734058

Mark Tucker
Eagle Comtronics
7665 Henry Clay Blvd
Liverpool, NY 13088
315-622-3402 ext 122
December 4, 2015

Ms. Claudia Boutot
NYS Department of Environmental Conservation
Region 7
615 Erie Blvd West
Syracuse, NY 13204-2400

Dear Ms. Boutot

Greetings,

Attached are the annual results from the VI Mitigation System Inspection report concerning the property at 4566 Waterhouse Rd Clay NY known as the I.B.E.W Training Facility . If you have any questions or concern, please feel free to contact me anytime. Thank you

Sincerely,

Mark Tucker

Mark Tucker

Facilities Coordinator

O'BRIEN & GERE

System Inspection Field Form

STRUCTURE INSPECTION

Routine or Non-Routine (circle one)

Address: 4566 Waterhouse Rd Clay NY **Structure ID #:** Eagle Comtronics

Performed by: SEAN MAGART / MARK TUCKER **Date:** 12-4-15

Have the following items changed since the last visit?

	Yes	No
Building Foot Print		✓
Basement/Slab Occupancy		✓
Heating / Ventilating Systems		✓
Basement Finish		✓
Crawlspaces		✓
Drains, Sumps, Floor Cracks		✓
Wall Penetrations, Cracks		✓
Appliances (in basement)		✓
Siding		✓
Are there any new buildings on the property or conversion of spaces in previously existing building? *If Yes, describe in comments section below.*		✓
Ownership		✓

If Yes, write new owner name contact information below

Date of Ownership Change _____

Owner Name _____

Telephone No. _____

If any of these items have changed, a redesign may be required. Contact the maintenance supervisor for field review.

Documentation

Were digital photographs taken of the entire system?	☐ Yes	☑ No	
Was Property Owner provided "Operational Fact Sheet"?	☐ Yes	☐ No	☑ No - has already been provided
Was the drawing updated to show any changes?	☐ Yes	☐ No	☑ N/A
Was a Service Call filed for items that could not be addressed during this visit?	☐ Yes	☐ No	☑ N/A

Comments

O'BRIEN & GERE

System Inspection Field Form

FAN AND ELECTRICAL

Routine or Non-Routine (circle one)

Address: 4566 WATERHOUSE Rd **Structure ID #:** EAGLE COMTRONICS

Performed by: MAGARI / TUCKER **Date:** 12-4-15

Equipment Documentation

Manometer Reading at Fan Inlet (" w.c. vacuum)

Fan #	HP-220	HP-220					
Fan Model	1	2					
Manometer Reading (Prior Commissioned)	X	X					
Manometer Reading (As Found)	X	X					
Manometer Reading (As Left)	X	X					

Manometer Reading at Sub-Slab SSPs (" w.c. vacuum)

Note: For SSPs located in accessible crawlspaces with EPDM membrane, use the crawlspace field form to record the SSP manometer reading.

SSP #	1	2	3	4	5	6	
Manometer Reading (Prior Commissioned)	-2 5/8	-2 3/4	-2 5/8	-2 3/4	-2 7/8	-2 3/4	
Manometer Reading (As Found)	-2 3/4	-2 7/8	-2 3/4	-2 3/4	-2 7/8	-2 3/4	
Meet Criteria?**	Y	Y	Y	Y	Y	Y	
Manometer Reading (As Left)	-2 3/4	-2 7/8	-2 3/4	-2 3/4	-2 7/8	-2 3/4	

Fan System Inspection	As Found			As Left		
Is fan cover still present?	☑ Yes	☐ No	☐ NA	☐ Yes	☐ No	☑ UC
Each fan mounted securely?	☐ Yes	☐ No X		☐ Yes	☐ No	☑ UC
Coupling connections secure?	☐ Yes	☐ No X		☐ Yes	☐ No	☑ UC
Is excessive noise heard when fan is running?	☐ Yes	☑ No		☐ Yes	☐ No	☑ UC
Switch is locked in the ON position?	☐ Yes	☐ No X		☐ Yes	☐ No	☑ UC
Is set point indicated on speed controller?	☐ Yes	☐ No	☑ NA	☐ Yes	☐ No	☑ UC
Has fan been in continuous operation since previous visit?	☑ Yes	☐ No		☐ Yes	☐ No	☑ UC
Is the pipe penetration sealed on the structure's exterior?	☐ Yes	☐ No	☐ NA X	☐ Yes	☐ No	☑ UC
Is the downspout/PVC junction sufficiently sealed?	☐ Yes	☐ No	☑ NA	☐ Yes	☐ No	☑ UC
Is conduit penetration sealed on the structure's exterior?	☐ Yes	☐ No	☐ NA X	☐ Yes	☐ No	☑ UC
Each fan runs when switch is ON position?	☐ Yes	☐ No X		☐ Yes	☐ No	☑ UC
Each fan stops when switch is in OFF position?	☐ Yes	☐ No X		☐ Yes	☐ No	☑ UC
Does the condensate line appear to be functioning correctly?	☐ Yes	☐ No X		☐ Yes	☐ No	☑ UC
Is each fan below its maximum vacuum?	☐ Yes	☐ No X		☐ Yes	☐ No	☑ UC

