-up.

Observations/Comments

There are two emergency exit doors, the main entrance and a door located in the rear section of the Property. Only the main entrance is provided with an illuminated exit sign which appeared to be in fair condition.

There are emergency lighting fixtures, however it does not appear that there are a sufficient number of fixtures to provide the code required light levels at one (1) foot candle per square measured at the floor.

Recommendations

To meet the requirements of NFPA 101 all exit doors are required to have illuminated exit signs with emergency power or battery back-up that will operate during the loss of power. NFPA 101 also requires that emergency lighting provide a minimum of one (1) foot candle per square foot measured at the floor. Emergency exit signs and lighting must operate for 90 minutes after the loss of power. New exit signs and emergency lighting are necessary to meet code.

Battery operated emergency exit signs and lights have an expected useful life ("EUL") of four (4) years due to degradation of the batteries, resulting in loss of brightness and duration of operation. Replace the battery-operated fixtures periodically throughout the evaluation period.

Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

5.13 Fire Alarm, Life Safety & Code						
Observation/Issue/Recommended Correction			Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year
1. Install emergency lighting and exit sign batteries and/or fixtures	6	EA	\$250	\$1,500	CE	1
2. Replace emergency lighting and exit sign batteries and/or fixtures	6	EA	\$50	\$300	CE	5

5.13 Fire Alarm, Life Safety & Code						
Observation/Issue/Recommended Correction			Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year
3. Replace emergency lighting and exit sign batteries and/or fixtures	6	EA	\$50	\$300	CE	10
4. Replace emergency lighting and exit sign batteries and/or fixtures	6	EA	\$50	\$300	CE	15
5. Contingency		10.0%		\$240	CE	
Total				\$2,640		

5.14. Accessibility Review

Description

The Property was constructed before July 26, 1990 when the Americans With Disabilities Act went into effect. It also precedes 521 CMR – Massachusetts Architectural Access Board which was enacted on September 1, 1996. The Property does achieve a level of accessibility as the main entrance is accessible and there is an accessible restroom. Attention should be paid to the layout of the book stacks to ensure that a minimum clear aisle of 36" be maintained.

Observations/Comments

The Property is generally considered to be accessible, with an accessible entrance and restroom. There is no accessible drinking fountain.

It was observed that the drain and trap on the sink in the restroom is not covered with protective insulation as required by code and that the mirror above the sink is mounted too high (maximum 40" above the floor).

Recommendations

The drain and trap at the restroom sink does not have code required insulation. Install insulation as required by code.

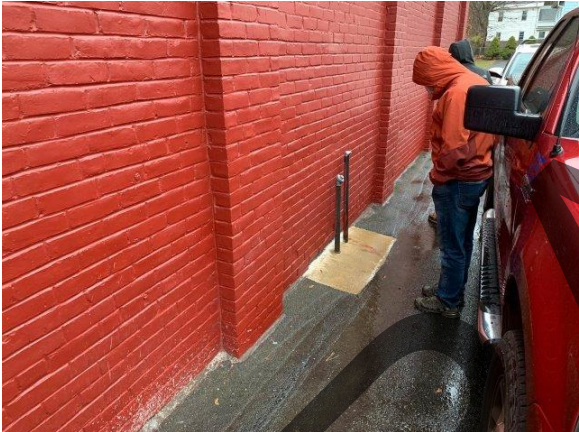
The mirror above the sink in the restroom is mounted at the incorrect height. Install ADA compliant mirror at the proper height (maximum 40" above floor)

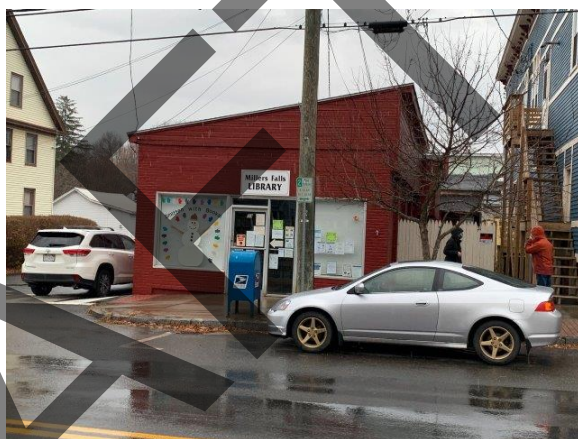
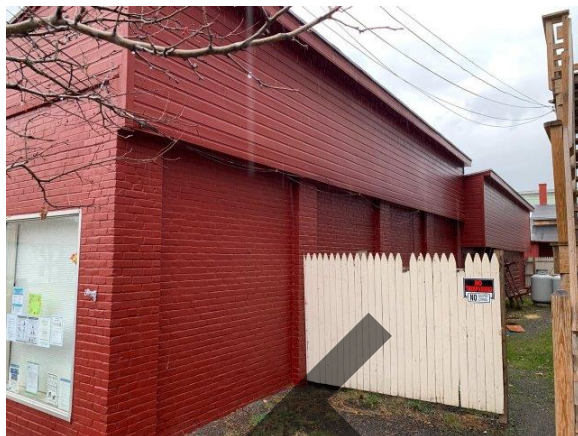
Observed issues, recommended corrections, estimated costs to correct and priority are as follows:

5.14 Accessibility Review						
Observation/Issue/Recommended Correction			Estimated Cost, Category and Year			
Item	Qty	Unit	Unit Cost	Total Cost	Cat	Year
1. Install insulation on sink trap	1	EA	\$100	\$100	CE	1
2. Install HC compliant mirror at proper height	1	EA	\$250	\$250	CE	1
3. Contingency		10.0%		\$35	CE	
Total				\$385		

