Feasibility Study

Conversion of the Wolfeboro Municipal Electric Department Former Power Plant to a Community Center

22 Lehner Street, Wolfeboro

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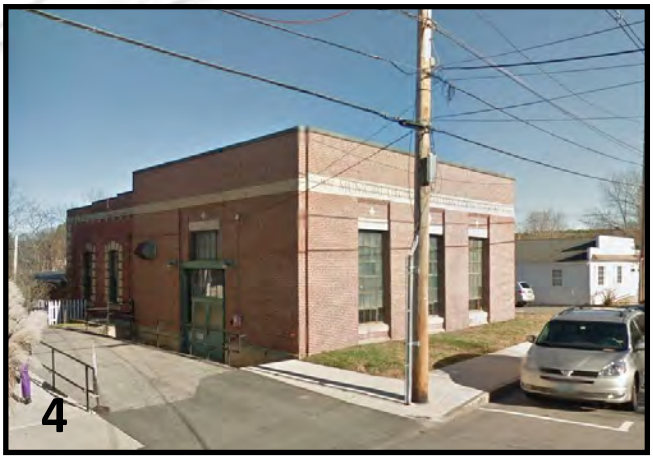
Community Center Renovation Feasibility Study

Wolfeboro Municipal Electric Department

Former Power Generation Plant Building

22 Lehner Street, Wolfeboro

Photos From Left: 1. “Municipal Power Plant on Factory Street (now Lehner St.), 1897.” - Wolfeboro Historical Society Website ; 2. “Viewed from Factory Street is the Electric Department building in spring, 1945 “ - Wolfeboro Historical Society Website; 3. “The interior of the Electric Power Plant on Factory St. (now Lehner St.), c. 1945, after the new diesel generator has been installed.” - Wolfeboro Historical Society Website; 4. View of the south and west side of the building as it exists today



Feasibility Study
Conversion of the Municipal Electrical Department former Power Plant to a Community Center
22 Lehner Street
Wolfeboro, New Hampshire

Building Existing Conditions

General Building Information

The former power generation plant of the Wolfeboro Municipal Electric Department located at 22 Lehner Street is currently used for storage of Town of Wolfeboro and Wolfeboro Electric Department items. The building was originally used for electric power generation and offices for the Municipal Electric Department. The generation equipment has been removed from the building, however some infrastructure remains, such as raised concrete platforms, sub-floor pits and trenches and the portable office located in the Lehner Street side area of the building. The building is a single-story, split-level structure, as the floor level of the southern section (Lehner Street Side) of the building is approximately 8'-6" higher than the floor level at the north section of the building (Municipal Parking side). The split-level configuration is likely due to the sloping nature of the site, allowing each section of the building to be accessed near grade level. The south section of the building is approximately two feet to two and one-half feet below grade at the on-site parking lot and Lehner Street sidewalk, with access into the building provided by a sunken sidewalk at the west side of the building. The north side of the building is accessed by a door at grade on the east side of the building, under the exterior shed roof.

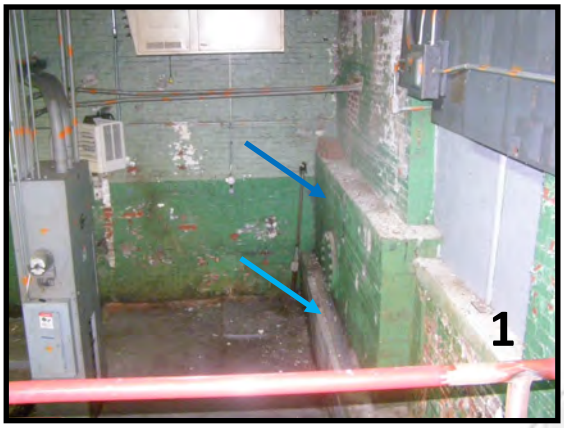
As presently configured, the building was constructed over several years and in three different sections. The original building was constructed circa 1897. This section of the building appears to be the northerly half of the south section of the building, as indicated by the construction of this section as well as historical photographs obtained from the Wolfeboro Historical Society. Later the northern (lower) section towards the rear was constructed, with the final section, the south end of the building, closest to Lehner Street, being added in 1937. In total the building is about 3,730 sq. ft. in area at the interior, with the north end being about 1,200 sq. ft and the south end totaling 2,470 sq. ft. The interior building configuration is generally open with few interior walls. The north section is divided from the south section by what had originally been the northerly exterior wall of the original building. The south wall of the original building was removed when the final addition was constructed creating a larger, open space at the south end of the building.

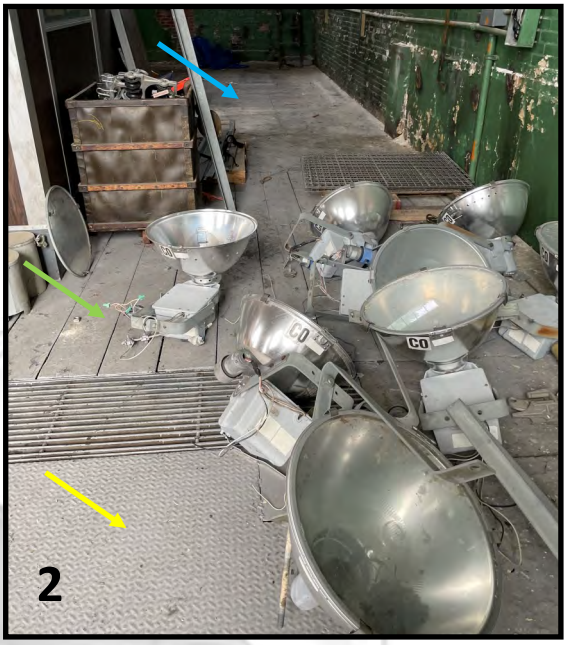
Foundation

The foundations of both the north and south sections of the building are constructed of cast-in place concrete. The footings of the southern section of the building can be viewed from the interior along the south wall of the northern section of the building. At the south foundation wall along Lehner street there is vertical cracking in the concrete.

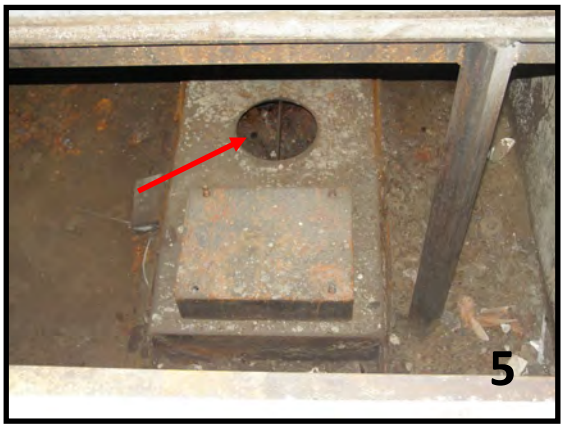
Floor

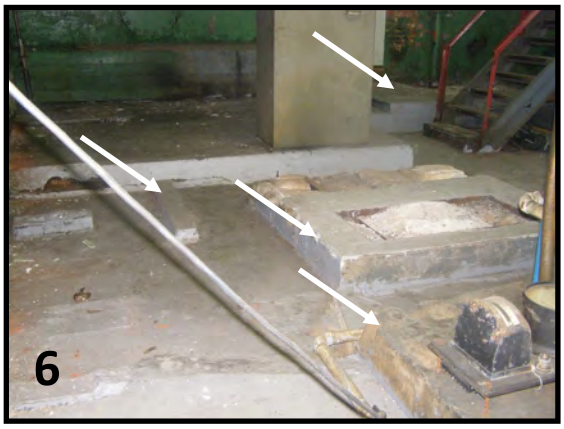
The floor materials vary throughout the building. Much of the floor is slab-on grade concrete, however in both north and south sections, large pits and under-floor trenches exist, previously used for mounting large equipment and systems, serving equipment, and accessing the equipment and systems.





1. Photo of the original building foundation wall and footing, from the north end; 2. Various floor materials in the south end; 3, 4 & 5. View inside various pits; 6. Raised sections of floor at north end of building.





The various pits and trenches are covered with metal access hatches in some locations and removable wood plank hatches in other locations. When opened, the pits covered with wood panels were found to have a midspan beam supported by wood posts. Many of pit floors appear to have oil present on the floor surface. Additionally, a floor drain was noted at the pit located at the southeastern most corner of the building. This drain needs to be further inspected and should be tested for contamination. The pits and trenches that were observed appear to be constructed of cast in place concrete floors and walls. Some have dirt floors. At the north section of the building, the subfloor pits and trenches have become flooded with water, apparently site groundwater has infiltrated these areas. During our visits to the building the observed water level in the pit (viewed from the hatch door at the northeast corner of the building), varied in depth at different times of the year, seemingly changing as the seasonal water table rises and falls.

The condition of the floors throughout the building are generally poor. The concrete sections of the floors are uneven and there are areas where there are small lips and cracks. Additionally there are indentations and raised areas that were necessary for mounting of electrical generation and supply equipment. Should the building be used for a public community center the floors would, at a minimum, need to be blasted clean, the pits and trenches be filled in and then the floor topped with new concrete to provide an even, level surface. Some areas may need to be removed previous to new concrete being placed.

Walls

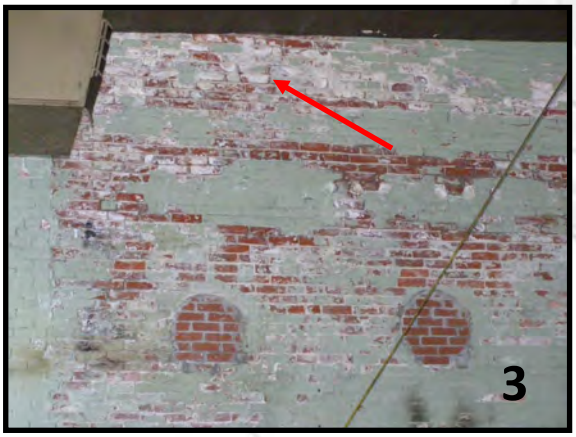
The exterior and interior walls of the building are constructed of brick masonry. The masonry walls throughout the building were found to be in moderate to advanced states of disrepair. As mentioned, the building was constructed in three separate sections, and therefore the masonry throughout the building varies in age, quality, and condition.

The most concerning area of wall deterioration that was noted is the wall that separates the interior areas of the building, which originally had been the north exterior wall of the earliest constructed section of the building. This wall is significantly deteriorated with signs of efflorescence, spalling, deteriorated and missing mortar at joints, and displacement. As mentioned in the Bergeron Technical Services report for the roof of this building prepared in 2014, this wall, from the interior and exterior has become moderately deteriorated and has or has had numerous openings which have allowed water infiltration. This condition was also identified as a possible water entry point contributing to roof leaks and deterioration of the north section's gable roof. This wall also has multiple areas of masonry that have been infilled, patched, and/or removed to various degrees in terms of scope and quality of workmanship.