(HP220 = 2.5" w.c., GP501 = 4.25" w.c., FR-250 = 2.6" w.c., HS-5000 = 53" w.c.)

If fan vacuum is at maximum, measure velocity at each SSP (record below).

SSP #							
Velocity at SSP (As Found)							
Velocity at SSP (As Left)							

Does the SSP velocity meet criteria (> 1 ft/min)?	☐ Yes	☐ No	☐ NA X	☐ Yes	☐ No	☐ UC

Electrical System Inspection						
Are all electrical connections secure?	☐ Yes	☐ No X		☐ Yes	☐ No	☑ UC
Each junction box closed?	☐ Yes	☐ No X		☐ Yes	☐ No	☑ UC
Conduit/Wire properly supported?	☐ Yes	☐ No X		☐ Yes	☐ No	☑ UC
Are audible alarm(s) present and working properly?	☐ Yes	☐ No	☑ NA	☐ Yes	☐ No	☑ UC
Are appliances affected by fan operation?	☐ Yes	☑ No		☐ Yes	☐ No	☑ UC

Labeling Inspection					
Correct labels applied in proper location? ***	☑ Yes	☐ No	☐ Yes	☐ No	☑ UC
Are labels still legible?	☑ Yes	☐ No	☐ Yes	☐ No	☑ UC
Is SSDS breaker identified in the electrical panel?	☐ Yes	☑ No	☐ Yes	☐ No	☑ UC
Commissioned value written on SSP sticker?	☑ Yes	☐ No	☐ Yes	☐ No	☑ UC

Comments/Corrective Action

X = NOT ACCESSIBLE

* As Found conditions = before corrective action. [NA = Not Applicable]

* As Left conditions = after corrective action. [UC = Unchanged from As Found conditions]

** Criteria is met if deviation is less than or equal to 0.25"wc (for all fans with the exception of the HS-5000). For an HS-5000 fan, criteria is met if deviation is less than or equal to 10% of the prior commissioned value or less than or equal to 0.25"wc, whichever is greater.
If deviation exceeds criteria (0.25"wc or 10% of prior commissioned value, as applicable), conduct communication testing and document on Re-Commissioning Field Form.

*** Correct labels are at least one green label per floor and one white sticker at every suction point.

O'BRIEN & GERE

System Inspection Field Form

PIPING, SLAB AND WALL

Routine or Non-Routine (circle one)