6 PHOTOGRAPHS

Site





Roofing

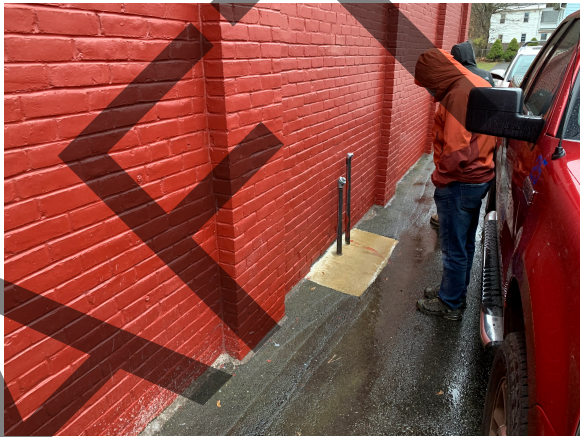




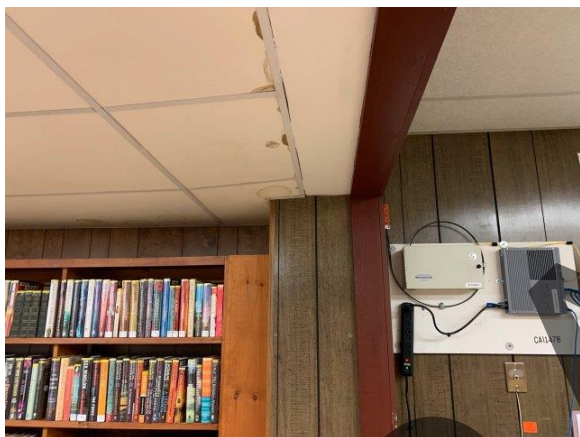
Exterior Walls





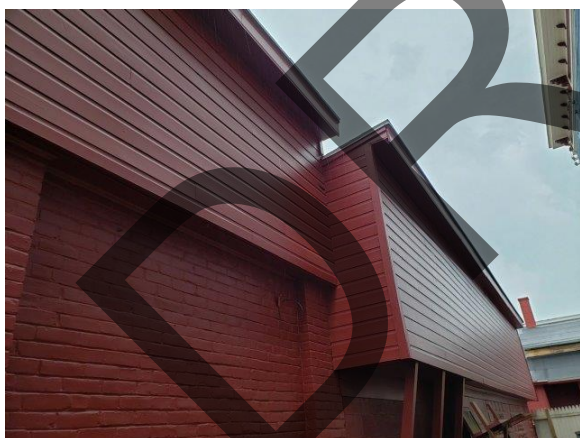
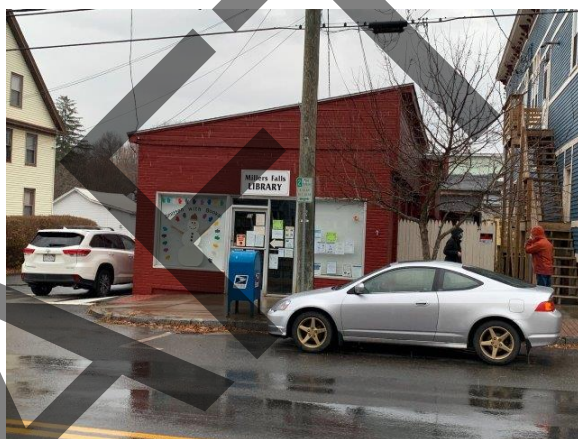
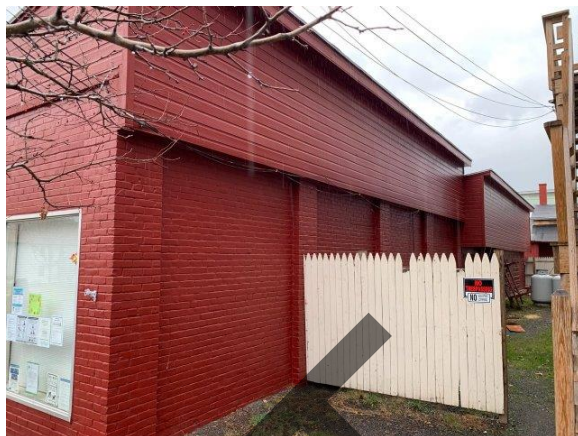


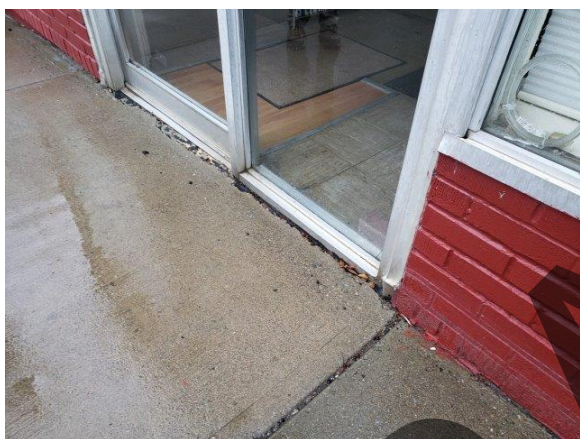
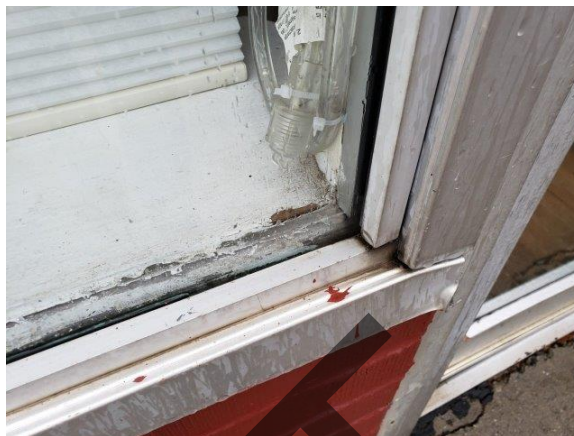


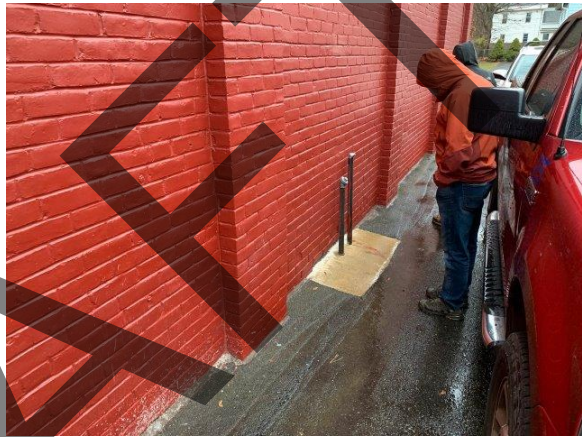


Exterior Walls



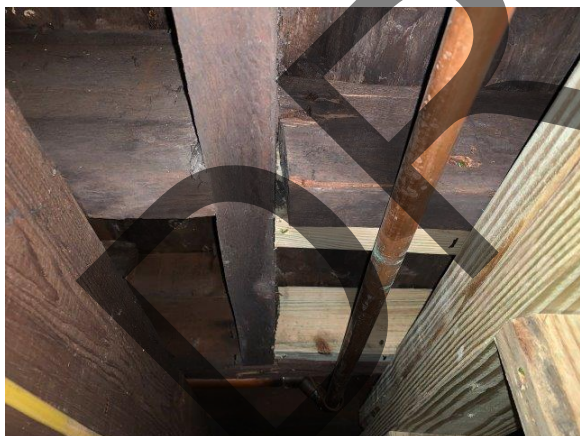
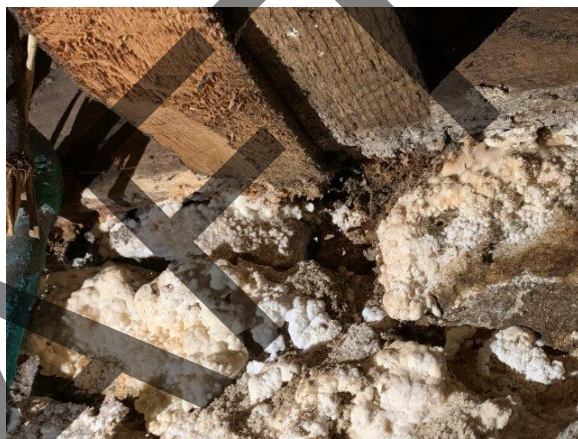