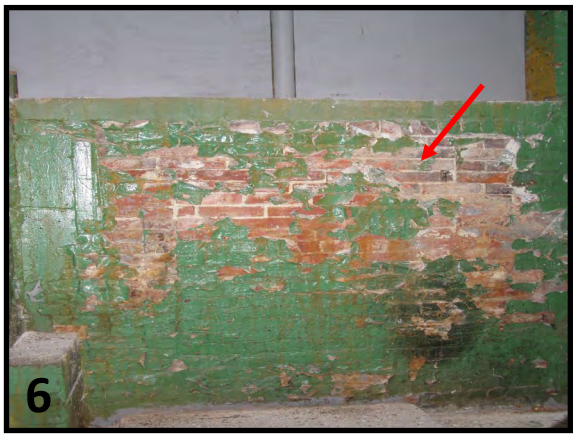
Signs of efflorescence were noted in the exterior walls throughout the building. Efflorescence is a condition where naturally occurring salts within the masonry become soluble, usually due to water infiltration, and then seep through the masonry, resulting in a visible crystalline buildup of the salt on the face of the masonry.

Windows and Doors

There are multiple vintages and materials used throughout the building for the doors and windows. The windows are true divided lite, single pane (uninsulated) glass. Some windows are of wood framing and others are of metal. Some of the windows have been altered to allow for the installation of exhaust fans. Many of the windows have interior storm panels installed, likely an attempt to mitigate the lack of insulation value of the windows.



1. Dividing wall between north and south ends (original exterior north-wall of 1897 building), viewed from the south; 2. Close up of same wall adjacent to window—shows displacement and deterioration.; 3. East wall of south end of the building; 4. East wall at the north end of the building; 5.Close up of east wall at south section (portion of 1897 structure), again there are signs of displacement and deterioration; 6. Close up of deterioration of the dividing wall viewed from the north end.



There are two exterior door assemblies, the first at the east side of the south end of the building, the street-side entry. The second door assembly is at the west wall of the north end of the building, which opens to the covered, fenced in area adjacent to the former oil containment area. Neither door assembly is in good condition, both being difficult to open, close, and latch. Inside the building there is one door, between the north and south ends of the building, this door opening to the raised landing at the north section. This door is newer fiberglass insulated door, certainly not original. This door appears to be in fair condition being functional, and lockable.

The condition of windows and doors is poor to fair. Given the age and condition of these items it makes little sense to keep any of the existing units.

Roof

As with the structure itself, there are three distinct roof areas. There are two flat roofs located over the south building section, with the southernmost section being the highest. Both sections pitch slightly to shed water towards the north end of the building. The flat roofs support structures consists of steel I-beams, oriented north-south, with the roof deck constructed using wood boards oriented east-west. The north section of the building has a shallow wood-framed gabled roof. The north roof is constructed of wood 2x10 or 2 x12 rafters with wood board decking applied perpendicular to the rafters. Additionally, there is a set of two tension rods run along the ceiling, under the ridge of the roof, oriented in the north-south direction. This roof is located approximately 10 feet below the lowermost of the two upper flat roofs. The northern roof pitches to the east and west with a minimal slope. All three roofs are finished with EDPM membrane roofing material. Additionally, there is a wood-framed shed roof attached to the east side of the north section of the building, protecting the building entrance and raised concrete platform. This roof is finished with composite shingles.

In 2014 Bergeron Technical Services performed an inspection and provided a report to the Wolfeboro Electric Department, specifically addressing the conditions of the roofs at the Lehner Street MED building. Several areas of concern were noted in this report, specifically regarding areas of deterioration and water infiltration. Areas of deterioration, not necessarily leading to water infiltration at the time, were identified along the lap seams of the EDPM roofing material and around the curb supporting the roof-mounted ventilation equipment located in the north half of the southerly flat roofs. Infiltration was identified as likely occurring at the common wall between the north and south building sections, as stated previously within this report. While performing the inspection for the feasibility study, multiple areas of water damaged ceiling finishes were noted throughout the building. Specifically, along the common wall at the north section of the building where water damaged gypsum was observed above the upper landing. Additionally, an area where the ceiling finish has been either damaged or purposely removed was observed at the southeast corner of the north section of the building. The damage in this area exposed the wood roof framing and wood roof deck above. In the southeast corner of the south section of the building, an area of the finished ceiling (believed to be cellulose fiber board, a.k.a. Homasote) has also been damaged or removed, again, exposing the underside of the roof deck.

It is likely that there is concealed damage and rot located within the encapsulated areas of the roofs due to the previous and on-going water infiltration issues of the roof and exterior walls. The extent of the damage to the roof decks throughout and roof framing of the northern most roof will be unknown until finishes can be removed, however it should be expected that there will be significant damage requiring repair.

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Wolfeboro Municipal Electric Department

Former Power Generation Plant Building

22 Lehner Street, Wolfeboro

1. Main entry door and surrounding windows; 2. Windows at the west side of the north end of the building; 3. Entry door and window at the east side of the north end; 4. window at the west side of the south section (original section of the building)

5. South section roofs, looking north, roof ventilator at the right; 6. South roof looking at the common wall above the roof. (Photos 5 & 6 taken during roof inspection in 2014)

Insulation

The roofs of the building appear to have above-deck insulation installed below the EDPM roofing membrane, the thickness, type of material and R-values being are unknown at this time. There was no insulation observed in or on the building walls or floors. Given the age, materials, and single-pane thickness of glazing in the windows and doors, the U-value (insulation value) of these elements is likely very minor. Rigid insulation has been installed on the interior side of the windows throughout the north section of the building, likely because this area of the building is heated in the winter months. Also, due to age and deterioration of the caulking around the fenestrations and operable sections of the windows, there are areas where air infiltration and exfiltration is unimpeded, in other words, there are openings directly to the outdoors. Should the building be repurposed, insulation will need to be installed throughout and fenestrations upgraded and intelligently installed to provide insulative value and airtightness.

Building Systems

The mechanical, electrical, and plumbing systems throughout the building are outdated, as well as specific to the use of power generation and a factory-like environment. These systems will need total replacement should the building be repurposed.

Miscellaneous

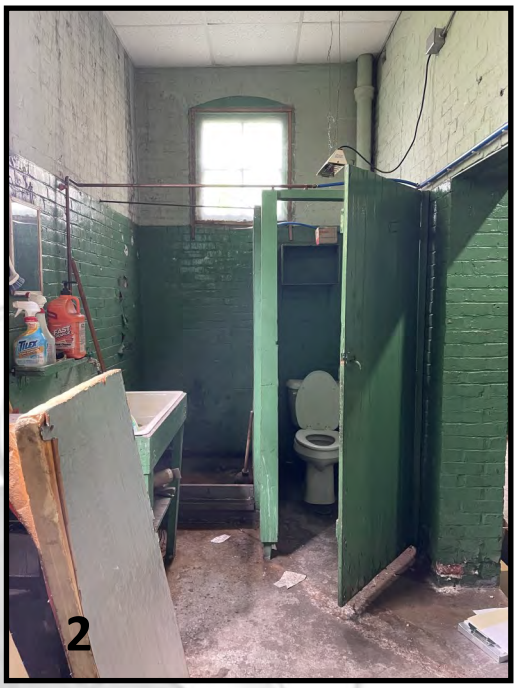
On the exterior of the east side of the north end of the building there is a raised concrete slab platform enclosed with wood slats and covered with the shed roof. The slats are significantly dilapidated in areas. The platform is about 3 feet above grade and accessed from the exterior, though there is significant vegetation grown up along the side of the platform.

A concrete containment structure is located on the east side of the north end of the building as well. This area had previously been used to store the fuel, likely used to power the electric generation equipment.

Throughout the north end of the building there are large pipes that have been disconnected and capped coming from either under the floor or through the wall from under the floor of the south section of the building, Piping, floor drains and other miscellaneous infrastructure was observed within the pits and trenches under the floors of the building.

Building Interior – General

Generally, the building interior is in poor to fair condition. There are few interior partition walls, only the dividing walls between the north section and south section of the building. There is one restroom area containing a lavatory, water closet and shower located off the west side of the north end of the building, this area being accessed by a set of three-riser concrete stairs. There is water damage to areas of the ceiling finishes in all areas of the building and as mentioned the brick and mortar of the walls are quite deteriorated in many areas. The paint finishes on the walls and floors are cracked, flaking, peeling and entirely gone in some areas. There are multiple areas of the walls where openings for windows, doors and equipment or machinery have been infilled with newer brick masonry, to varying degrees of quality and workmanship.



1. Southeast corner of the north section of the building showing old systems and infrastructure. 2. The existing restroom at the west side of the north section, the lavatory of partially shown in front of the shower stall, on the left with the water closet stall on the right. 3. Just outside the north section exterior door on the east, looking south at the enclosed platform under the she roof. 4. The interior of the enclosed platform at the east side of the north section.

Building Exterior – General

Like the interior the exterior finishes of the building are showing sign of age, deterioration and inattention. There are many areas of the brick masonry where deterioration is becoming an issue and patching and infilling work that is visible from the inside is also visible from the outside, again noted as having been done to varying levels of quality and appropriateness of materials used. The two older sections of the building in particular are the most deteriorated. The shed roof and concrete platform enclosure at the east side of the north end of the building are in moderate to advanced stages of deterioration, particularly the wood slat enclosure.

Existing Site

The parcel of land on which the M.E.D. building is located is identified by the Town of Wolfeboro as Parcel ID 217-71. The lot is approximately 0.37 acres, approximately 150 feet wide (along Lehner Street) and about 115 feet deep. In addition to the subject building the current Wolfeboro Community Center Building is located on this parcel to the east of the M.E.D. building. There is a small parking lot to the east of the M.E.D building, located between the two buildings and accessed from Lehner Street. The parking lot has two accessible parking spaces and an accessible aisle. There is an additional driveway located on the west side of the building, accessed from Lehner Street, a portion of which may be on the abutting property at 16 Lehner Street (PID 217-70). The rear of the lot can be accessed by a driveway coming from the municipal parking lot to the north. The topography of the property is such that the elevation is higher at the front of the property (south/Lehner Street) sloping gently downward towards the rear of the property (northward) to about the north edge of the parking area and driveway, before taking a steep drop to the floor level of the north building section and then continuing somewhat level towards the north property line.

Hazardous Materials Survey and Analysis

A hazardous materials survey has been performed by Desmarais Environmental of Barrington, NH. The study focused on three hazardous materials, asbestos, lead, and polychlorinated biphenyls (PCBs). Testing is done for these materials as they are harmful to human health and during renovation, repairs or reconstruction, must be disposed of in a specialized manner to ensure they do not further contaminate the environment.

Four samples taken from the site came back as containing asbestos fibers. The materials identified are the caulking in the windowsills at the exterior of the building, the window glazing of the building's metal windows, and the black and silver wall coatings on the exterior wall of the building, directly above the north section roof.

