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FIELD REPORT

DATE:

July 28, 2011

RE:

7-9 Edgewood, 69-71 Edgewood, 73-75 Edgewood, 78-80 Edgewood and 26-28 Edgewood
MDC Edgewood Street Separation Project
MDC Construction Contract No. 2003-45A
WMA Project #56122

PRESENT:

David Ormsby	MDC Outreach
Bill O'Brien	Associated Plumbing & Heating, LLC
Assistant	Associated Plumbing & Heating, LLC
Adrian McIlveen	Walter McIlveen Associates, Inc.

9/6/11 DRAFT

Following a meeting with MDC, site reviews were held on 7/28/11 of the following properties that Mr. Ormsby had scheduled pre-arranged access to the basements to mitigate prior MDC citations of the 2003 International Plumbing Code (IPC) outlined in a matrix for the Project. Specific basements scheduled to review this day are: 7-9 Edgewood, 69-71 Edgewood, 73-75 Edgewood, 78-80 Edgewood and 26-28 Edgewood. The following is a brief cursory summary of items observed and/or discussed in the presence of the writer:

1. From Tuesday, July 26, 2011, 70-72 Edgewood had not waterproofed the openings (Code Key 6, IPC 305.7) which the Plumbing Contractor completed today and is conforming.
2. At 78-80 Edgewood St., Citation Code Key 13 (IPC 308.9), Code Key 14 (IPC 704.1), Code Key 20 (IPC 708.3.4) have been completed by the Plumbing Contractor. Supports have been moved, piping repitched, cleanouts are at the base of the stacks as agreed and the Matrix has been reviewed as conforming. Regarding the citation on the *Edgewood Street Outstanding Separation Items* list, the upper floor stack is a vent stack and the small sink in the basement is no longer connected to the storm and therefore conforming .
3. At 69-71 Edgewood St., Citation Code Key 10 (IPC 308.6), Code Key 11 (IPC 308.7), Code Key 13 (IPC 308.9), Code Key 14 (IPC 704.1), Code Key 15 (IPC 704.3), Code Key 19 (IPC 708.2 / 702.4), Code Key 20 (IPC 708.3.4) and Code Key 21 (IPC 708.3.5) were mitigated by the Plumbing Contractor (added supports, sway bracing, anchorage and repitched. Cleanouts are at bottom of stacks and building drain/building sewer junction) and reviewed as conforming. Regarding the citation on the *Edgewood Street Outstanding Separation Items* list, the small sink in the back of the basement has been capped, no longer connected and therefore conforming.
4. At 26-28 Edgewood St., Code Key 7 (308.1 / 308.3), Code Key 9 (308.5), Code Key 10 (IPC 308.6), Code Key 11 (IPC 308.7), Code Key 13 (IPC 308.9), Code Key 14 (IPC 704.1) and Code Key 15 (IPC 704.3) were mitigated by the Plumbing Contractor (added supports, hangers, sway bracing, repitched and moved the horizontal sanitary that was too close to the base of the stack) and reviewed as conforming.

5. At 73-75 Edgewood, the *Edgewood Street Outstanding Separation Items* list was the only item at this address as there were no Matrix citations indicated. Following discussions with VB Technologies Corporation team prior Chief Inspector and Joe Mancini (MDC Principal Inspector), it was agreed the Plumbing Contractor would separate the rear (West) gutter downspout from the sanitary system and provide a splash block for surface runoff into the rear yard grassed area similar to other observed downspouts on Edgewood Street and so as to not be a hazard. Not having the decided materials on his vehicle for the work he proposed, the Plumbing Contractor Bill would coordinate with MDC Outreach representative (Dave Ormsby this week or Tynima Toney next week) the necessary return visit.
6. At 7-9 Edgewood St., regarding the *Edgewood Street Outstanding Separation Items* list item describing the water closet and lavatory not being separated, Dave Ormsby is coordinating with the property owner about separating the toilet room in the basement; the basement clothes washers will also be decided between the property owner and Dave Ormsby. While work on this unit had begun by the Plumbing Contractor, the unit is incomplete and not reviewed. It was agreed that Dave Ormsby advise when the work has been completed and the writer may return to review the changes as it relates to the Matrix and the *Edgewood St. Outstanding Separation Item* list.

WALTER McILVEEN ASSOCIATES, INC.

Adrian McIlveen

AMc/sm

c:

Nikhil S. Vyas,

VB Technologies Corporation