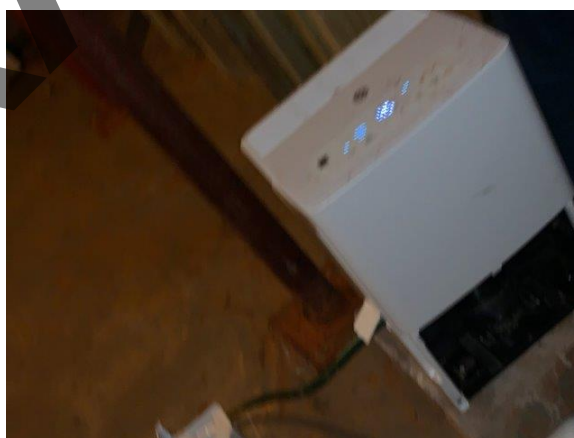
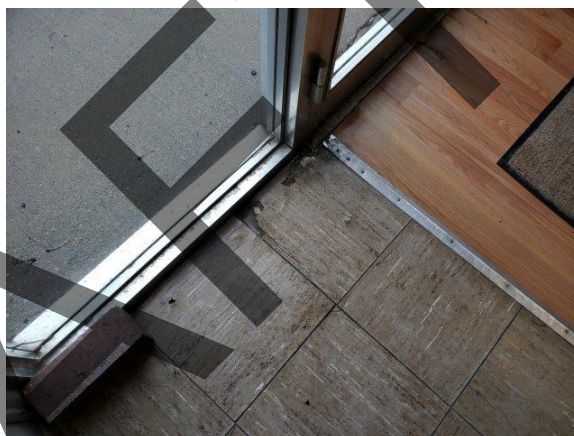
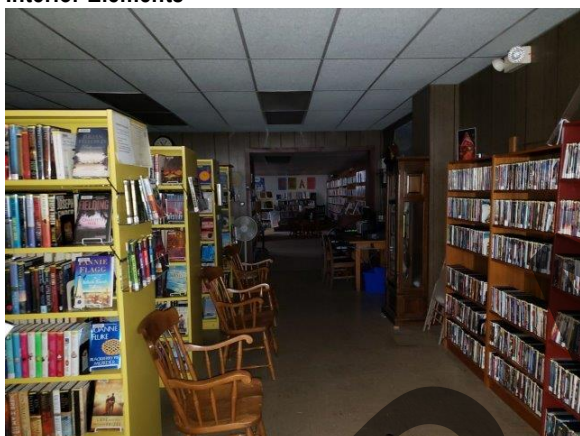
Structural System

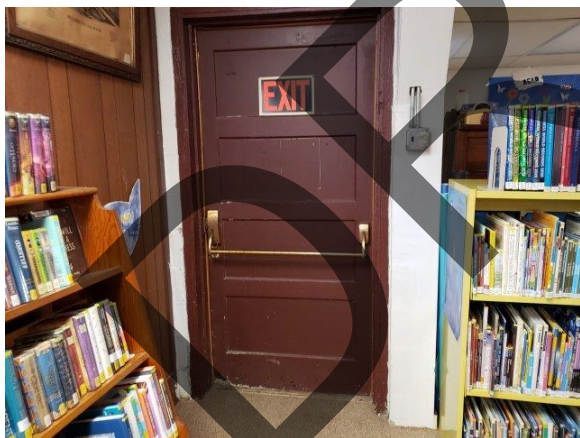
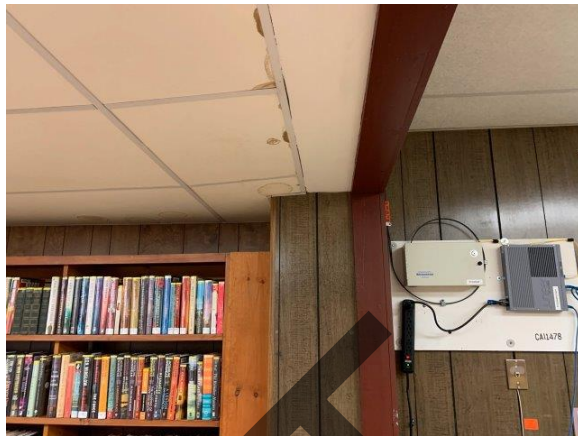






Interior Elements





HVAC



Commonwealth of Massachusetts
CERTIFICATE OF INSPECTION

This is to certify that the person named herein has been inspected and approved for use in accordance with Massachusetts General Law Chapter 146.

Owner of Unit: Town of Rowe - Miller Falls Library
 Location of: 22 Ridge St. Miller Falls, MA
 Massachusetts Tag Number: MA2002367 National Board Number: _____

DESCRIPTION:
 Steam Boiler
 Hot Water Boiler
 Hot Water Radiator
 Hot Water Circulator

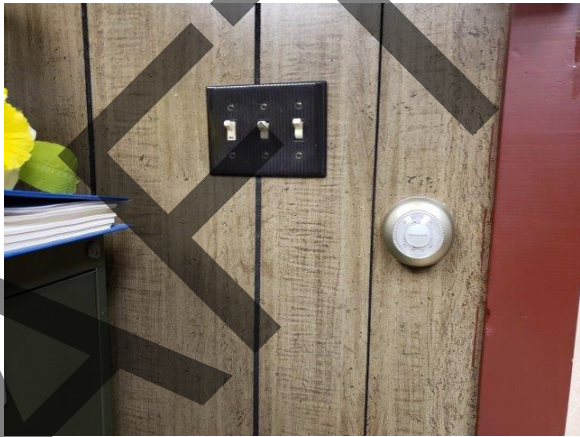
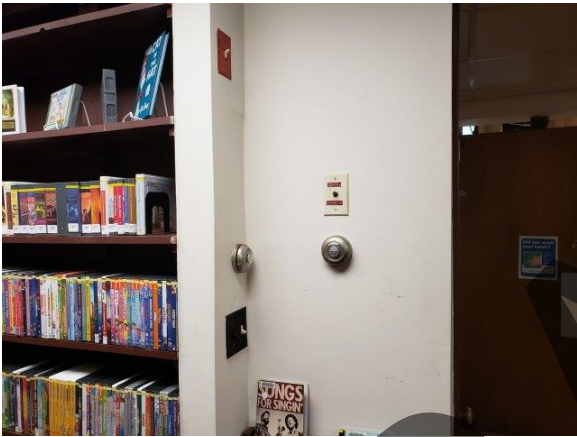
Pressure Not To Exceed: _____
 Year Built: 1974

