

Town of Newport, New Hampshire
Building Assessment | July 31, 2017



Building: Museum
30 Main Street
Newport, New Hampshire

Condition	
1	Fully operational, new, recently replaced
2	Fully operational, 0-25% of life expectancy used, no issues, no concerns,
3	Fully operational, 25-50% life expectancy used, periodic problems
4	Operational, 50-75% life expectancy used, occasional problems, frequent repairs needed
5	Operational only with constant attention, 100% life expectancy used, failure imminent

Priority is scaled 1-10 with 1 being urgent

Architectural

Brick building, originally the courthouse, is being used as a museum and restaurant on the first floor. Building is in good condition with foundation work completed in the 1970's and recent re-pointing. Second floor museum utilizes a former courtroom with a vaulted plaster ceiling original to the building and a unique chimney flue that splits around a window. You can see the outline of the flue split by the darkened brick either leaking carbon thru or attracting dirt. Some attention to the tower exposed floor should be a priority.

Equipment

Condition

Est. Remaining
Service Life

Priority

Cost Estimate

Remarks & Recommendations

Photos

Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks & recommendations		
	820,Exterior Brick	2	15-50y	10	\$5.00 sq.ft.	Potential re-pointing cost		
	819, General Comment:	4	10+	10		Museum finishes date some time back but in keeping with the historical nature of the space should be maintained not replaced.		
	818General Comment:			10		First floor finishes are in overall good condition and the responsibility of the tenant.		
	137,Window Single	4	5	6	\$1200 per window	Single pane windows painted 5 years ago, painted shut, no storms.		

Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	136,General Comment:	1	20+	10		Re-pointed last year, on historic register, no basement, but foundation work also done, first floor extensively renovated, second floor original bead board, unheated.		
	134,Asphalt Shingle	3	7	7	\$7.00 sq./ft. 3,500 sq.ft. \$24,500			
	821-CH Wood trim & tower	2	8	8		Ongoing maintenance of painted wood surfaces		
	See outline of flue either attracting dirt or carbon migration							

Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks & recommendations		
--	-----------	-----------	-------------------------------	----------	------	---------------------------	--	--

Structural

This is a two and one-half story, 5800 square foot wood frame building, originally constructed circa 1826 as a courthouse. The building has a gable roof with asphalt shingle roofing. The main entry on the Main Street side of the building features a bell tower. This building is on the National Register of Historic Places. The building is of wood frame construction. The load-bearing exterior walls are primarily brick masonry. There is no basement. The main gable roof is comprised of heavy timber Kingpost configuration wood trusses, spaced typically at 3'-0" on centers. The lower floor of the building has been extensively renovated and presently houses a restaurant. The upper floor and partial third floor "loft" are used as a museum by the Historical Society for display and storage of various historical artifacts. The majority of the framed floor construction is concealed by finished wall and ceiling surfaces. The roof framing is exposed to view in the attic and (to a lesser degree) in the third floor mezzanine.

Structural concerns include:

Roof trusses: Mortise and tennon roof truss connections – particularly the truss bottom chords – are secured with oak pegs. The pegs are frequently located too close to the member edges to be effective as tension connections (i.e., no wood cover over oak pegs). Some of these connections have been previously reinforced by the addition of iron bar side rods. Further review and analysis of the roof truss connections is warranted. Additional augmentation of these connections is recommended.

Bell tower: The second floor ceiling above the original main entry vestibule was added in a previous renovation of the building. The tower framing above that ceiling can be viewed from a small access hatch in the ceiling. Access to the interior of the tower via this hatch is difficult and unsafe. The ceiling framing is too light to support inspection personnel and the other walkways and ladders within the tower have unsecured or contaminated surfaces (pigeon dung). As a result, the tower framing could be only be inspected from the vantage point of the access hatch. Generally, the tower framing appears sound, but access to the tower should be improved, unsanitary conditions should be abated, and thereafter a more extensive review of the tower framing is warranted.

Second floor and loft floor loads: Racked and boxed file storage of museum records and documents are imposing heavy concentrated loads that likely exceed the ratable capacity of the floor framing. This condition should be further reviewed. Removal of ceiling finishes will be required to determine floor joist sizes and spacings in order to further analyze this condition. Consideration should be given to moving heavier loads to a more suitable storage location (i.e., off this floor).

Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate		
Tower					Tower framing is visible from ceiling hatch, but cannot be safely accessed due to absence of ladders and walkways and loose, unsecured boards. Recommend installation of secure, safe access ladders and walkways to permit access, inspection and maintenance.	

Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	201, Roof					Roof Framing: Kingpost roof trusses@ 3’ on center: Truss connections are oak pegs, pegs are too close to surface of connected members and accordingly connections have little or no tensile capacity. Some iron ties have been added where horizontal bottom chord meets top chord/rafter. Typical throughout entire roof.		
	200,Floor Framing					Second and third floor framing is overloaded by file storage.		

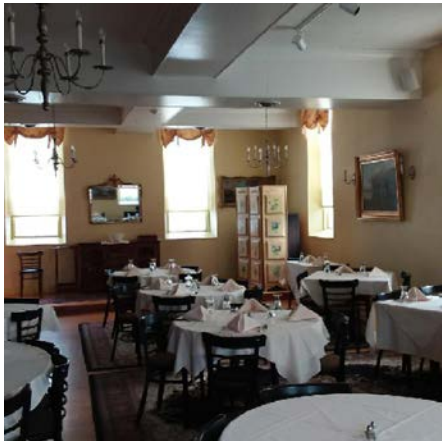
Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
--	-----------	-----------	-------------------------------	----------	------	--------------------------	--	--

Mechanical

	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate			
	Code, Ceiling mounted exhaust fans vent into ceiling cavity typical for bathrooms	Code				This should be corrected		
	482,500 Gallon underground LP tank	Unknown date of installation				Serves the kitchen equipment.		
	479,One 5 - ton and one 2 - ton Bryant condensers for duct mounted DX coils	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	10	5 – Ton \$3,500 2 – Ton \$2,500	Condensers provide air conditioning to the restaurant portion of the building. Recommend annual service.		

Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
								
	478,General Comment:					Building is currently used as a restaurant bar with an open concept. This section of the building was renovated in 2004.		
	476,Bryant 120,000 BTU high efficiency L.P gas-fired furnace with a DX coil Installed in 2004	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	10	\$2,500	Vented through side wall.		

Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	475,Bryant 40,000 BTU high efficiency L.P. gas-fired furnace with a DX coil Installed in 2004	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	10	\$2,000	Vented through side wall.		
	474,Two Rinnai wall mounted on demand direct vent L.P. gas fired water heaters	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$3,500 each	Provide domestic hot water to a storage tank for kitchen needs. Each on-demand water heater is rated for 180,000 BTUs.		
	473,Floor mounted tank type toilets, wall mounted lavatories dual handle faucets typical for bathroom	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	10	\$1,000 per fixture			

Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	470,80 Gallon capacity Bradford White electric water heater	3 Fully functional, 25-50% life expectancy used, periodic problems	10 Years	10	\$2,000	Receives heated water from on-demand water heaters. Water heater acts as a storage tank for kitchen demand. Domestic hot water is circulated through two inline recirculating pumps.		
	469,1 inch copper water entrance w/Meter					Meter is maintained by Water Dept.		

Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
--	-----------	-----------	-------------------------------	----------	------	--------------------------	--	--

Electrical

	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations		
	483,150 Watt sodium exterior lighting typical	4 Fully operational, 50-75% life expectancy used, occasional problems, frequent repairs needed	5 Years	5	\$1,000 per fixture	Some lighting is not operation.		
	231,Electrical Fintube Radiation	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	10	\$600 per strip	Fintube is thermostatically controlled individually. This is in the upper level, which is used as storage museum.		

Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	226,220 Volt sub-panel	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	10	\$1,000	Panel board is not labeled with a nameplate for identification. This panel serves the upper level.		
	472,Fire Alarm Annuciator Panel Installed 2013	1 Fully operational, new, recently replaced	25 Years	10	\$1,000			
	471,FACP Installed in 2013	1 Fully operational, new, recently replaced	25 Years	10	\$3,000	Control panel is dispatched to the police station which is the Central Dispatch.		

Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks & recommendations		
	468,Electrical Panelboard	2 Fully operational, 0-25% life expectancy used, no issues, no conerns	15 Years	10	\$5,000	Electrical service underground from town offices. Meter is in town office building.		
								

Site

	Parking area is shared by current Town Hall, Opera House and Museum/Restaurant.							
	Asphalt pavements show typical alligator cracking, settlement and potholing in several areas. It appears that some areas may have had two or more lifts of asphalt applied to correct settlement/drainage issues as well as cracking/wear in the interior parking area behind the Town Hall,							
	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations	Photos	
	880,Pavement					See notes for opera house, town hall for shared pavement.		