The light green and dark green paints on the interior walls throughout the building have been identified as containing high concentrations of lead and lead was identified in the window glaze of the wood windows.

The PCB samples came back as positive for the presence of PCB's, however all samples tested well below 50 PPM, which is the threshold for "regulated" PCBs per EPA regulations. These materials should be removed from the building but will not need to be disposed of as hazardous materials due to the low concentrations.

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1. West side of the building, showing the grade sloping down from the road side to the rear. 2. East side of the building, showing topography and the concrete containment. 3. Photo of the materials on the exterior, above the north roof, containing asbestos. 4. Photo of one of the windows that tested positive for asbestos. 5. Both the light green and dark green paints on the interior walls of the south section of the building tested positive for lead with the dark green containing 19.42%. 6. Similarly the paint in the north section tested positive for lead with the light green containing 11.8%.

Should the building be repurposed these materials will need to be abated by trained, properly equipped professionals using all required protection methods. The lead paint waste and asbestos waste will need to be disposed of as hazardous materials. The most appropriate method for paint removal from the masonry will be media blasting, however this process will need to be done in a lead safe manner and the media used will need to be chosen carefully so that the paint is removed, but the masonry is not further damaged.

Specific results of the testing can be found on pages 9 through 12 of the Desmarais Environmental Survey Report, included as part of this report, which also outlines estimated costs for remediation and abatement of the materials found.

In addition to the hazardous materials noted above there is currently an on-going ground water contamination monitoring program at this site reportedly due to fuel (petroleum products) leeching into the ground during the operational period of the power plant. Reports on the monitoring estimate approximately 5,600 gallons of product were released into the ground during the time the MED building was used to produce power. There have been multiple remediation efforts to remove product from the site. As a note, in the groundwater-filled pit and trenches of the north section of the building, an oil sheen was observed on the surface of the water. This monitoring program is being overseen by Terracon Consultants on behalf of the Town of Wolfeboro and reports are submitted to the NH Department of Environmental Services Waste Management Division. This monitoring program is combined with the former CTP Petroleum Site (now the public parking lot to the north of the MED building site), which is monitored to assess any petroleum contaminations that might have occurred from aboveground or underground storage tanks that had been on the site into the 1990's.

Feasibility – Conversion to Community Center

Town of Wolfeboro Zoning and Regulations

The property at 22 Lehner Street is identified as Parcel ID 217-71 by the Town of Wolfeboro. This property is within the Town of Wolfeboro's C-1 Central Business Zoning District. The most recent use of the building has been offices for the Municipal Electric Department and storage. Changing the use of the building may require approval from the Town of Wolfeboro Planning Board.

There are no minimum parking requirements under the Town of Wolfeboro Zoning Ordinance Chapter 175 Article XIV. In addition to the parking spaces in the east parking lot on the property, there is parking along Lehner Street, and ample parking in the municipal parking lot on the property to the north.

NH State Building Code Requirements

The NH State Building Code is a suite of codes adopted as New Hampshire RSA 155-A. The State Building Code applies to buildings that are being newly constructed or existing buildings that are being altered, expanded and/or undergoing a change of use/change of occupancy. The currently adopted code suite includes the 2015 editions of the International Building Code, International Existing Building Code, International Energy Conservation Code, International Mechanical Code, International Plumbing Code, and ICC A117.1 Standard for Accessible and Usable Buildings and Facilities. Each of these codes address certain features and aspects of buildings and construction. Although the International Building Code (IBC) is the lead document within the suite, existing buildings that are undergoing changes and alterations are first subject to the International Existing Building Code which will likely lead only to specific sections within

the IBC, not the entire document. The Existing Building Code and IBC will also reference the other adopted codes and standards within the NH State Building Code, as necessary.

Proposed Change of Occupancy

In accordance with the NH State Building Code existing buildings or structures undergoing repairs, alterations or change of occupancy are subject to the requirements of the 2015 edition of the International Existing Building Code (IEBC). The IEBC allows for three options, or methods, in determining code requirements and compliance with existing buildings undergoing repairs, alterations, or change of occupancy; the first option is the Prescriptive Compliance Method, this method is usually less detailed and relies heavily on improvements being made to bring the building into compliance with the International Building Code, the code which generally applies to new construction; The second option is the Work Area Compliance method, which provides requirements for code compliance based on the type of work to be done and the amount of work to be done. This option usually requires more intense code work but allows for more flexibility in improvements; lastly there is the Performance Compliance Method which is applied based on an evaluation being done of the existing structure with the proposed changes meeting the minimum safety requirements for Fire Safety, Means of Egress, and General Safety by applying scores to various features to the design and requiring a minimum score to conclude compliance with the Performance Method. For this study and report the Work Area Compliance Method has been applied to the Lehner Street MED building and the proposed change of use to an Assembly (A-3) occupancy. In accordance with IEBC Chapter 5 Classification of Work Method, specifically Section 506, when a structure is subject to a Change of Occupancy (a change for one use classification group to another), Chapter 10 of the IEBC shall apply.

Occupancy Classifications

In accordance with Chapter 3 of the 2015 edition International Building Code (IBC) the proposed use of the former Wolfeboro Power Plant building to a community center would change the occupancy classification of the building to an Assembly Occupancy, specifically an A-3 Assembly Occupancy. The current or most recent use of the building would likely be classified as Storage, specifically S-1, Moderate Hazard Storage and Business occupancies. Historically, as a power generation plant, the building would have been classified as a F-1, Moderate Hazard Factory Occupancy, as Electric Generation Plants are specified under such use.

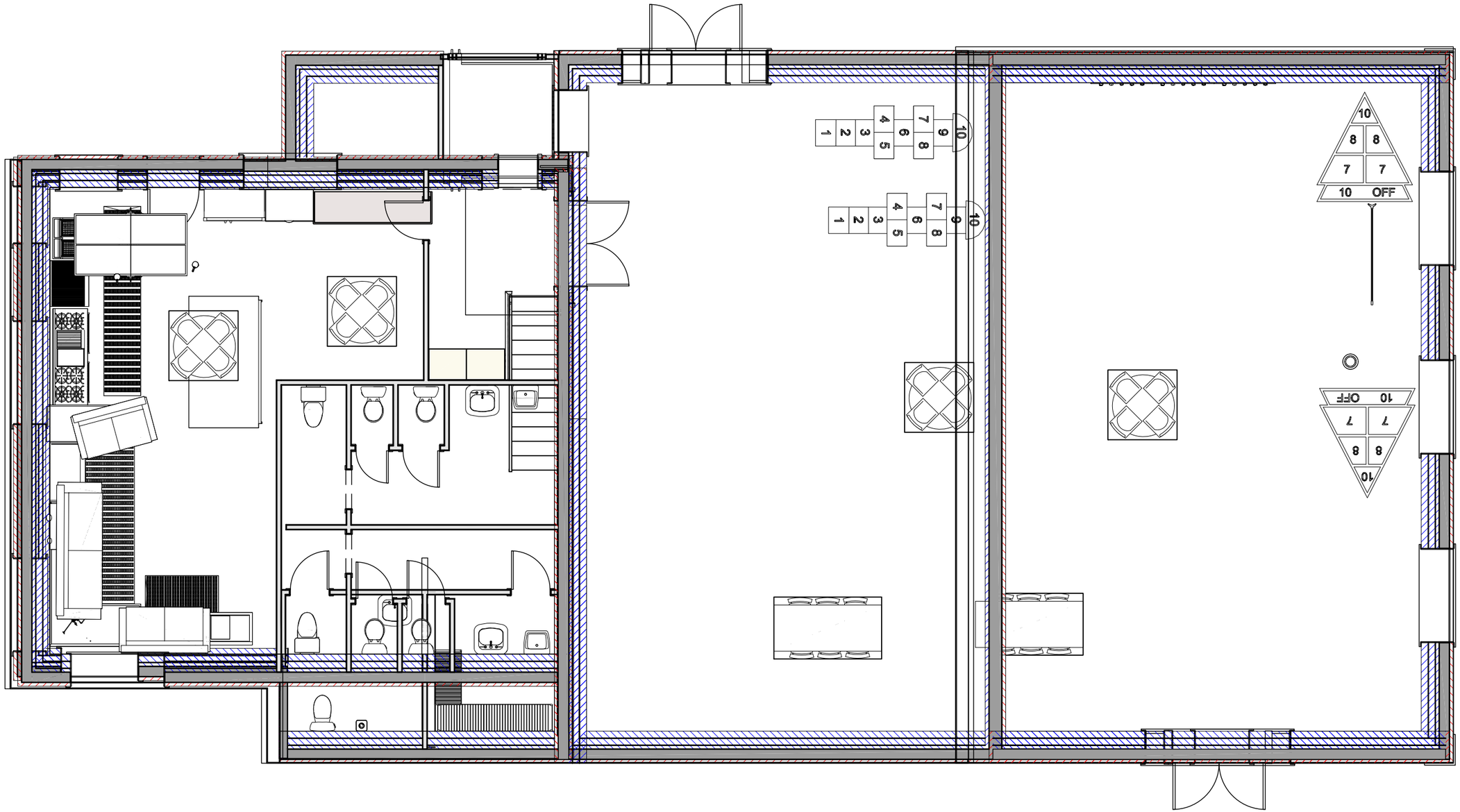
Building Construction Type

The building construction type determines the fire and structural safety of a building and affects how certain code requirements are applied to each structure. Based on the building being constructed of brick masonry at the exterior walls and the roofs being framed with wood, the code-identified construction type for the MED building is type III(B). The “B” is indicative of elements of the building, such as floors, roofs, and interior partitions not being fire-resistance rated, or protected with non-combustible construction.

Structural

When or if the change of occupancy to the building causes any structural element within the building to have increased gravity loads in excess of 5%, those elements would then be required to comply with the current gravity load provisions within the IBC. An increase in gravity loading could result from various

Conceptual Floor Plan for 22 Lehner Street Community Center



changes to the building, such as an increase in loading to the floor to support additional structure or an increase of calculated occupant load, additional or heavier materials added to the roof structure, installation of heavy equipment, or other load increases. The conceptual plans provided to Bergeron Technical Services for this project indicate a possible second story being added to the north section of the building. Any additional stories would require that all elements affected by the addition of this second floor to comply with the (new construction) structural requirements of the IBC.

Compliance with other structural requirements of the IBC, such as wind, snow and seismic loading is required when the new occupancy is assigned a higher risk category than the exiting or previous occupancy, per Table 1604.5 of the IBC. In accordance with the IBC, the proposed use as a community center or A-3 assembly use would not put the subject building into a higher risk category.

Systems (Mechanical, Electrical, Plumbing)

Per section 1008.1 of the IEBC, where an existing building is changed to a place of assembly the electrical wiring and equipment of the building shall comply with the applicable requirements of NFPA 70, National Electric Code. As mentioned previously, the existing electrical system at the Lehner Street MED building has limited value in its current condition and would need to be fully replaced and upgraded, regardless of how the building were to be reoccupied.