MANUFACTURER'S INFORMATION: Beckett
 MODEL NUMBER: 1200
 SERIAL NUMBER: 1200
 DATE OF INSPECTION: 12/30/20

INSPECTOR'S INFORMATION: Michael J. ...
 LICENSE NUMBER: 1200
 EXPIRES: 12/30/22

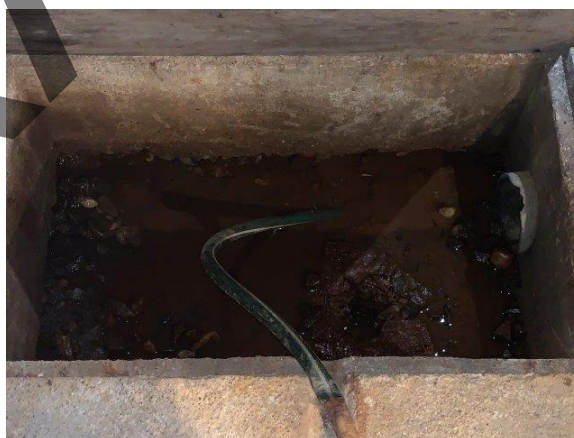
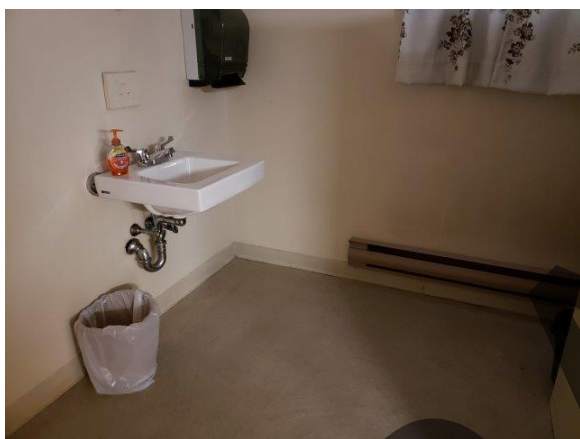
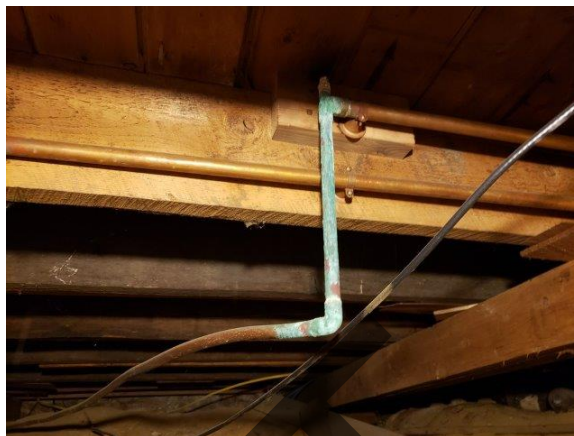
INSPECTOR'S SIGNATURE: _____
 DATE: _____

MASSACHUSETTS DEPARTMENT OF PUBLIC SAFETY
REGULATORY DIVISION



Plumbing

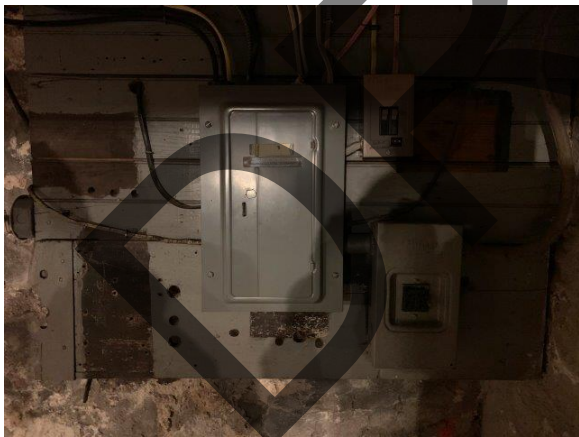




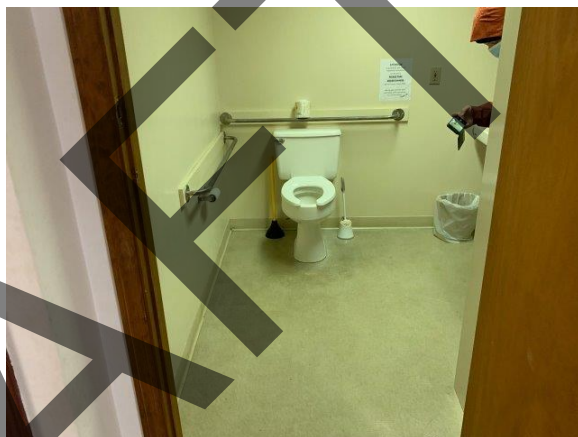
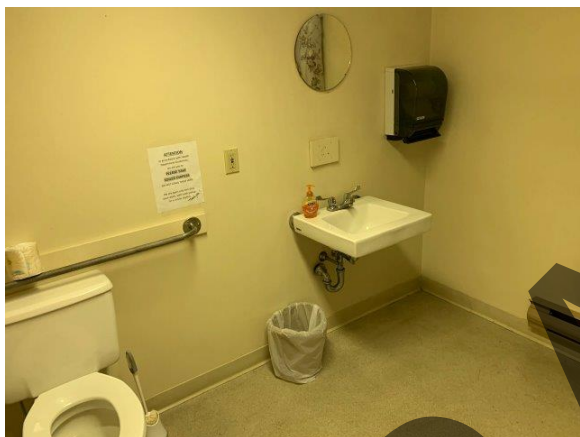
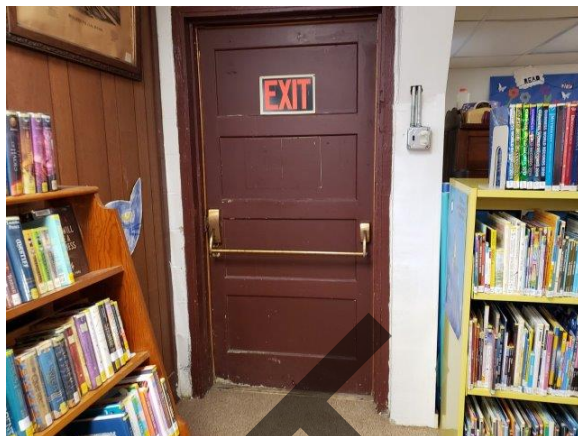


Electrical





Accessibility



7 LIMITING CONDITIONS

PCA360, LLC. conducted this due diligence Property Condition Assessment to opine on the subject's general physical condition in accordance with our agreement for this work.

The scope of this study was limited to a walk-through visual observation only of those areas that were readily observable and easily accessible. Tests, exploratory or destructive probing, exhaustive studies, removal or disassembly of any system or construction, or dismantling or operating of electrical, mechanical, or conveyance equipment were not performed. It does not include an in-depth system/component problem analysis or study, preparing engineering calculations of the structural mechanical, electrical or other systems to determine compliance with any drawings that may have been submitted or with commonly accepted design or construction practice. Not all typical areas such as corridors or toilet rooms were surveyed; only a sampling of such areas.