Address: 4566 WATERHOUSE RD **Structure ID #:** EAGLE CONTRONICS

Performed by: MAGART / TUCKER **Date:** 12-4-15

	As Found			As Left		
Piping Check						
System suction point seals are accessible?	☑ Yes	☐ No		☐ Yes	☐ No	☑ UC
System suction points are sealed to the slab?	☑ Yes	☐ No		☐ Yes	☐ No	☑ UC
Each component is installed?	☑ Yes	☐ No		☐ Yes	☐ No	☑ UC
Piping system is properly supported **(6'-horizontal/8'-vertical)**	☑ Yes	☐ No		☐ Yes	☐ No	☑ UC
Excessive noise is heard in piping joints?	☐ Yes	☑ No		☐ Yes	☐ No	☑ UC
Smoke 10% of all pipe joints and/or piping modifications?	☑ Yes	☐ No		☐ Yes	☐ No	☑ UC
Did smoke enter joints? **	☐ Yes	☑ No		☐ Yes	☐ No	☑ UC
Floor Check						
Are areas of the slab not visible (e.g. floor covering)?	☑ Yes	☐ No		☐ Yes	☐ No	☑ UC
Are areas of the slab not accessible (e.g. stored items)?	☑ Yes	☐ No		☐ Yes	☐ No	☑ UC
Were drawing-identified slab crack repairs/modifications smoke tested?	☐ Yes	☐ No	☑ NA	☐ Yes	☐ No	☑ UC
Did smoke enter? **	☐ Yes	☐ No	☑ NA	☐ Yes	☐ No	☑ UC
Are other cracks present that did not draw smoke?	☑ Yes	☐ No	☐ NA	☐ Yes	☐ No	☑ UC
Are other cracks present that did draw smoke?**	☐ Yes	☑ No	☐ NA	☐ Yes	☐ No	☑ UC
Were newly identified slab cracks indicated on drawing?	☐ Yes	☐ No	☑ NA	☐ Yes	☐ No	☑ UC
Check and clean Dranjer(s)?	☐ Yes	☐ No	☑ NA	☐ Yes	☐ No	☑ UC
Smoke Dranjer(s)?	☐ Yes	☐ No	☑ NA	☐ Yes	☐ No	☑ UC
Wall Check						
Are areas of the walls not visible (e.g. finished walls)?	☑ Yes	☐ No		☐ Yes	☐ No	☑ UC
Are areas of the walls not accessible (e.g. stored items)?	☑ Yes	☐ No		☐ Yes	☐ No	☑ UC
Were drawing-identified wall crack repairs/modifications smoke tested?	☐ Yes	☐ No	☑ NA	☐ Yes	☐ No	☑ UC
Did smoke enter wall crack(s)? **	☐ Yes	☐ No	☑ NA	☐ Yes	☐ No	☑ UC
Are other wall cracks/penetrations present that did not draw smoke?	☐ Yes	☑ No	☐ NA	☐ Yes	☐ No	☑ UC
Are other wall cracks/penetrations present that did draw smoke?**	☐ Yes	☑ No	☐ NA	☐ Yes	☐ No	☑ UC
Were newly identified wall cracks indicated on drawing?	☐ Yes	☐ No	☑ NA	☐ Yes	☐ No	☑ UC
Is top course of block wall open?	☐ Yes	☐ No	☑ NA	☐ Yes	☐ No	☑ UC
Smoke top course of block wall (open-top block only)?	☐ Yes	☐ No	☑ NA	☐ Yes	☐ No	☑ UC
Did smoke enter top course? **	☐ Yes	☐ No	☑ NA	☐ Yes	☐ No	☑ UC
Are utility penetrations sealed so they don't draw smoke?	☑ Yes	☐ No		☐ Yes	☐ No	☑ UC
Sump Check						
Have any non-approved modifications been made to sump cover?	☐ Yes	☐ No	☑ NA	☐ Yes	☐ No	☑ UC
Is sump cover structurally sound?	☐ Yes	☐ No	☑ NA	☐ Yes	☐ No	☑ UC
Verify integrity of sump cover seal?	☐ Yes	☐ No	☑ NA	☐ Yes	☐ No	☑ UC
Does sealed sump cover draw smoke? **	☐ Yes	☐ No	☑ NA	☐ Yes	☐ No	☑ UC

Exhaust Stack Check

Distance above eave	Commissioned distance: > 1'			Criteria: ≥ 1 ft		
Distance from nearest opening	Commissioned distance: > 10'			Criteria: ≥ 10 ft		
Distance above nearest opening	Commissioned distance: > 2'			Criteria: ≥ 2 ft		
Are vertical exhaust stack supports installed every 8' maximum?	☑ Yes	☐ No	☐ NA	☐ Yes	☐ No	☑ UC
Distances from stack exhaust to openings appear to be unchanged?	☑ Yes	☐ No		☐ Yes	☐ No	☑ UC

*** If the existing exhaust stack is modified and/or removed and replaced as part of non-routine system maintenance, complete the "Stack Modification Field Form" and attach

Comments

Notes:
* As Found conditions = before corrective action. [NA = Not Applicable]
* As Left conditions = after corrective action. [UC = Unchanged from As Found conditions]
** **If answered YES to this question, perform corrective action and re-test.**

O'BRIEN & GERE

System Inspection Field Form

CRAWLSPACE

Routine or Non-Routine (circle one)

Address: 45606 WATERHOUSE Rd **Structure ID #:** EAGLE COMTRONICS

Performed by: MAGART / TUCKER **Date:** 12-4-15

Inaccessible Crawlspace (Ventilation) ☒ NA

As Found*	Crawlspace 1	Crawlspace 2	Crawlspace 3	Crawlspace 4
SSP#				
Target Velcocity (fpm)				
Measured Velocity (fpm)				
Meets Criteria? **				

