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FIELD REPORT

DATE:

August 2, 2011

RE:

7-9 Edgewood, 108-110 Edgewood, 112.114 Edgewood, 123-125 Edgewood and 139-141 Edgewood
MDC Edgewood Street Separation Project
MDC Construction Contract No. 2003-45A
WMA Project #56122

PRESENT:

Tynima Toney	MDC Outreach
Karrine Moody	MDC Outreach
Bill O'Brien	Associated Plumbing & Heating, LLC
2 Assistants	Associated Plumbing & Heating, LLC
Adrian McIlveen	Walter McIlveen Associates, Inc.

Following a meeting with MDC, site reviews were held on 8/2/11 of the following properties that Mr. David 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: 108-110 Edgewood, 112.114 Edgewood, 123-125 Edgewood and 139-141 Edgewood. The Plumbing Contractor had mentioned he was all set with 7-9 Edgewood and The following is a brief cursory summary of items observed and/or discussed in the presence of the writer:

1. From Thursday, July 28, 2011, the last 73-75 Edgewood item was completed by the Plumbing Contractor Friday so the storm is now separated from the sanitary in accordance with the *Edgewood Street Outstanding Separation Items* list; no Matrix citations were indicated. When separated, however, the cut/cap of the Westerly storm gutter downspout storm from the sanitary in the basement did not add any hangers and is not secure; Plumbing Contractor shall add hangers.
2. At 108-110 Edgewood St., Citation Code Key 13 (IPC 308.9), Code Key 14 (IPC 704.1), Code Key 19 (IPC 708.2/702.4) and Code Key 20 (IPC 708.3.4) have been completed by the Plumbing Contractor. Supports have been moved/added, piping repitched, cleanouts and supports are now at the bases 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 sump that emptied into the sanitary sewer is not gone and therefore conforming.
3. At 112-114 Edgewood St., Citation Code Key 7 (IPC 308.1/308.3), 8 (IPC 308.4), 10 (IPC 308.6), Code Key 11 (IPC 308.7), Code Key 13 (IPC 308.9), Code Key 14 (IPC 704.1), Code Key 19 (IPC 708.2 / 702.4), Code Key 20 (IPC 708.3.4), Code Key 21 (IPC 708.3.5), Code Key 22 (IPC 708.8) were mitigated by the Plumbing Contractor (added structural attachments, supports, sway bracing, anchorage and repitched, hanger tracing, cleanout reworking at building drain/building sewer junction) and reviewed as conforming. Regarding the citation on the *Edgewood Street Outstanding Separation Items* list, the laundry sink has the waste and the Plumbing Contractor added a studor vent and is therefore now conforming.

4. At 139-141 Edgewood St., Code Key 6 (IPC 305.7), Code Key 8 (IPC 308.4), Code Key 10 (IPC 308.6), Code Key 11 (IPC 308.7), Code Key 13 (IPC 308.9), Code Key 20 (IPC 708.3) and Code Key 21 (IPC 708.5) were being 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). Also, remaining from the citation on the *Edgewood Street Outstanding Separation Items* list was the sink in the basement still being tied into the storm system. All of these items were being modified, however the **waterproofing of openings** and verification that agreed areas of work was progressing and will need to be verified at a later date.
5. At 123-125 Edgewood, the Matrix list and the *Edgewood Street Outstanding Separation Items* were reviewed with the Plumbing Contractor, however **time did not allow** the Plumbing Contractor to address any of these items and another visit will be necessary.
6. At 7-9 Edgewood St., regarding the *Edgewood Street Outstanding Separation Items* list item describing the water closet and lavatory not being separated, MDC Outreach and the Plumbing Contractor were asked to together coordinate with the property owner about separating the toilet room in the basement; the basement clothes washers will also be decided between the property owner, Plumbing Contractor and MDC Outreach. While work on this unit had previously began by the Plumbing Contractor, the **unit was incomplete and was not, nor is it today, reviewed**. It was agreed that MDC Outreach 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

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