Section 1009 of the IEMC requires that where the occupancy of an existing building is changed such that the new occupancy is subject to different kitchen exhaust requirements or to increased mechanical ventilation requirements in accordance with the International Mechanical Code (IMC), the new occupancy shall comply with the respective IMC provisions. There is no kitchen presently in the subject building, however, the conceptual plans provided to Bergeron Technical Services for conversion of the subject building to a community center indicate a kitchen may be included in the proposed project. Per the IEBC such a kitchen would be required to be provided with exhaust according to the requirements of the IMC. Additionally, any kitchen equipment that has the potential to produce grease laden vapors would be required to be provided with a commercial kitchen hood, integrated fire suppression and exhaust system in accordance with NFPA 96, *Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations* along with in-hood fire suppression.

In accordance with the 2015 IMC requirements, occupancies of multi-use assembly are required to be provided with ventilation at a rate of 0.06 cubic feet per minute per square foot. The required rate for offices and storage warehouses is also 0.6 CFM/sq. ft., however, at this time, there is currently no ventilation provided to the building and the building's HVAC system needs updating and replacement. Should a kitchen be added to the building as part of the community center, then proper exhaust of the kitchen area will be required to be installed in accordance with the 2015 IMC, in addition to the aforementioned NFPA 96 requirements, or the edition in effect at the time of construction.

Regarding plumbing requirements, section 1010.1 of the IEBC requires that where the occupancy of an existing building is changed such that the new occupancy is subject to increase of different plumbing fixture requirements or increased water supply requirements (per the International Plumbing Code) the new occupancy shall comply with the intent of the respective IPC provisions.

In accordance with Table 403.1 of the 2015 edition of the IPC, A-3 occupancies such as gymnasiums, lecture halls, and auditoriums without fixed seating are required to provide water closets (toilets) at a rate

of 1 per 125 male occupants and 1 per 65 female occupants, lavatories (restroom sinks) at a rate of 1 per 200 male/female occupants, one drinking fountain per 1,000 occupants and a service sink. New restrooms with the appropriate number of fixtures will need to be provided as there is currently only the one restroom with one water closet and lavatory, none of which being accessible. Separate sex facilities will be required where restrooms are required.

Occupant Load

A final interior building design would need to be configured to determine an accurate occupant load for the building as assembly occupancies are calculated by net floor area (only the floor area that is occupiable). A conservative estimate for a calculated occupant load based on the IBC Table 1004.1.2 for maximum floor area allowances per occupant and using the occupant load factor of 15 sq. ft./occupant for unconcentrated assembly occupancies, the calculated occupant load for the north section of the building is approximately 72 occupants. At the south section, the calculated occupant load is approximately 164 occupants. Combining the two, as required, the approximate total calculated occupant load for the updated occupancy would be approximately 236 occupants. If the occupant load were to be calculated using the occupant load factor for concentrated assembly occupancies (7 sq. ft. per occupant) the north section's occupant load would be approximately 154, while the south section would be approximately 352, for a total occupancy load of 506. This calculation does not account for any unoccupiable space, additional floor areas (such as added stories, mezzanines, or balconies) that may be added, or areas with concentrated occupant load factors, such standing/waiting spaces, or areas of less concentrated occupant loads such as storage or offices.

Protection

Section 1012.2 of the IEBC requires existing buildings undergoing a change of occupancy to provide protection in accordance with the requirements of Chapter 9 of the IBC as required for the new occupancy.

Under Section 903.2.1.3 of the IBC, Group A-3 Assembly occupancies are required to be provided a fire suppression sprinkler system where the fire area exceeds 12,000 sq. ft or, the fire area has an occupant load of 300 or more, or if the fire area is location on a floor other than a level of exit discharge.

A fire alarm system is required in assembly occupancies by the IBC when the occupant load of the assembly occupancy is 300 or more.

Means of Egress

In accordance with Section 1012.4.1 of the IEBC, when a change of occupancy is made, and that occupancy is categorized as a higher hazard classification by IEBC Table 1012.4 then the new occupancy shall comply with the requirements of Chapter 10 of the IBC. Within Table 1012.4 the higher hazards are the lower numbers, in accordance with the table assembly occupancies are classified as group 3 hazard while group S-1 Storage and Business occupancies are group 4 hazard, making assembly occupancies a higher hazard and a change of occupancy of this type subject to Chapter 10 of the IBC, meaning the means of egress would be required to comply with the requirements for new construction.

Accessibility

Section 1012.8.2 of the IEBC requires buildings undergoing a complete change of occupancy to have the following accessible features:

1. At least one accessible entrance
2. At least one accessible route from the building entrance to the primary function area
3. Signage in compliance with Section 1111 of the IBC
4. Accessible parking
5. At least one accessible route connecting accessible parking to the accessible entrance

The M.E.D. building is currently not accessible. The entrance to the south section of the building is by a shallow set of stairs. The entrance at the north end of the building is not connected to parking by an accessible route, is locked behind a gated fence, does not have a smooth, solid walking surface at the exterior and has a threshold exceeding ½" in height. Additionally, the south section of the building has an existing finished floor height significantly below grade, up to a difference of 2'-6". In accordance with the requirements of ICC A117.1 (Standard for accessibility features) ramps that are part of an accessible route must provide a slope no steeper than 1 in 12 (or one inch riser per foot of run). A 2'-6" rise would require 30 feet of ramp run. Lastly, the floor throughout the building would need to be repaired to provide a smooth surface and consideration may be given to raising the floor height of the south section to reduce the difference in height between exterior grade and the floor to better accommodate an accessible entrance.

In addition to the requirements of Chapter 10 of the IEBC, per Section 1012.1 the requirements of Chapter 9 of the IEBC shall also apply to buildings undergoing a change of occupancy. Chapter 9 requires further considerations for accessibility in existing buildings, including providing accessible restrooms and accessible restroom fixtures and dispensers.

Energy Conservation

As previously stated, IEBC Section 1012.1.1 requires compliance with Chapter 9 of the IEBC throughout the building undergoing a change of occupancy. Section 908 of the IEBC requires any alterations to the existing building to conform to the energy requirements of the International Energy Conservation Code as they relate to new construction. The International Energy Conservation Code provides requirements for building insulation, airtightness, electrical conservation including lighting fixtures and controls, as well as mechanical system energy efficiency.

Additions

In accordance with the definitions of the IEBC an addition includes any extension or increase in floor area, number of stories, or height of a building or structure. The conceptual plans provided to Bergeron Technical Services for conversion of the subject building to a community center depict the northern section of the building as having two stories. This proposed second story would meet the definition of an addition to the building, and in accordance with IEBC Section 1101.1, additions shall comply with the International Codes as adopted for new construction. The addition shall not be permitted to create or extend any non-conformity in the existing building.

The existing ceiling height of the main room in north section of the building is between 14 feet and 14'-4". Per Section 1208.2 of the IBC the minimum ceiling height in occupiable and habitable spaces shall not be less than 7'-6", and restrooms, kitchens and storage rooms shall have ceilings not less than 7 feet in height. With an existing ceiling height of approximately 14 feet, the addition of a second story to this portion of the building would likely require further alterations to provide the required headroom for both floors. The possibility of lowering the existing north section floor is unlikely due to the groundwater infiltration issue and therefore, the roof would likely need to be removed, and rebuilt at a higher elevation with the new second story being raised above the existing floor level of the southern section of the building. The southern section of the building, having ceiling heights of 19'-6" (at the north wall) to 23'-6" (at the south exterior wall) would be a more practical location for adding another story or mezzanine level to increase the floor area of the building.

Any addition, including new stories or mezzanines are required to comply with the requirements for new construction, including accessibility requirements of Chapter 11 and the structural requirements of Chapter 16 of the IBC. New stories are required to comply building height and area requirements of Chapter 5 of the IBC.

NH State Fire Code Requirements

In addition to the NH State Building Code there is also the NH State Fire Code adopted under NH Rules Saf-C 6000. The NH Fire Code adopts Codes and Standards as published by the National Fire Protection Association (NFPA), beginning with NFPA 1, Fire Code and NFPA 101 Life Safety Code, both of which are currently adopted by the State of NH under the 2015 editions. Within these Codes additional codes and standards are adopted by reference. There are multiple overlaps in the requirements of codes adopted by the NH State Building Code and NH State Fire Code, such as means of egress requirements, fire suppression and systems requirements and building construction requirements, however NH law (RSA 155-A:2) states that the code creating the greater degree of life safety shall take precedence. A review of NFPA 101, the Life Safety Code was performed for this feasibility study. In accordance with Chapter 6 of the Life Safety Code the existing occupancy of the building is a Storage Occupancy, with past historical occupancy classifications including Business Occupancy and Industrial Occupancy. The proposed new use as a Community Center would change the occupancy classification to an Assembly Occupancy.

Proposed Change of Occupancy

In accordance with Section 4.6.7.1 and 4.6.7.2 of the Life Safety Code (LSC) existing buildings undergoing a change in occupancy shall comply with Chapter 43. Section 43.7.2.2 requires that when a change of occupancy classification creates an assembly occupancy and the change occurs within the same or lesser hazard category, that the building shall comply with the requirements of Chapter 13, Existing Assembly Occupancies. However, the requirements for the installation of automatic sprinkler and detection alarm and communications systems (fire alarms), requirements for hazardous areas, and requirements for main entrance/exit shall comply with the relevant sections of Chapter 12, New Assembly Occupancies for requirements.

Table 43.7.3 places both assembly and ordinary hazard storage occupancies in Hazard Category 3, complying with Section 43.7.2.2.

General

Like the IBC, the Life Safety Code applies certain code requirements on buildings and structures based on the construction type of the building. The NFPA designation of buildings which have exterior walls built of noncombustible materials but other structural elements are of any other materials without a fire-resistance rating, such as roofs, floors and load-bearing walls is Type III(200). Table 13.1.6 provides construction type limitations for assembly occupancies. Specifically, assembly occupancies are limited to which stories of a building the assembly occupancy may occupy and the number of occupants permitted per story based on the construction type of the building and whether the assembly occupancy is sprinkler protected. Assembly occupancies in buildings of Type III(200) construction are permitted on the first and second stories, but are not permitted on the third story or above. Additionally, assembly occupancies in these buildings must be sprinkler protected if the occupant load is to be more than 300 on the first story and must be protected sprinkler protected and limited to an occupant load of no more than 300 if located on a second story.

Means of Egress

In accordance with Section 43.7.2.2 a building undergoing a change of use to an assembly occupancy shall comply with Section 12.2.3.6 regarding main entrances/exits. Each assembly occupancy is required to be provided a main entrance/exit and the width of the main entrance/exit shall accommodate a minimum of one-half of the total occupant load and be at the level of exit discharge. Each level of the assembly occupancy shall have access to the main entrance/exit.