Excluded from the scope of this survey was any seismic evaluation of the building.

No responsibility is assumed for matters of a legal nature such as building encroachment, easements, zoning issues, or a compliance with the requirements of governmental agencies having jurisdiction.

PCA360, LLC. assumes no responsibility for the accuracy or completeness of information provided by others, nor is PCA360, LLC. responsible for any patent or latent defects, which an owner or his agent may have withheld from PCA360, LLC., whether by non-disclosure, passive concealment or fraud.

PCA360, LLC.'s observations, opinions and this report are not intended, nor should they be construed, as a guarantee or warranty, express or implied, regarding the property's condition or building code compliance. PCA360, LLC.'s opinions are based solely upon those areas that we observed on the day of our site visit and information resulting from our interviews and research. Actual performance of individual components may vary from a reasonable expected standard and will be affected by circumstances, which occur after the date of our site visit.

Services associated with the identification and elimination of hazards associated with hazardous and toxic materials, including asbestos, lead paint and PCBs are not included within the scope of this evaluation.

DRAFT

521 CMR 5.00: DEFINITIONS

5.1 GENERAL

As used in 521 CMR, the following words shall have the meaning set forth in 521 CMR 5.00 unless the context otherwise requires.

ACCESS AISLE: An *accessible* pedestrian space between elements such as parking spaces, seating, or desks that provides clearances complying with 521 CMR.

ACCESSIBLE: A *site, building, facility* or portion thereof that complies with 521 CMR and that can be approached, entered, and used *by persons with disabilities*. When the term "*accessible*" is used, it shall mean both physical and communication accessible unless otherwise noted in 521 CMR.

ACCESSIBLE ELEMENT: An element complying with 521 CMR that can be used by *persons with disabilities* (for example, telephone, controls, appliances, equipment and the like).

ACCESSIBLE ROUTE: A continuous, unobstructed path connecting all *accessible* elements and spaces within or between *buildings* or *facilities*. Interior *accessible routes* may include corridors, floors, ramps, elevators, lifts, and *clear floor space* at fixtures. Exterior *accessible routes* may include parking, *access aisles, curb cuts, crosswalks* at vehicular ways, *walks, ramps, and lifts*.

ACCESSIBLE SPACE: Space that complies with 521 CMR and that can be used by *persons with disabilities*.

ADAPTABILITY: The ability of certain *building* spaces and elements, such as kitchen counters, sinks, and grab bars, to be added or altered so as to accommodate the needs of persons with or without disabilities or with different types or degrees of disability.

ADAPTABLE: Can readily be made *accessible* to, functional for, and safe for use by *persons with disabilities* without *structural change*.

ADDITION: An extension or increase in floor area or height of a *building* or structure.

ADMINISTRATIVE AUTHORITY: A governmental agency that adopts or enforces regulations for the design, construction, or alteration of *buildings* and *facilities*.

ALTERATIONS: A change or modification of a *building* or structure, or portion thereof, that requires a building permit. Alterations shall include but not be limited to: *remodeling, renovation, rehabilitation, reconstruction, historic restoration, changes or rearrangements* in the plan configuration of walls and full height partitions, and any *repairs* which require a building permit. Ordinary *repairs* as defined in 780 CMR: The State Building Code are not alterations.

AREA OF RESCUE ASSISTANCE: An area, which has direct access to an exit or an area adjacent to an exit discharge, where people who are unable to use stairs or are unable to travel more than 100 feet to a public way may remain temporarily in safety to await further instructions or assistance during emergency evacuation.

ASSEMBLY AREA: A room or space accommodating a group of individuals for recreational, educational, political, social, or amusement purposes or for the consumption of food and drink.

ASSISTIVE LISTENING SYSTEM: An *assistive listening system* picks up sound at or close to its source, amplifies it, and delivers it to the listener's ear without extraneous sound, reverberation and distortion via a telecoil on the individual's hearing aid and through earphones. An *assistive listening system* may stand alone or augment a conventional public address or audio address system, depending on the requirements of the room. The type of *assistive listening system* appropriate for a particular application depends on the characteristics of the setting, the nature of the program, and the intended audience. Magnetic induction loops, infra-red and radio frequency systems are types of listening systems that are appropriate for various applications.

AUTOMATIC DOOR: A door equipped with a power-operated mechanism and controls which open and close the door automatically. The switch that begins the automatic cycle may be a photoelectric device, floor mat, or manual switch (see *power-assisted door*).

5.00: continued

BATHROOM: A space or a series of interconnected spaces that contain a toilet, sink, and bathtub or shower.

BOARD: The Architectural Access Board within the Executive Office of Public Safety, Commonwealth of Massachusetts.

BRAILLE: A standardized system for communicating in writing with persons who are blind. Grade II Braille is standard literary Braille. Standard dimensions for literary Braille are as follows: Dot diameter: .059 inches; Inter-dot spacing: .090 inches; Horizontal separation between cells: .241 inches; and Vertical separation between cells: .395 inches.

BRIDGE PLATE: An element which makes the final transition between a fixed or floating platform and a vehicle or vessel.

BUILDING: A structure enclosed within exterior walls or fire walls (as defined in 780 CMR), built, erected and framed in a combination of any materials, whether portable or fixed having a roof, to form a structure for the shelter of persons, animals or property. For the purposes of this definition, "roof" shall include an awning or similar covering, whether or not permanent in nature. The word "*building*" shall be construed where the context requires, as though followed by the words "or part or parts thereof". For application of 521 CMR, each portion of a *building* which is separated from other portions by fire walls (as defined in 780 CMR) and are not dependent on the existing *building* for *accessible* elements shall be considered as a separate *building*.

CHANGE OF USE: Varying the use of a *building* from a private use to one that is open to and used by the public.

CLEAR: Unobstructed.

CLEAR FLOOR SPACE: The minimum unobstructed floor or ground space required to accommodate a single, stationary wheelchair and occupant. Unless otherwise stated, the dimensions of *clear floor space* shall be 30 inches by 48 inches (30" by 48" = 762mm by 1219mm) and shall be *level*.

CLOSED CIRCUIT TELEPHONE: A telephone with dedicated line(s), such as a house phone, courtesy phone, or security gates with intercoms, that require voice communication to obtain clearance to enter a *facility* or *project*.

COMMON USE: Refers to those interior and exterior rooms, spaces, or elements that are made available for the use of a restricted group of people (for example, occupants of homeless shelters, office buildings, residences or the guests of such occupants).

COMMUTER RAIL: Short-haul passenger service operating in metropolitan and suburban areas, whether within or across geographical boundaries of a state, usually characterized by reduced fare, multiple ride, and commutation tickets, and by morning and afternoon peak period operations. This term does not include light or rapid rail transportation.

COMPLEX: Multiple housing developed on one or more sites by a single entity.

