

FLOOD PROOFING – STATE OWNED BUILDINGS

FIELD DATA SUMMARY SHEET

Building No.: 06023 (Old No. 5011)

128 State Street

Location: Montpelier Complex

100-Year Flood Elev. 524.6

Total No. of Floors: 2

(Floors including basement – 3)

Gross Floor Area: 9,250 sq ft

Rentable Area: 7,888sq ft

Lowest Level Floor Elev. 518.4

First Floor Elev. 526.2

Type of Structure: Masonry (brick) and granite block structure with basement. Basement walls constructed of stone and mortar, floor concrete.

Primary Area Usage: OFFICE space is the primary usage of all floors except the basement floor. Basement primary usage is for utilities.

Primary Flood Damage:

Electrical distribution panel mounted on the wall, +/- 36 inches above basement floor.

Plumbing, water heater on basement floor. Restroom in basement.

Heating condensate pumps located on the basement floor.

Communication panel mounted on wall, +/- 36 inches above the floor.

Note: No flood damage but large conduits through basement walls, with nothing in conduits provides floodwaters access to the basement floor. These conduits should be sealed.

Potential Methods for Damage Reduction:

Electrical distribution panels, switch panels, service connections, wall penetrations and meter below the 100-yr flood elevation protect from water infiltration or elevate above 100-yr flood elevation.

Heating condensate pumps below the 100-yr flood elevation protect from water infiltration or elevate above 100-yr flood elevation.

Plumbing wall penetrations, water heaters, toilets, sinks, floor drains below the 100-yr flood elevation protect from water infiltration or elevate above 100-yr flood elevation. Typically toilets, sinks and floor drains below the 100-yr flood elevation require back-flow valve installation. If back-flow prevention not practical, all restrooms, sinks, toilets could be moved to the 1st floor above the 100-year flood elevation. This building did not have a sewer lift station.

Dry-floodproofing this building or individual rooms may not be practical; the difference between the 100-year flood elevation and the basement floor is 74 inches. Typically the rule of thumb for dry-floodproofing is only used for flood depths less than three feet (36 inches). Dry-floodproofing old existing buildings may be technically feasible, however sealing the walls and floors of older buildings have a high probability of failure due to unforeseen factors in the older buildings.

Due to the depth of flooding, dry-floodproofing and wet-floodproofing are not applicable at this building.



Montpelier Complex – 128 State Street (Date: June 2006)