As Left*	Crawlspace 1	Crawlspace 2	Crawlspace 3	Crawlspace 4
SSP#				
Target Velcocity (fpm)				
Measured Velocity (fpm)				
Meets Criteria? **				

Is sampling port to Inaccessible crawl space threaded with a plug? ☐ Yes ☐ No ☐ Yes ☐ No ☐ UC

Accessible Crawlspace (Sub-Membrane Depressurization) ☐ NA

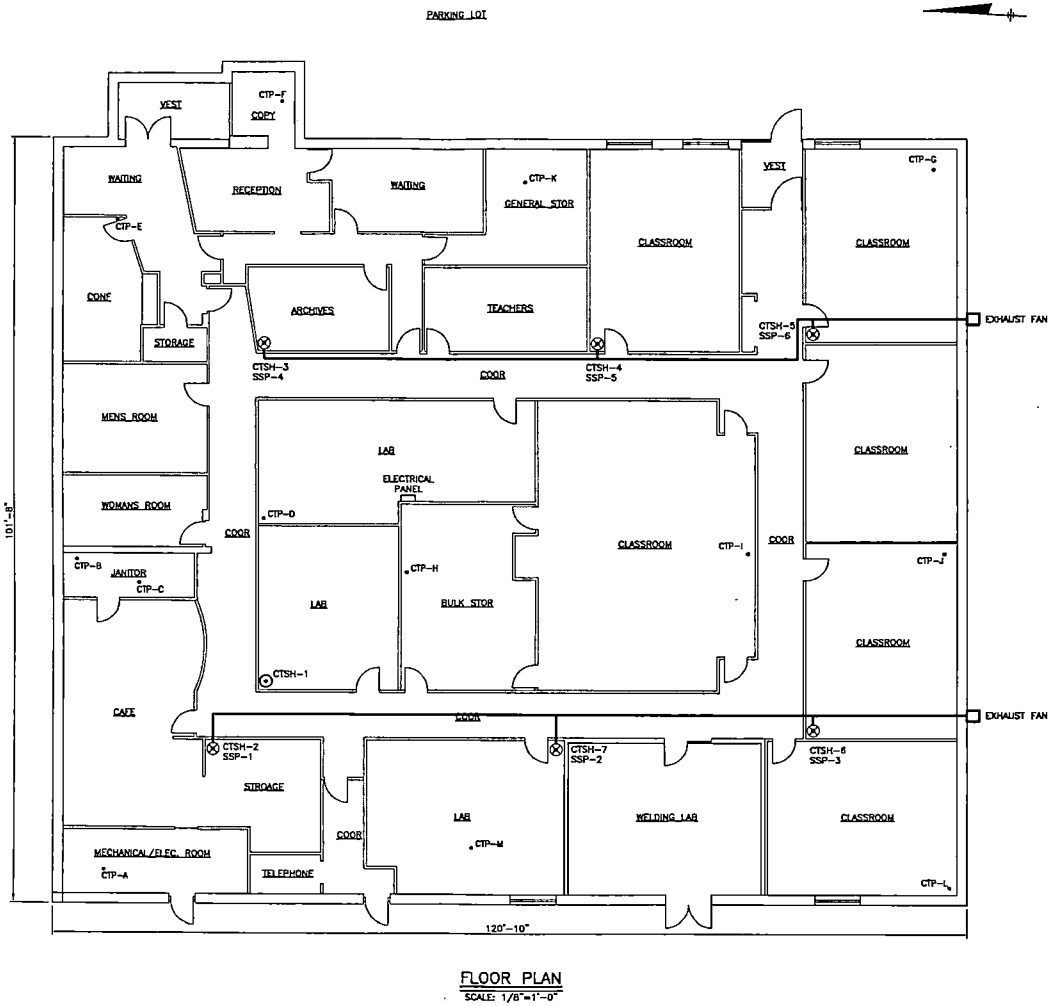
As Found*	Crawlspace 1	Crawlspace 2	Crawlspace 3	Crawlspace 4
SSP#				
Prior Commissioned Manometer reading (" w.c.)				
As found Manometer reading (" w.c.)				

As Left*	Crawlspace 1	Crawlspace 2	Crawlspace 3	Crawlspace 4
SSP#				
Manometer reading (" w.c.)				