For complexes currently owned or financed by public agencies, including local housing authorities, Massachusetts Housing Finance Agency, or Housing and Urban Development, the *complex* means the whole of one or more residential structures and appurtenant structures, equipment, roads, walks, and parking lots which a single entity owns, within a municipality, and is or will be covered by a single mortgage contract for permanent financing or was originally constructed or acquired under one contract for financial assistance for new construction or acquisition

CONSTRUCTION: Work for which a building permit is required, work determined to be *construction* by a state or local building inspector, or work for which a certificate of occupancy is necessary upon completion.

CROSS SLOPE: The slope that is perpendicular to the *running slope* and the direction of travel.

5.00: continued

CURB CUT: A short ramp cutting through a curb.

DETECTABLE WARNING: A standardized surface feature built in or applied to walking surfaces or other elements to give warning of hazards on a circulation path.

DWELLING UNIT: A unit providing living facilities for one or more persons. (See **521 CMR 8.00: TRANSIENT LODGING FACILITIES** for more detailed information.)

EGRESS, MEANS OF: A continuous and unobstructed path of travel from any point in a *building* or structure to a public way and consisting of three separate and distinct parts: (a) the exit access, (b) the exit, and (c) the exit discharge. A *means of egress* comprises the vertical and horizontal means of travel and shall include intervening room spaces, doorways, hallways, corridors, passageways, balconies, ramps, stairs, enclosures, lobbies, horizontal exits, courts and yards.

An *accessible means of egress* is one that complies with 521 CMR and does not include stairs, steps, or escalators. *Areas of rescue assistance* or evacuation elevators may be included as part of *accessible means of egress*.

ELEMENT: An architectural or mechanical component of a *building, facility, space* or *site*, e.g., telephone, curb cut, door, drinking fountain, seating, or water closet.

ENTRANCE: Any access point to a *building* or portion of a *building* or *facility* used for the purpose of entering. An *entrance* includes the approach *walk*, stairs, lifts, ramp or other vertical access leading to the entrance platform; the entrance platform itself; vestibules, if provided; the entry door(s) or gate(s); and the hardware of the entry door(s) or gate(s).

FACILITY: All or any portion of *buildings, structures, site improvements, complexes, equipment, roads, walks, passageways, parking lots, or other real or personal property located on a site*.

FINAL DECISION: Determination of the *Board*, arrived at after consideration of the facts brought to its attention in accordance with 521 CMR.

FULL AND FAIR CASH VALUE OF THE BUILDING: The assessed valuation of a *building* (not including the land) as recorded in the Assessor's Office of the municipality at the time the *building* permit is issued as equalized at 100% valuation. The 100% equalized assessed value shall be based upon Massachusetts Department of Revenue's determination of the particular city's or town's assessment ratio.

EXAMPLE: Town X has an assessment ratio of 40%, the particular *building* in question is assessed at \$200,000.00. To determine the equalized assessed value of this *building*, divide \$200,000.00 by 0.4. The equalized assessed value equals \$500,000.00.

EXCEPTIONS:

- a. If no assessed value exists, or the assessed value is more than three years old, a request to substitute the appraised value may be submitted to the *Board*. The request to use the appraised value must be submitted by a certified appraiser or for transit facilities, either a certified appraiser or an independent registered professional engineer and must be submitted prior to obtaining a *building* permit for the project.
- b. The value of *multiple dwellings* owned or financed by public sector agencies, local housing authorities, Massachusetts Housing Finance Agency, or the Department of Housing and Urban Development shall be determined by *replacement cost*.
- c. The value of buildings owned, constructed, or renovated by the Commonwealth of Massachusetts shall be determined by the *replacement cost*.

When part of a *building* is subject to 521 CMR, the *full and fair cash value* shall be based on the percentage of the *full and fair cash value* of the whole which equals the ratio of the square footage of the part of the *building* to the square footage of the whole *building*; if the *Board* determines the application of this formula to cause an inequitable result, the *Board* may otherwise calculate the *full and fair cash value* of the part of a *building* at issue.

5.00: continued

EXAMPLE: Where the whole *building* is 100,000 square feet, the part in question is 10,000 square feet, and the equalized value of the whole is \$1,000,000.00, the *full and fair cash value* of the part is \$100,000.00

GROUND FLOOR: The floor of a *building* closest to the level of the exterior grade and any floor within 36 inches (36" = 914mm) of an exterior grade at some or all of its perimeter. *Buildings* on sloped *sites* may have more than one *ground floor*. For *multiple dwellings* with a garage or commercial space at grade level, the first floor of *dwelling units* above the garage or commercial space shall be considered the *ground floor*.

GROUP 1: Applies to *dwelling units* that have features that can be modified without *structural change* to meet the specific functional needs of an occupant with a disability.

GROUP 2A: Applies to *dwelling units* that have features similar to Group 1, but have the additional feature of greater floor space to accommodate the needs of occupants who need such space due to their disability.

GROUP 2B: Applies to *dwelling units* that contain features that provide, at the time of initial construction, full accessibility without need for further modification.

HALF BATHROOM: A space with a toilet and a sink.

IMPRACTICABLE/IMPRACTICABILITY:

- (a) Compliance with 521 CMR would be technologically unfeasible; or
- (b) compliance with 521 CMR would result in excessive and unreasonable costs without any substantial benefit to persons with disabilities.

LEVEL: Sloped no more than 1:50 or 2%

LIGHT RAIL: A *light rail* vehicle is a streetcar type vehicle operated on city streets, semi-exclusive rights of way, or exclusive rights of way.

LOFT: An intermediate level between the floor and ceiling of any story, located within a room or rooms of a dwelling.

LODGING HOUSE: A building where lodgings are let to four or more persons not within second degree of kindred to the persons operating the facility, including fraternity houses and dormitories of educational institutions.

MARINE FACILITIES: *Marine facilities* shall include, but not be limited to, piers, docks, wharves, bulkheads, seawalls, and any other fixed manmade structures at the land/water interface, and floating structures including barges, floating docks, and rafts which provide access from the water's edge to floating vessels including, but not limited to, boats, ships, ferries, or any other form of waterborne transportation.

MARINE RAMPS: *Marine ramps* are ramps, gangways, or walkways with a maximum slope of 1:12, or with any slope that is less steep than 1:12, under nominal marine conditions, and which span from land or a fixed pier to a floating vessel or dock, or which are fixed to a floating structure.

MARKED CROSSING: A crosswalk or other identified path intended for pedestrian use in crossing a *vehicular way*.

MEZZANINE OR MEZZANINE FLOOR: An intermediate level between the floor and ceiling of any story with an aggregate floor area of not more than 33% of the floor area of the story in which the level is located.

MULTIFAMILY DWELLING: Any *building* containing more than two dwelling units.

MULTIPLE DWELLING: A lodging or residential facility for hire, rent, lease, or sale, containing three or more *dwelling units*.

5.00: continued

NOMINAL MARINE CONDITIONS: Denotes a condition in the marine environment where physical facilities are unmoved by the effects of wind, waves, wakes, currents, and weather conditions.