The occupant load factors for assembly occupancies in the Life Safety Code are the same as those found in Table 1004.1.2 of the International Building Code, and so a conservative estimate for the MED building as a proposed assembly occupancy is 236 when considering the State Fire Code requirements as well. Again, the final design of the building and the character of the spaces in terms of use would determine the actual calculated occupant load of the building.

As noted earlier, the existing building currently has two existing exits. The current main entrance/exit is the door at the west side of the south section of the building which is accessed from the Lehner Street. In the future, this door may no longer be the ideal main entrance/exit, depending on the calculated occupant load, and due to it being non-accessible. It's likely a new entrance would need to be created to provide accessibility and the required width to accommodate one half of the occupants of the building. A minimum of two separate means of egress are required in assembly occupancies having 600 or fewer occupants per Section 13.2.4.2. In assembly occupancies without automatic sprinkler systems the maximum travel distance to an exit shall not exceed 200 feet, or 250 feet in buildings protected throughout with an automatic sprinkler system. As the building currently exists, the longest travel distance to an exit is approximately 83 feet.

Protection

In accordance with Section 43.7.2.2 a building undergoing a change of use to an assembly occupancy shall comply with Sections 12.3.4 for detection, alarm and communications systems and Section 12.3.5 for automatic sprinkler systems. Section 12.3.4.1.1 requires assembly occupancies with occupant loads of more than 300 to be provided with an automatic fire alarm system. Section 12.3.5.2 requires automatic sprinkler systems in buildings where the aggregate occupant load of the assembly occupancies exceeds

300. Automatic sprinkler systems shall be installed throughout the story containing the assembly occupancies.

Additions

In accordance with Section 43.8.1 the LSC addresses additions in the same manner the IEBC does, requiring any expansion of floor space or additional stories to an existing building to comply with the requirements of new construction, without creating or extending any non-conformity. Should a second story be added to any portion of the existing Lehner Street MED building an automatic sprinkler system would become required as per Table 12.1.6 (Construction Type Limitations), and any second story would be limited to no more than 300 occupants. Mezzanines are permitted without automatically requiring sprinkler systems, as in accordance with Section 8.6.10 mezzanines shall not be considered a separate story. Mezzanines are considered part of the story of the room in which they are located provided the mezzanine are does not exceed one third of the open area of the room in which it is located, and all portions of the mezzanine are open to the room in which it is located.

Conclusion:

Bergeron Technical has been involved with different aspects of this building for several years and we have learned to know this building well. Generally, we like the building but, having stated that, there are some realities that need to be faced. As we have learned, the building as it stands today is two different building areas constructed at three different times. When first constructed, each area was well built, and care was taken to make sure the building maintained an interesting and aesthetically unique architectural appeal. The building is, we think, an excellent example of how we used to take great pride in how our buildings looked, regardless of what was taking place within. If constructed today, a power generation plant would never be as attractive as this building. Now, three questions:

- What to do?
- How to do it?
- Is it worth it?

1. The project intent was to determine if this building can be converted to a community center and our quick response is “yes, it can”. The building consists of two major and one smaller interior spaces. The two major areas could intelligently be divided up into usable spaces and the southernmost area, the larger of the three, could have a wonderful mezzanine or mezzanines constructed within to increase usable space.
2. Professional space planning is an important, but not necessarily the immediate next step. Bergeron Technicals’ lengthy effort with the MED Building leaves one concern that we are not fully comfortable in speaking to, that concern being the magnitude of masonry deterioration due to water infiltration induced efflorescence. It appears the roof has been leaking for years, perhaps too many years. We know the roof was leaking eight years ago as we inspected the roof in 2014 and observed leaks at that time. In addition to roof leaking, water has been weeping into the masonry in many areas, perhaps from the roof but also perhaps from the capillary action that can occur with unsealed masonry. Additionally, the masonry has been patched “here and there” when equipment was removed or installed. We would like to bring an experienced, large-scale masonry restoration contractor to the building to obtain their opinion about restoring the masonry. The brick masonry, both at the interior and at the exterior “is” this building. If the masonry is deteriorated beyond the point of intelligent restoration, then collectively we will all have to take a step back. As inspectors Bergeron Technical

cannot make this determination but we do have a Carroll County based masonry contractor that can. We would like to bring them to the building and provide their thoughts. If the masonry restoration contractor gives the building their blessing the, we must address our remaining concern, that being hazardous materials.

The presence of lead paint, asbestos and PCBs are known within the occupiable building spaces, and we know how to properly (safely) abate those hazards. That information is included within this report. What is not known is what's taking place, from the perspective of hazardous materials, beneath the building. During our inspection we observed an oil slick sheen on the surface of the water beneath the north end of the building and we observed at least one drain within one of the mechanical trenches at the south end. As long as environmental specialists can assure everyone that any hazards beneath the building, if hazards are present, can be properly encapsulated or removed, then we want to move onto the final steps.

3. Professional design. A skilled designer that has a proven history of repurposing historically interesting buildings should be brought on board. They can work with the community to develop the Community Center that Wolfeboro wants in a manner that uses this visually interesting building effectively without damaging the aesthetics. As far as being financially worthwhile, as construction costs have flown through the roof over the past few years, we have been recommending that our clients repurpose buildings whenever possible.

In wrapping this up, Bergeron Technical wishes to thank Wolfeboro for letting us help with so many of your buildings over the past decade. It has been a pleasure working with a community that cherishes its past as compared to others that have prefer to throw out history and replace it with something of much less value.

Sincerely,
Bergeron Technical Services, LLC

Shawn G. Bergeron, Sr.
Manager – Owner

Kate Richardson
Project Manager - Owner

ASBESTOS PB & PCB
SURVEY REPORT

22 LEHNER STREET
WOLFEBORO, NH

October 2021

320 Hemlock Lane, Barrington, NH 03825 ph 603-664-5500 www.denvironmental.com

February 2nd, 2021

On August 19 and October 6, 2021, Desmarais Environmental, Inc. conducted a non-destructive asbestos, lead and PCB survey and testing of 22 Lehner Street in Wolfeboro, New Hampshire.

The scope of work covered the entirety of interior and exterior building materials. The purpose of this survey was to determine the presence of asbestos-containing, lead-containing, and PCB-containing materials in order to ensure compliance with the regulatory requirements to renovate the building.

Reasonable efforts have been made by Desmarais Environmental, Inc personnel to locate and sample suspect asbestos-containing and lead-containing materials (ACM & LCM). However, for any facility, the existence of unique or concealed ACMs and debris is a possibility. In addition, sampling and laboratory analysis constraints typically hinder the investigation. Desmarais Environmental, Inc. does not warrant, guarantee or profess to have the ability to located or identify all asbestos containing materials within the area surveyed.

ASBESTOS BACKGROUND INFORMATION

Asbestos is a term to describe six naturally occurring mineral fibers that are commonly found in a wide array of building construction materials due to the fiber strength and heat resistant properties. When asbestos containing materials become damaged or are disturbed during repair, remodeling or demolition activities; microscopic fibers become airborne. Asbestos fibers are so tiny and light that they can remain airborne for many hours. When inhaled, they can cause health problems. The three (3) most common types of asbestos are chrysotile, amosite and crocidolite. The lesser common types are tremolite, anthophyllite, and actinolite. Nearly 95% of all asbestos in the United States is chrysotile.

The Environmental Protection Agency classifies asbestos-containing building materials (ACBM) into three (3) general categories.

1. Surfacing Materials
    a. Any material that has been sprayed-on or troweled-on, or otherwise applied to surfaces. Textured ceilings, joint compound, and fireproofing are some examples of surfacing materials.
2. Thermal System Insulation (TSI)
    a. Any material applied to pipes, fittings, boilers, breeching, tanks, ducts, or other interior mechanical components designed to prevent heat loss or water condensation.
3. Miscellaneous Materials
    a. Any material that is not surfacing or thermal system insulation. Floor tiles, ceiling tiles, and transite board are some examples of miscellaneous materials.

The condition of asbestos containing materials is classified according to its friability, the current state of condition and its potential for disturbance. Friability is determined by the ability, when dry, to be crumbled, pulverized, or reduced to powder by hand pressure. The current state of condition is broken up into three categories

1. Significantly Damaged
    a. Over 10% evenly distributed damage or over 25% of the localized damage.

2. Damaged
    a. Less than 10% evenly distributed damage or less than 25% of the localized damage.
3. Good
    a. No visible damage or very little damage.

The potential for disturbance is categorized by answering three (3) questions with high, moderate or low. The three questions are as follows,

1. The potential for contact with the material?
2. The influence of vibration on the material?
3. The potential for air erosion on the material?

Any question with a high answer shows potential for significant damage, any question answered with moderate shows potential for damage and all questions answered with low shows low potential.

The Environmental Protection Agency established the National Emission Standards for Hazardous Air Pollutants, 40 CFR 61, regulation to require the owner of a demolition or renovation activity and prior to commencement of the demolition or renovation, to thoroughly inspect the affected facility or part of the facility where the demolition or renovation operation will occur for the presence of asbestos. EPA defines a facility as any institutional, commercial, public, industrial, or residential structure, installation or building. It includes any structure, installation, or building containing condominiums or individual dwelling units operated as a residential cooperative, but excludes residential buildings having four or fewer dwelling units.

The State of New Hampshire established Env-A 1800 (Asbestos Management and Control) to better deal with asbestos within residential buildings. Under Env-A 1804.01, the State of New Hampshire requires that the owner/operator of a facility has an asbestos survey completed on the affected portion(s) prior to undertaking any demolition or renovation activity. According to Env-A 1802.31, the State of New Hampshire defines a facility as any institutional, commercial, public, or private building or structure, work place, ship, installation, active waste disposal site, inactive waste disposal site operated after July 9, 1981, or rental dwelling.

Asbestos samples of suspect materials were collected as described below according to type and quantity of material per homogeneous area. A homogeneous area is defined as a suspect material of similar age, appearance, function and texture.

Material	Samples
Miscellaneous materials	One sample per homogeneous area
Surfacing materials	Three samples per homogeneous area
Thermal system insulation	Three samples per homogeneous area

LEAD BACKGROUND INFORMATION

Lead is a naturally occurring element found in small amounts in the earth's crust. While it has some beneficial uses, it can be toxic to humans and animals, causing health effects.

EPA's Lead Renovation, Repair and Painting Rule (RRP) Rule requires that firms performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities and pre-schools built before 1978 be certified by EPA (or an EPA-authorized state), use certified renovators who are trained by EPA-approved training providers and follow lead-safe work practices.

There are currently two methods recognized by the EPA for testing paint, which are X-Ray Fluorescence (XRF) analyzation and pain chip sampling followed by analysis by an accredited laboratory. In this case, paint chip sampling was conducted following analysis by Optimum Analytical & Consulting, LLC. Located in Salem, New Hampshire.

