

**Nelson Town Buildings Committee  
May 16, 2017**

**Attendees**

- Dave U
- Dave B
- Sandy
- Russ
- Lisa

**Absent**

- Earl

**Action Items**

**Dave U**

- Share Jerry Tepe's plans with Ted Stiles once you receive them

**MINUTES**

**Meeting Called to Order at 6:01 PM**

**Minutes of 5/8 (as sent on 5/15), motion to approve by Dave U, second by Sandy, all in favor**

**Fire Code Remediation Update**

- All the department heads and the fire code consultant met last week
  - From the State Fire Marshall's office
    - Tom Humphrey
    - Mike Maphie (sp?), who submitted the report last year from the Fire Marshall's office, also attended. Thus, he has not left the state office.
  - Items that MUST be done, per Fire Marshall
    - Must separate the meeting room, chief's offices, from the sally port.
    - Must enclose the stairway, boiler room to separate them
    - Jerry Tepe was directed to design each of those firewalls, as separate projects
  - Other Items
    - There is a boiler room that is full of pipes and ducts.
      - Seems impossible to add firewalls here, due to all of the existing pipes and ducts
      - Fire Marshall thought that for Mike's office, all that was needed was to enclose the back stairs, or possibly no changes at all

- Do the Fire Chief's office and Mike's office fall under the "incidental use" rules?
      - Maybe only need one set of stairs
      - The TBC feels strongly that there should be two means of egress from Mike Tarr's office, thus two sets of stairs
    - There is a heater above the police office the heats that office and the meeting room
      - A forced air heater above the spaces it needs to heat
      - In the future, we should think about electric heating in these spaces, that can be powered from solar energy.
    - There remain some issues with diesel exhaust, Jerry is still investigating what is required
  - Options
    - Jerry is currently designing for the **worst** case, that is, the MUSTS above plus Mike's office
      - Separating Mike's office and the 2 other fire walls
      - So one option is to shorten Mike's office and add a small fire wall. Dave would recommend an additional fire door, too, so that the 2nd stairs can be maintained
    - The **better** case
      - Make Mike's office smaller, with a fire door for the back stairs and perhaps a small fire wall
        - May need to move a toilet if we close off this space
    - The **best** case
      - Jerry successfully makes the case that we can Rate all the offices as intermittent use
        - No firewalls needed
        - Could we spend the money on other safety improvements at the Safety building?
    - When will the Fire Marshall let us know?
      - We don't know
      - The Town is continuing with the bid process for the worst case, and will put that work on hold if it turns out that the state accepts the best case.
- Moving the fuel tanks
  - Fire Marshall was unaware of the option to not move the entire shed. Jerry Tepe is sending him the relevant paragraphs from the code.
  - Modular tanks are also an option, that already include the moats, etc. Mike Tarr is researching this.

## Energy Conservation

- Ted Stiles is working on the bid package language.

- Dave U does not believe the updated fire wall plans affect the energy conservation work.
  - Will share Jerry's plans with Ted as soon as Town receives them.

### **Well**

- Bid process opens tomorrow
- TBC will not review the bids, the Selectboard will make the decision.

### **Library Landscaping Committee (LLC)**

- Wonders who is painting the new shed
  - LLC should discuss but they can bring this back to the Selectboard as needed.
- The shed still needs to be moved to its final resting place, and may need to be turned
- Dave U will check with Gary Robinson

### **Solar Update**

- currently running about 80% of predicted, after a very cloudy winter

### **Future Ideas**

- Dave B says that Replacing furnace with electric heat is inefficient. Would prefer to see solar used for satisfying non-heat town electric needs.
  - Would we consider biomass for the Safety Building? Sullivan has a cordwood furnace outdoors, passes the hot water it produces underground to heat their highway department.
    - Sullivan road agent says that as road agent, he has access to tons of free wood, and they love it
  - Or a pellet boiler or wood chip boiler in the building
  - Dave U is not a fan of wood heat, too energy intensive from tree to heat.

### **Motion to Adjourn at 7 pm, motion by Dave U, second by Russ**

### **Next Meeting**

**either**

#### **Wednesday May 24th 6 PM**

- If Jerry's designs are complete, otherwise Dave U will cancel this meeting

**or**

#### **Monday June 5th at 6 PM**

- Review Jerry Tepe's designs