OCCUPIABLE: A room or enclosed space designed for human occupancy in which individuals congregate for amusement, education or similar purposes, or in which occupants are engaged in labor, and which is equipped with *means of egress*, light, and ventilation.

OPERABLE PART: A part of a piece of equipment or appliance used to insert or withdraw objects, or to activate, deactivate, or adjust the equipment or appliance (for example, coin slot, pushbutton, handle).

ORDINARY REPAIRS: Any maintenance which does not affect structure, egress, fire protection systems, fire ratings, energy conservation provisions, plumbing, sanitary, gas, electrical or other utilities.

PERSONS WITH DISABILITIES: Individuals who experience substantial limitations in one or more major life activities, including but not limited to such functions as performing manual tasks, walking, seeing, hearing, speaking, breathing, learning and working. *Persons with disabilities* shall include but not be limited to those who have the inability to walk, difficulty walking, hearing disabilities, lack of coordination, reaching and manipulation disabilities, stamina, difficulty interpreting and reacting to sensory information and extremes in physical size.

PROPRIETOR: One with title to the establishment who owns the entire fee or portion of the entire fee and the consequent right to dispose of the establishment or such fee portion as vested in him or her.

POWER-ASSISTED DOOR: A door with a mechanism that helps to open the door or that reduces the opening resistance of a door, upon the activation of a switch or a continued force applied to the door itself.

PRIMARY FUNCTION AREA: A major activity for which the *facility* is intended. Areas that contain a primary function include, but are not limited to: the customer services lobby of a bank, the dining area of a cafeteria, the meeting rooms in a conference center, as well as offices and all other work areas in which the activities of the public are carried out.

PROJECT: See 521 CMR 5.00: Complex

PUBLIC BUILDING:

- a. A *building* privately or publicly financed that is open to and used by the public, including but not limited to transportation terminals, institutional buildings, educational buildings, commercial buildings, buildings having places of assembly, hotels, motels, dormitories, *multiple dwellings* consisting of three or more units, 5% of the units in lodging or residential facilities for rent, hire or lease containing 20 or more units, public use and common use areas of apartment buildings and condominiums, parking lots of 15 or more automobiles, public sidewalks and ways, funeral homes, and public rest rooms, and public areas of shopping centers and restaurants.
- b. A *building* constructed by the Commonwealth or any political subdivision thereof with public funds and open to public use, including but not limited to those constructed by public housing authorities, the Massachusetts Port Authority, the Massachusetts Parking Authority, the Massachusetts Turnpike Authority, the Massachusetts Bay Transportation Authority, and building authorities of any public educational institution or their successors.

PUBLIC USE: Describes interior or exterior rooms or spaces that are made available to the general public. Public use may be provided at a *building* or *facility* that is privately or publicly owned.

RAMP: A walking surface that has a running slope greater than 1:20 but no greater than or equal to 1:12.

RAPID RAIL: A subway type transit vehicle railway operated on exclusive private rights of way with high level platforms. Rapid rail may be operated on elevated or at grade level track separated from other traffic.

5.00: continued

REASONABLE MODIFICATION: Physical changes to *multiple dwellings* requested by *persons with disabilities* or their agents to enable full use and enjoyment thereof, as described in M.G.L., c. 151B, § 4(a), or St. 1989, c. 722.

RECONSTRUCTION: The tearing down, removal, demolition or replacement of a *public building* or part of a *public building*.

REMODELING: Modification beyond an interior decoration or involving any *structural changes*, or the redecorating of a *public building* for which the cost of such refurbishing, updating or redecorating equals or exceeds 5% of the *full and fair cash value of the building*.

REPAIR: The *reconstruction* or renewal of any part of an existing *building* for the purpose of its maintenance.

REPLACEMENT COST: Current cost of construction and equipment for a newly constructed *building*.

- a. For multiple dwellings, *replacement cost* shall be determined by \$73.32 per square foot.
- b. For courthouses, correctional facilities, educational facilities and other buildings (other than multiple dwellings) owned, constructed, or renovated by the Commonwealth of Massachusetts, the *replacement cost* shall be determined by and reflected in the Commonwealth's Capital Asset Management Information System (CAMIS) survey and data base, for state owned buildings. The Division of Capital Asset Management (DCAM) shall file the CAMIS database, containing the replacement costs, with the *Board*. DCAM shall update the replacement costs annually as of the first day of January each year, based on the inflation rate determined by R.S. Means, including appropriate adjustments for location and other factors. For buildings that are not included in the CAMIS database, but may be renovated by DCAM such as county-owned facilities, the replacement costs shall be calculated by DCAM based on the replacement costs for comparable facilities that are included in the CAMIS database. DCAM shall supplement the CAMIS database on file with the *Board*, for any such building, by preparing and filing documentation identifying the replacement cost for the building and how it was calculated.

RUNNING SLOPE: The slope that is parallel to the direction of travel and perpendicular to the *cross slope*.

SERVICE ENTRANCE: An entrance intended primarily for delivery of goods or services.

SIDEWALK: A prepared *walk* within a street right of way.

SIGNAGE: Displayed verbal, symbolic, tactile, and/or pictorial information.

SITE: A parcel of land bounded by a property line, or a designated portion of a public right-of-way.

SITE IMPROVEMENT: Landscaping, paving for pedestrian and vehicular ways, outdoor lighting, recreational facilities, and the like, added to a *site*.

SLEEPING ACCOMMODATIONS: Rooms in which people sleep; for example, dormitory and hotel or motel guest rooms or suites.

SPACE: A definable area, *e.g.*, room, toilet room, hall, assembly area, entrance, storage room, alcove, courtyard, or lobby.

SPRING TIDE RANGE: The *spring tide range* for coastal communities in Massachusetts shall be that number published in "Table 2 - Tidal Difference and other Constants" of the current: *Tide Tables - High and Low Tide Predictions East Coast of North America and South America including Greenland* as published by the U.S. Department of Commerce, National Oceanographic and Atmospheric Administration, National Ocean Service.

5.00: continued

STORY: That portion of a *building* included between the upper surface of a floor and upper surface of the floor or roof next above. If such portion of a *building* does not include occupiable space, it is not considered a *story* for the purposes of 521 CMR. There may be more than one floor level within a *story* as in the case of a *mezzanine* or *mezzanines*.

STRUCTURAL CHANGE: *Structural change* includes major *reconstruction* of walls or partitions or relocation of bearing walls or partitions. Minor alterations including the opening of sections of walls and/or the relocation of equipment or fixtures is not considered a *structural change*.

STRUCTURAL FRAME: The *structural frame* shall be considered to be the columns and the girders, beams, trusses, foundation and spandrels having direct connections to the columns and all other members that are essential to the stability of the *building* as a whole.