The laboratory report is expressed as weight of lead per weight of paint chip. The federal definition of lead-based paint is 0.5% lead or 5,000 milligram of lead per kilogram of paint chips.

POLYCHLORINATED BIPHENYLS (PCBs) BACKGROUND INFORMATION

Polychlorinated Biphenyls (PCBs) were used in the construction, renovation and repair of many buildings, including schools, from the 1950's through the late 1970's. PCBs may be present in products and materials produced before the 1979 PCB ban. PCB's were used in industrial and commercial applications including electrical, heat transfer, and hydraulic equipment. They were also used as plasticizers in paints, plastics and rubber compounds; and in pigments in dyes and some papers. PCBs commonly found in building construction include exterior window and door caulking and expansion joints. Most commercial PCB mixtures are known in the United States by their industrial trade names; the most common name is Aroclor. The primary focus in identifying polychlorinated biphenyls (PCBs) for this survey was in caulk within the buildings in preparation for its renovation or demolition.

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LABORATORY ANALYTICAL METHODS

Asbestos

All bulk samples collected were forwarded to Optimum Analytical & Consulting, LLC. located in Salem, New Hampshire. Optimum is a NIST/NVLAP and AIHA-accredited laboratory.

Analyses were performed using standard optical microscopy and petrographic techniques. A representative portion of the bulk sample was placed on a glass slide, immersed and macerated in the appropriate index oils. This was then examined under plane and fully polarized light on the petrographic microscope. The following features were used to identify unknown particles and fibers: Morphology, index of refraction, birefringence, size, color, etc.

Analytical results (compositions and percentages) are listed on the bulk report form attached. For the purpose of these analyses, asbestos determination and identification is based on definitions as set forth in the US. EPA Environmental Monitoring Systems Laboratory TEST METHOD "Interim Method for the Determination of Asbestos in Bulk Insulation Samples," EPA-600/M4-82-020.

Polarized-light microscopy is not consistently reliable in detecting asbestos in floor tiles. Confirmation by Transmission Electron Microscopy is recommended for negative floor tile samples.

Pb

All lead chip samples collected were forwarded to Optimum Analytical & Consulting, LLC. located in Salem, New Hampshire. Optimum forwarded samples to ProScience Analytical Services, Inc. in Woburn MA

Paint chips were analyzed using Atomic Absorption method SW846-7000B/3051. Results are reported in percent weight of the sample.

PCB

All bulk samples collected were forwarded Phoenix Environmental Laboratories located in Manchester, Connecticut.

Analyses were performed using EPA Method 8082 PCBs by gas chromatography. This method is used to determine the concentrations of PCBs as Aroclors or as individual PCB congeners in extracts from solids. A measured weight of the sample is extracted and analyzed using electron capture detectors (ECD) or electrolytic conductivity detectors (ELCD).

PHOTOS

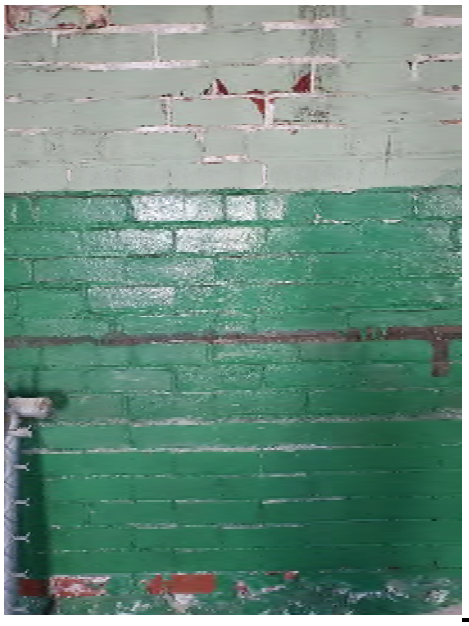


TABLE OF ASBESTOS BULK SAMPLING RESULTS

Sample #	Location	Item	Result
1	Sill caulk	exterior	3% Chrysotile
2	window glaze metal	exterior	2% Chrysotile
3	window glaze wood	exterior	None
4	main door Caulk	exterior	None
5	floor tile office	office	None
6	floor tile mastic	office	None
7	2 by 4 ceiling tile	office	None
8	two by two ceiling tile back building	back building	None
9	stair tread	back building	None
10	adhesive	back building	None
11	dark green wall paint	front building	None
12	light green wall paint	front building	None
13	Gray floor	front building	None
14	dark green wall paint	back building	None
15	light green wall paint	back building	None
16	Gray floor	back building	None

17	Roof Deck paper	Underside Roof	None
18	Roof deck	Underside Roof	None
19	Roof Core	Roof	None
20	Wall Coating Silver	Roof	8% Chrysotile
21	Wall Coating Black	Roof	10% Chrysotile

None = No Asbestos Structures Detected

TABLE OF LEAD PAINT CHIP SAMPLING RESULTS

Sample #	Item / Location	Result (%)
1	green window paint	2.77
2	window glaze metal	0.020
3	window glaze wood	6.76
4	main door green	2.66
5	window caulk wood	0.040
6	caulk main door	<RL
7	dark green wall	19.42
8	light green wall	2.41
9	Gray floor	0.13
10	dark green wall back building	9.16
11	light green wall back building	11.8
12	great floor back building	0.086

<RL = Less Than Reporting Limit (NONE)

POLYCHLORINATED BIPHENYLS (PCBs) RESULTS

Sample #	Description	Location	Results PPM
PCB 1	Sill Caulk	Exterior	ND
PCB 2	Door Caulk	Exterior	ND
PCB 3	Dk Green Wall Paint	Front Building	3.8
PCB 4	Lt. Green Wall Paint	Front Building	3.1
PCB 5	Grey Floor Paint	Front Building South	6.5
PCB 6	Grey Floor Paint	Front Building North	9.4
PCB 7	Grey Floor Paint	Front Building Center	1.3
PCB 8	Dk Green Wall Paint	Back Building	1.1
PCB 9	Lt. Green Wall Paint	Back Building	1.6
PCB 10	Grey Floor Paint	Back Building	29

ND = None Detected

Laboratory Data sheets report on 1,000 µg/Kg = 1 PPM

Results & Discussion

Asbestos was identified in window/door caulk, window glazing and both black and silver exterior wall patchs.

Lead was identified in the window glaze, both light and dark green wall paints and exterior components. The condition of the wall paints is poor, and the entire building should be considered lead paint contaminated. The legal threshold to consider lead paint leaded is 5%. The materials are completely intermingled and levels at 3% should also be treated as leaded.

PCB materials above 50 PPM fall under EPA regulations requiring removal or encapsulation. Levels below 50 PPM in bulk products is not regulated there fore no regulated PCB's were found.

COST ESTIMATE

Item / Location	
Asbestos window/door abatement and exterior wall water proofing	$5,000
Wet media blast entire interior and remediate PB dust	$60,000
Total Asbestos and Lead remediation	$65,000

The laboratory reports are presented in Appendix 1.

If you have any questions regarding this report or require additional services, please do not hesitate to contact our office at (603) 664-5500.

Respectively submitted,
Desmarais Environmental, Inc.

Raymond G. Desmarais, CIH, CSP
New Hampshire Licensed Inspector, Management Planner & Designer
New Hampshire License #024-IMD

MED BUILDING

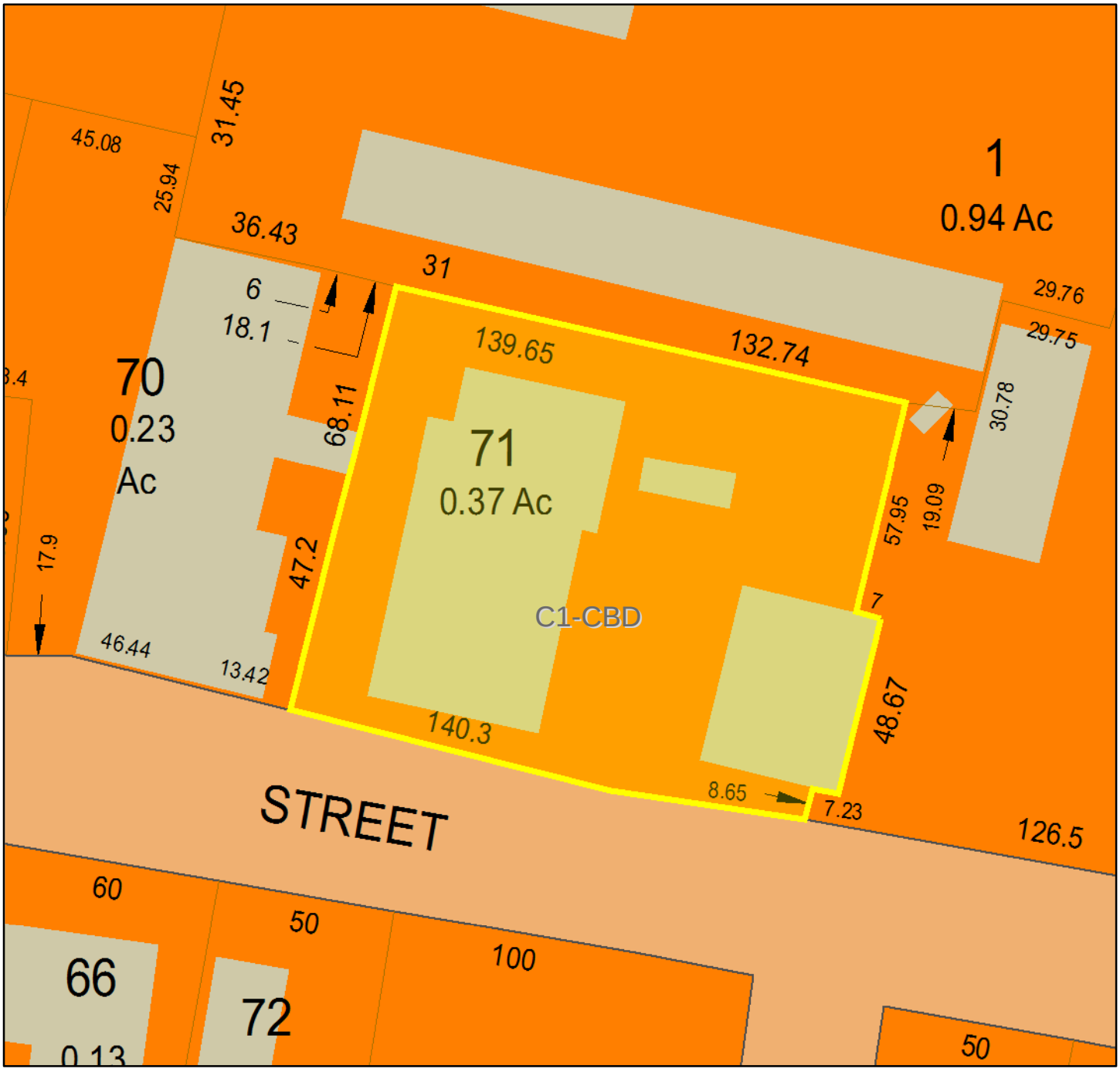
Wolfeboro, NH

December 2, 2021

1 inch = 40 Feet

0 40 80 120

www.cai-tech.com



- tanno_poly
- Buildings
- Right of Ways
- COMMERCIAL DISTRICT C1 - ZONE A - CENTRAL BUSINESS DISTRICT

