FLOOD PROOFING – STATE OWNED BUILDINGS

FIELD DATA SUMMARY SHEET

Building No.: 06024 (Old No. 5013)
132 State Street
Location: Montpelier Complex

Total No. of Floors: 2
(Floors including basement – 3)
Gross Floor Area: 3,076 sq ft
Rentable Area: 2,344 sq ft

100-Year Flood Elev. 524.5

Lowest Level Floor Elev. 515.9
First Floor Elev. 523.5

Type of Structure: Wood frame 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 storage and utilities.

Primary Flood Damage:
Electrical distribution panel mounted on the wall, +/- 48 inches above basement floor.
Plumbing, water heater on basement floor.
Heating condensate pumps located on the basement floor.
Communication panel mounted on wall, above the floor.

Note: No flood damage but large conduits (5) through basement walls, with nothing in conduits provides floodwaters access to the basement floor. Seal conduits.

Note: In the front yard of this building there is a City sewer lift station. Not known at this time how this station can affect floodwaters entering a building through the sewer lines.

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 or wet floodproofing are not applicable at this building due to depth of flooding.

Another option to reduce flood damage is by elevating the entire building and moving utilities above the 100-year elevation, or by moving utilities to a separate building that is above the 100-year elevation.

Montpelier Complex – 132 State Street (Date: June 2006)