Fax to Tom Talbot
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TOWN OF WALLINGFORD
DEPARTMENT OF PUBLIC UTILITIES
WATER AND SEWER DIVISIONS

ENGINEERING SECTION
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404-20H

INTEROFFICE MEMORANDUM

TO: TOM TALBOT, ACTING TOWN PLANNER

FROM: ERIK KRUEGER, SENIOR ENGINEER – WATER AND SEWER DIVISIONS

SUBJECT: APPLICATION #404-20 SPECIAL PERMIT REVISION
HILLHOUSE BUILDING RENOVATION
CHOATE ROSEMARY HALL
138 NORTH ELM REAR

DATE: JUNE 2, 2020

CC: N. AMWAKE; D. SULLIVAN; J. PAWLOWSKI; T. HINDE, CHOATE ROSEMARY HALL; A. CHARY, VAN ZELM HEYWOOD & SHADFORD, INC.

The staff of the Water and Sewer Divisions has reviewed the drawings submitted to date for the subject application and this memo consolidates their comments and requirements.

The existing building is currently served by municipal water and sanitary sewer service. The Water Division has determined that the existing 3-inch water meter is adequate to supply the combined water demand for the renovated Hillhouse, Hall and Westwing buildings based on plumbing fixture counts supplied by the applicant on March 11, 2020. The existing 4-inch diameter domestic water service entrance and existing 3-inch meter will remain without modification.

The existing 6-inch fire line and remote fire department connection will be required to be relocated to accommodate the building modifications.

No modifications to the sanitary sewer service at the building are proposed.

There are details of the water and sewer utilities and internal plumbing that need to be worked out and therefore we request that the following list of items be made conditions of approval that must be resolved prior to the issuance of building permits for the proposed building:

1. The owner shall provide the estimated needed fire flow along with hydraulic calculations for the fire sprinkler system for review and approval by the Water Division.
2. The existing 6-inch fire line is proposed to be reused for the new fire sprinkler system in the building. If the needed fire flow cannot be delivered at the required flow and residual pressure then the Owner will be responsible to design and construct improvements to the distribution system as necessary to deliver the needed fire flow to the site; or make modifications to the building or fire protection system so that the needed fire flow does not exceed that which is available in the Town's system.
3. Fire department connection and fire protection system shall meet the requirements of the Fire Marshal's office.

4. Shop drawings for the fire sprinkler system, fire service entrance, riser diagram and required backflow device shall be submitted for review and approval by the Water Division.

5. In reference to Plumbing Drawing WV3-00:

   a. It appears that the sump for the elevator will drain to the mop sink. If the sump will collect groundwater it shall not be connected to the sanitary sewer. However, an approved water tight elevator sump that does not take on groundwater may discharge to the sanitary sewer provided a device to ensure oil, grease and other contaminants will not be discharged through this drain is installed.

   b. Several floor drains in the mechanical room have been changed to hub drains per request of the Sewer Division. One floor drain remains in the mechanical room. If is not possible to change this remaining floor drain to a hub drain then the Owner shall provide a list of equipment and materials that will be located in this room for review by the Sewer Division to determine if such floor drain will be allowed to remain.

6. Please note that the interior plumbing systems of this facility are subject to review by the Water Division Water Quality Inspectors for compliance with the Connecticut Department of Health Cross Connection Control Regulations. Any cross connection control issues that may be identified at points of use within the building must be addressed by the Owner as necessary to comply with the Health Code Regulations. One outstanding item related to the required backflow device for the cold water feed to the hot water recirculating system will need to be addressed.

7. All details and appurtenances of the water and sanitary sewer utility installations shall conform to the Technical Standards and Detail Sheets of the Town of Wallingford, Water and Sewer Divisions.

8. The Owner shall post a Water and Sanitary Sewer Utility Performance Bond to cover the relocation of the existing fire line and protection of the existing utility facilities during construction in the total amount of $5,000 in accordance with the requirements of the Water and Sewer Divisions.