OWNER INFORMATION

TOWN OF WOLFEBORO

PO BOX 629

WOLFEBORO, NH 03894-0629

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/01/1800	135	053	U I XX		TOWN OF WOLFEBORO

PICTURE

LISTING HISTORY

08/06/15	THUR
02/11/15	CALC
06/17/13	CARM
01/11/10	DJRL
10/02/09	SMRM
03/19/09	KSPU
01/07/03	PMRL

NOTES

OLD POWER PLANT - 2013 CYCLICAL CHGS 2015-LOT LINE ADJ PER PLAN
WAS .4 TO .37 DEED 3186/881 2/13/14;2018 CYCLICAL CHGS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
3000-10000 GAL	5,000		100	3.00	50	7,500	
FENCE-10 CHAIN LINK	192		143	22.00	50	3,020	24X10
FENCE-8 CHAIN LINK	140		174	17.00	50	2,071	4X8
COMPAIRTNK	1		100	300.00	100	300	
PAVING- ASPHALT	1,200	30 x 40	73	1.50	100	1,314	
						14,200	

MUNICIPAL SOFTWARE BY AVITAR

WOLFEBORO ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2016	$ 326,200	$ 950,400	$ 99,800
		Parcel Total: $ 1,376,400	
2017	$ 326,200	$ 950,400	$ 99,800
		Parcel Total: $ 1,376,400	
2018	**$ 206,400**	**$ 14,200**	**$ 99,800** (c)
		Parcel Total: $ 1,377,700	

(Card Total: $ 320,400)

LAND VALUATION

Zone: COMMERCIAL - C1 & C2 **Minimum Acreage:** 2.00 **Minimum Frontage:** 50 **Site:** **Driveway:** **Road:**

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	0.370 ac	79,800	E	100	100	100	100		125	99,800	0	N	99,800	
	0.370 ac									99,800			**99,800**	

Map: 000217 Lot: 000071 Sub: 000000 Card: 1 of 2 22 LEHNER STREET WOLFEBORO Printed: 06/18/2018

PICTURE

OWNER

TOWN OF WOLFEBORO

PO BOX 629

WOLFEBORO, NH 03894-0629

TAXABLE DISTRICTS

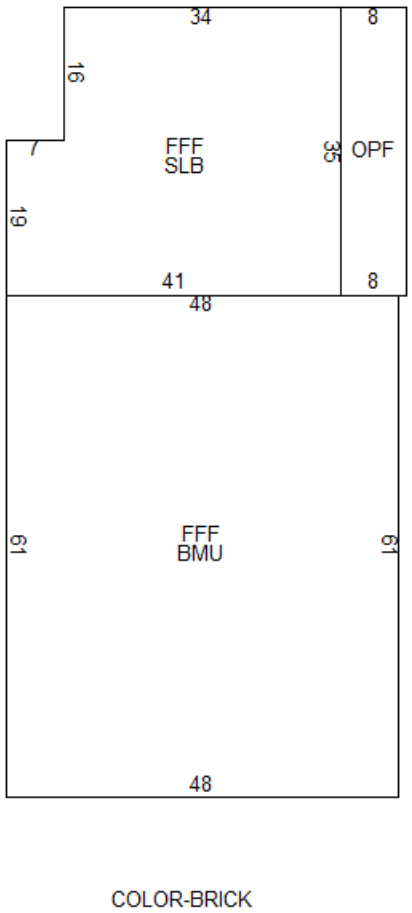
District	Percentage

PERMITS

Date	Project Type	Notes
01/06/14	ELECTRIC SERVICE	UPGRADE ELECTRIC SUB-PANEL BOX & ADI
03/27/09	COMMERCIAL RERO	REROOF

BUILDING DETAILS

Model: **1 STORY COMM**
Roof: **FLAT/TAR/GRAVEL**
Ext: **BR ON MASONRY**
Int: **MINIMUM**
Floor: **CONCRETE**
Heat: **ELECTRIC/FA DUCTED**
Bedrooms: Baths: **2.0** Fixtures: **4**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9202** Base Rate: **ECC 89.00**
Bldg. Rate: **0.8282**
Sq. Foot Cost: **$ 73.71**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH FIN	280	0.35	98
FFF	FST FLR FIN	4251	1.00	4251
BMU	BSMNT	2928	0.20	586
SLB	SLAB	1323	0.05	66
GLA:	**4,251**	**8,782**		**5,001**

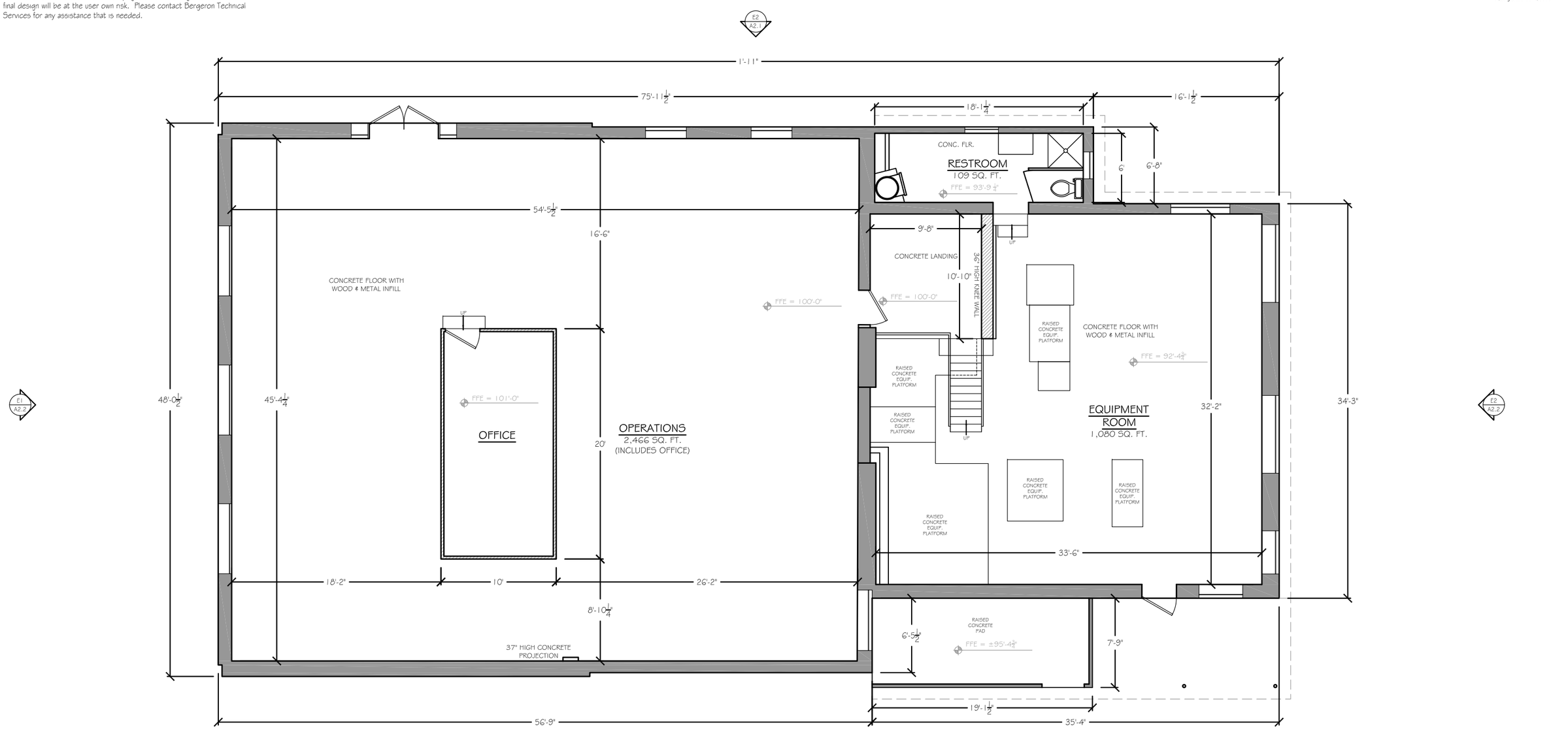
2015 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 368,624**
Year Built: **1897**
Condition For Age: GOOD **44 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **44 %**

Building Value: **$ 206,400**

GENERAL NOTES

1. The information presented in these drawings was developed from photographic and dimensional information collected on site. All information can be considered to be of reasonably tight tolerances and can be readily used for planning and conceptual design purposes. For detail work or construction drawings however, additional on-site dimensional information will likely be needed and therefore should be collected. Failure to verify existing conditions to what's shown on these pages before moving into detailed or final design will be at the user own risk. Please contact Bergeron Technical Services for any assistance that is needed.



PROJECT NORTH

P1 / A1.1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTATION LEGEND

- X — DENOTES WINDOW TYPE
- XXXA — DENOTES DOOR TYPE
- XX / XXX — DENOTES BUILDING SECTIONS, SEE SHEETS A3.1 - A3.3
- V — DENOTES WALL TYPES
- XX / XXX — DENOTES EXTERIOR BUILDING ELEVATIONS, SEE SHEET A2.1

BERGERON TECHNICAL SERVICES LLC

P.O. Box 241 North Conway, NH 03860
290 East Side Road Conway, New Hampshire
603.356.0022
www.BergeronTechnical.com