Accessible Crawlspace Performance Inspection	As Found		As Left		
Was each membrane joint smoke tested?	☐ Yes	☐ No	☐ Yes	☐ No	☐ UC
Did smoke enter? ***	☐ Yes	☐ No	☐ Yes	☐ No	☐ UC
Was the membrane perimeter smoke tested?	☐ Yes	☐ No	☐ Yes	☐ No	☐ UC
Did smoke enter? ***	☐ Yes	☐ No	☐ Yes	☐ No	☐ UC
Is the suction point manometer(s) reading ≤ -1/10" w.c.?****	☐ Yes	☐ No	☐ Yes	☐ No	☐ UC

Comments

* As Found conditions = before corrective action. [NA = Not Applicable]
* As Left conditions = after corrective action. [UC = Unchanged from As Found conditions]
** Inaccessible Crawlspace Criteria: Measured velocity ≥ 90% of Target Velocity (adjust if >110% of target velocity)
*** **If answered YES to this question, perform corrective action and re-test.**
**** **If answered NO to this question, adjust valve accordingly and re-check all SSP and fan readings.**



FLOOR PLAN

SCALE: 1/8"=1'-0"

LEGEND

- PROPOSED EXHAUST PIPE
- COMMUNICATION TEST SUCTION HOLE (CTSH)
- COMMUNICATION TEST SUCTION HOLE AND SYSTEM SUCTION POINT
- SYSTEM SUCTION POINT (SSP)
- COMMUNICATION TEST POINT (CTP)
- EXISTING WALL
- WINDOW
- DOOR
- STAIRWAY

NOTES:

1. DIMENSIONS AND INSTALLATION LOCATIONS SHOWN ON FIGURE ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY CONTRACTOR.
2. CONTRACTOR SHALL VERIFY ELECTRICAL TIE-IN LOCATIONS.
3. ALL WORK TO BE IN ACCORDANCE WITH ESTABLISHED RADON MITIGATION STANDARDS AS ESTABLISHED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY AND THE ASTM STANDARD PRACTICE (E 2121-03) FOR INSTALLING RADON MITIGATION SYSTEMS IN EXISTING LOW-RISE RESIDENTIAL BUILDINGS.

COMMUNICATION TEST RESULTS

TEST POINT LOCATION	DESIGN SUB-SLAB VACUUM READING (INCHES WATER)	IC/OC SUB-SLAB VACUUM READING (INCHES WATER)
CTSH#1-A	-0.005	-0.004
1-C	-0.315	-0.014
CTSH#2-A	-0.037	-
2-B	-0.001	ABANDONED
2-C	-0.075	-
2-D	-0.005	-0.011
2-H	-0.035	-0.073
2-M	0.000	-0.038
2-1	-0.309	-
CTSH#3-C	-0.011	-
3-D	-0.040	-
3-F	0.000	ABANDONED
3-E	-0.032	-0.007
3-K	-0.005	-0.025
CTSH#4-D	-0.008	-
4-H	-0.080	-
4-I	-0.035	-0.079
4-J	-0.005	-0.043
4-K	-0.024	-
4-3	-0.008	-
CTSH#5-D	-0.001	-
5-G	-0.005	-0.004
5-G (DUP.)	-0.014	-
5-H	-0.038	-
5-I	-0.045	-
5-J	-0.008	-
5-K	-0.010	-
5-3	-0.005	-
5-4	-0.087	-
CTSH#6-H	-0.035	-
6-I	-0.250	-
6-J	-0.009	-
6-L	-0.350	-0.021
6-M	0.000	-
CTSH#7-A	0.000	-
7-C	-0.001	-
7-H	-0.064	-
7-I	-0.157	-
7-J	-0.005	-
7-L	0.000	-
7-M	-0.225	-
7-2	-0.032	-
7-6	-0.205	-

IN CHARGE OF _____
DESIGNED BY _____ CHECKED BY _____
DRAWN BY JAS

1/8"=1'-0" 8 4 0 8 16

NO.	DATE	REVISION	INIT.
1	4/15/2011	RECORD DRAWINGS	MJD
0	3/17/2010	ISSUED FOR CONSTRUCTION	JRH

O'BRIEN & GERE
5000 BRITTONFIELD PARKWAY
EAST SYRACUSE, NY 13057

IBEW
FORMER EAGLE COMTRONICS INC. FACILITY
4566 WATERHOUSE ROAD
CLAY, NEW YORK

SUB-SLAB VENTILATION SYSTEM
FLOOR PLAN

FILE NO. 2665.47103-001
DATE MARCH 2010

1 OF 2

5/3/2011 4:00 PM

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