FLOOD PROOFING – STATE OWNED BUILDINGS

FIELD DATA SUMMARY SHEET

Building No.: 06030 (Old No. 5014)
118 State Street
Location: Montpelier Complex

Total No. of Floors: 2
(Floors including basement – 3)
Gross Floor Area: 5,327 sq ft
Rentable Area: 3,660 sq ft

100-Year Flood Elev. 525.2

Lowest Level Floor Elev. 518.9
First Floor Elev. 527.3

Type of Structure: Masonry structure with basement. Basement walls constructed of brick and mortar, floor is a combination of concrete, dirt, wood plank.

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

Primary Flood Damage:
Electrical distribution panel mounted on the wall, +/- 44 inches above basement floor.
Plumbing, water heater on basement floor. It appears that the sewer line from this building goes to the building at 116 State Street that has a sewer lift station. If this is correct this building the sewer lift station will prevent floodwaters from entering this building through the sewer lines.
Heating condensate pumps located on the basement floor.
Communication panel mounted on wall, +/- 44 inches above the floor.

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.

Dry-floodproofing this building or individual rooms may not be practical; the difference between the 100-year flood elevation and the basement floor is 76 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 not applicable at this building.

First floor elevation is 2.1 feet above the 100-year elevation.

Montpelier Complex – 118 State Street (Date: June 2006)