STRUCTURAL STRENGTH: *Structural strength* of grab bars, shower seats, fasteners and mounting devices shall be as follows:

- a. Bending stress in a grab bar or seat induced by the maximum bending moment from the application of 250 lbs. shall be less than the allowable stress for the material of the grab bar or seat.
- b. Shear stress induced in a grab bar or seat by the application of 250 lbs. shall be less than the allowable shear stress for the material of the grab bar or seat. If the connection between the grab bar or seat and its mounting bracket or other supports is considered to be fully restrained, then direct and torsional shear stresses shall be totaled for the combined shear stress, which shall not exceed the allowable shear stress.
- c. Shear force induced in a fastener or mounting device from the application of 250 lbs. shall be less than the allowable lateral load of either the fastener or mounting device or the supporting structure, whichever is the smaller allowable load.
- d. Tensile force induced in a fastener by direct tension force of 250 lbs. plus the maximum moment from the application of 250 lbs. shall be less than the allowable withdrawal load between the fastener and the supporting structure
- e. Grab bars shall not rotate within their fittings.

TEMPORARY: Temporary buildings and facilities that are used by the public for a period of time not to exceed 90 days within any calendar year. Examples include, but are not limited to: reviewing stands, temporary classrooms, exhibit areas, street festivals, crafts fairs, music events, state and county fairs, sports events, dances, and temporary safe pedestrian passageways around a construction site.

TEMPORARY ACCESSIBLE PARKING: Where there are an insufficient number of accessible parking spaces or when permanent accessible parking spaces cannot be provided in time for an event, temporary accessible parking spaces can be created in permanent paved lots, as well as in dirt lots or fields.

TEMPORARY CURB RAMP: When temporary modifications are utilized to overcome level changes created by curbs.

TEMPORARY MODIFICATIONS: When changes to a site are anticipated to be in place for less than 90 days, temporary modifications compliant with 521 CMR must be made.

TACTILE: Describes an object that can be perceived using the sense of touch.

TACTILE WARNING: A surface texture applied to or built into walking surfaces or other elements to warn visually impaired persons of hazards in the path of travel.

TEXT TELEPHONE (TTY): Technology which employs interactive graphic (*i.e.* typed) communications through the transmission of coded signals across the standard telephone network. These devices are also known as TDD's.

TIER I: *Tier I* marine facilities are docks and/or piers that service scheduled, waterborne passenger vessels with a vessel length of 40 feet (40' = 12m) or greater. These facilities will provide persons with disabilities unassisted access under nominal marine conditions.

5.00: continued

TOWNHOUSE: A *dwelling unit* with finished living space on more than one *story*.

TRANSIENT LODGING: A *building, facility*, or portion thereof, excluding inpatient medical care facilities, that contains one or more *dwelling units* or sleeping accommodations not intended for permanent residence. Transient lodging may include but is not limited to resorts, group homes, hotels, motels, and dormitories.

TRANSIT FACILITY: A physical structure whose primary function is to facilitate access to and from a transportation system which has scheduled stops at the structure.

TRANSIT PLATFORM: A boarding area for rail transit vehicles.

TRANSITION PLATE: A *transition plate* is that element connected to the end of a moving *marine ramp* which provides access from the end of the *marine ramp* to a *level platform*.

UNASSISTED ACCESS: *Unassisted access* enables a *person with a disability* to obtain information about and to maneuver a path of travel without the assistance of another person, except at those points and under those conditions under which individuals without disabilities would be in need of assistance from another person. This definition does not restrict the right of a *person with a disability* to request and receive assistance.

USE: Purpose for which the *building* is designed, used or intended to be used.

VEHICULAR WAY: A route intended for vehicular traffic, such as a street, driveway, or parking lot.

VESSEL LENGTH: *Vessel length* means the straight line horizontal measurement of the overall length from the foremost part of the boat to the aftermost part of the boat, measured from end to end over the deck, excluding sheer, and measured parallel to the centerline. Bow sprits, bumpkins, rudders, outboard motor brackets, handles, and other similar fittings, attachments, and extensions are not included in the measurement.

WALK (WALKWAY): An interior or exterior pathway with a prepared surface intended for pedestrian use, including but not limited to general pedestrian areas such as plazas, courts and crosswalks.

VARIANCE: Modification of or substitution for a Rule or Regulation.

ZONE OF REACH: An operable mechanism is within reach if it meets either criteria outlined in **521 CMR 6.5, Forward Reach** or **521 CMR 6.6, Side Reach**.

**ADDENDUM II
ASSESSORS RECORDS**

DRAFT

Unofficial Property Record Card - Montague, MA

General Property Data

Parcel ID **29-0-064**
 Prior Parcel ID **--**
 Property Owner **INHABITANTS OF MONTAGUE
 MILLERS FALLS LIBRARY**
 Mailing Address **1 AVENUE A**
 City **TURNERS FALLS**
 Mailing State **MA** Zip **01376**
 ParcelZoning **CB**

Account Number **X**
 Property Location **23 BRIDGE ST**
 Property Use **IMP_SEL-CC**
 Most Recent Sale Date **7/11/1977**
 Legal Reference **1523 32**
 Grantor
 Sale Price **0**
 Land Area **0.051 acres**

Current Property Assessment

Card 1 Value Building Value **268,000** Xtra Features Value **0** Land Value **34,900** Total Value **302,900**

Building Description

Building Style **LIBRARY**
 # of Living Units **1**
 Year Built **1900**
 Building Grade **AVG. (-)**
 Building Condition **Fair-Avg**
 Finished Area (SF) **1886**
 Number Rooms **0**
 # of 3/4 Baths **0**

Foundation Type **BRK/STN**
 Frame Type **CONCRETE**
 Roof Structure **SHED**
 Roof Cover **ASPHALT SH**
 Siding **BRICK**
 Interior Walls **PLYWD PANL**
 # of Bedrooms **0**
 # of 1/2 Baths **1**

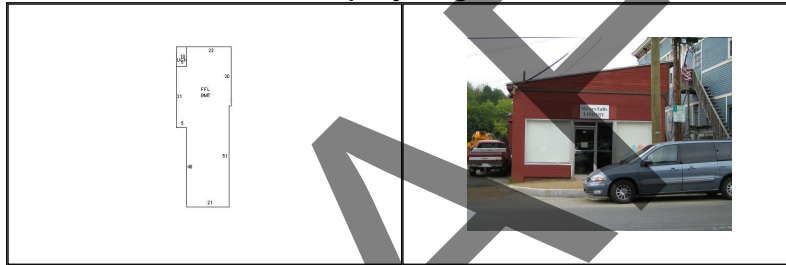
Flooring Type **ASPHL TILE**
 Basement Floor **N/A**
 Heating Type **FORCED H/W**
 Heating Fuel **OIL**
 Air Conditioning **0%**
 # of Bsmt Garages **0**
 # of Full Baths **0**
 # of Other Fixtures **0**

Legal Description

Narrative Description of Property

This property contains 0.051 acres of land mainly classified as IMP_SEL-CC with a(n) LIBRARY style building, built about 1900 , having BRICK exterior and ASPHALT SH roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 1 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

DRAFT