EXISTING CONDITIONS FLOOR PLAN

MUNICIPAL ELECTRIC DEPARTMENT
OF WOLFEBORO
22 Lehner Street, Wolfeboro, NH

PROJECT NUMBER	2021-13
SCALE	As Noted
DATE	10-12-2021
DRAWN BY	KR
DRAWN BY	SB

A1.1

GENERAL NOTES

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NOTATION LEGEND

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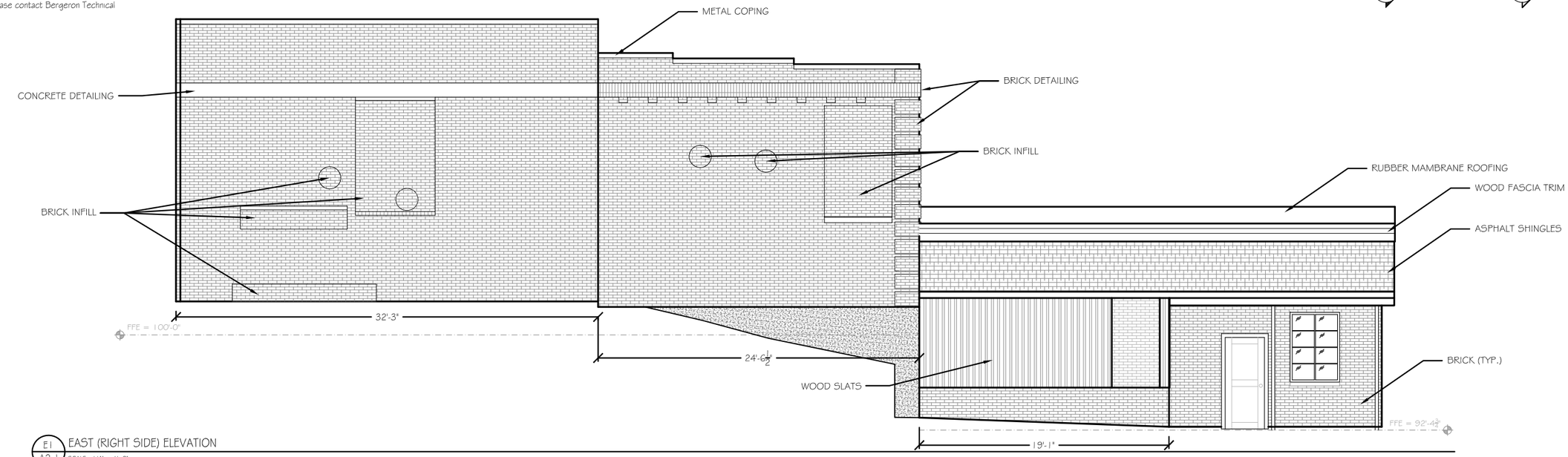
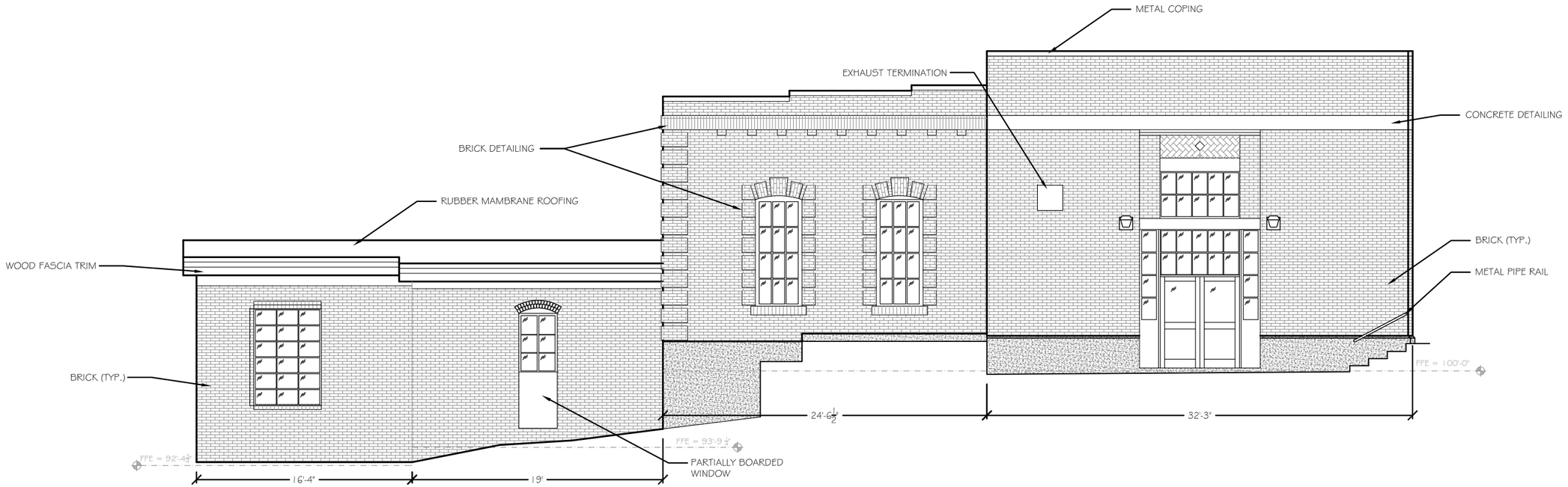
- XXXA — DENOTES DOOR TYPE
- XX / XXX — DENOTES BUILDING SECTIONS, SEE SHEETS A3.1 - A3.3
- Y — DENOTES WALL TYPES
- XX / XXX — DENOTES EXTERIOR BUILDING ELEVATIONS, SEE SHEET A2.1



E1 / A2.1 EAST (RIGHT SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



E2 / A2.1 WEST (LEFT SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

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EXISTING CONDITIONS ELEVATIONS

MUNICIPAL ELECTRIC DEPARTMENT
OF WOLFEBORO
22 Lehner Street, Wolfeboro, NH

PROJECT NUMBER	2021-13
SCALE	As Noted
DATE	10-12-2021
DRAWN BY	KR
DRAWN BY	SB

A2.1

GENERAL NOTES

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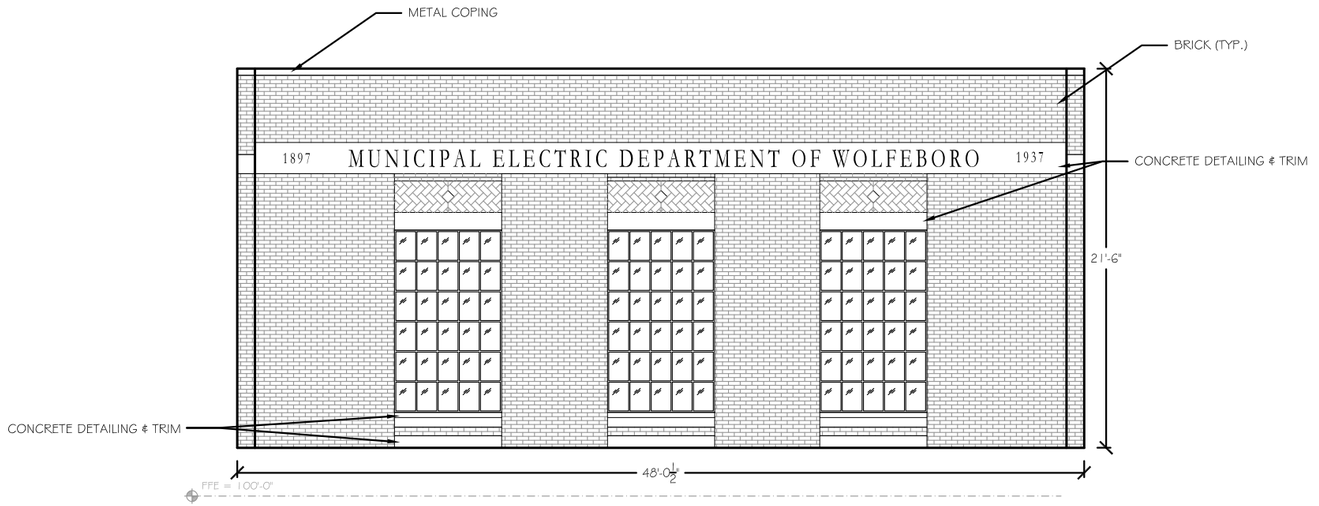
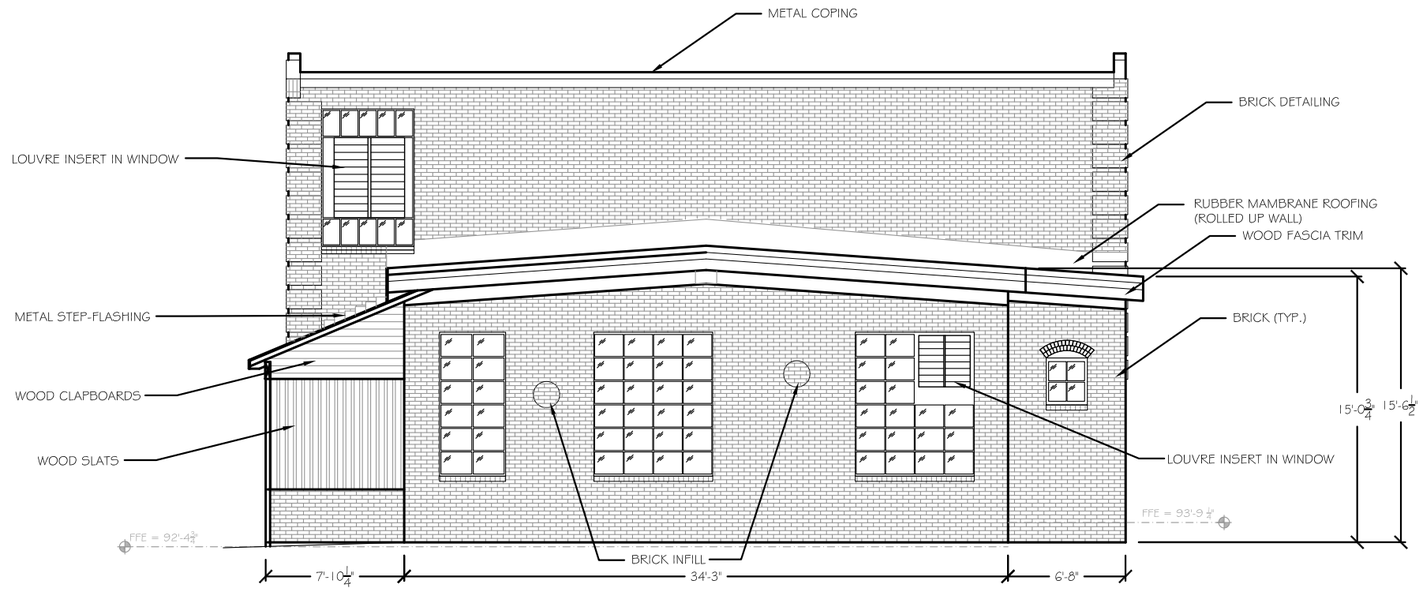


E1 / A2.2 SOUTH (LEHNER STREET) ELEVATION
SCALE: 1/4" = 1'-0"



E2 / A2.2 NORTH (REAR) ELEVATION
SCALE: 1/4" = 1'-0"

NOTATION LEGEND

- X — DENOTES WINDOW TYPE
- XXXA — DENOTES DOOR TYPE
- Y — DENOTES WALL TYPES
- XX / XXX — DENOTES BUILDING SECTIONS, SEE SHEETS A3.1 - A3.3
- XX / XXX — DENOTES EXTERIOR BUILDING ELEVATIONS, SEE SHEET A2.1

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EXISTING CONDITIONS ELEVATIONS

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22 Lehner Street, Wolfeboro, NH

PROJECT NUMBER	2021-13
SCALE	As Noted
DATE	10-12-2021
DRAWN BY	KR
DRAWN BY	SB

A2.2