



July 22, 2013

Berkeley Unified School District
1707 Russell Street
Berkeley, Ca. 94703

Attn: Lew Jones

Re: Plumbing inspection

Location: Emerson School, 2800 Forrest Street

L.J. Kruse was hired by BUSD to provide a plumbing assessment. The following conditions were observed during the inspection of the plumbing fixtures and accessible waste and water piping.

The rear building drain piping and water piping are original Bell and Spigot cast iron waste piping, with copper and galvanized water piping. Due to limited access, visual inspection of most piping was not possible. All fixtures were operated and discharged confirming that waste and water systems are functional at this time.

The bathroom toilets, urinals and lavatories are all operable at this time. Fixtures at all remodeled bathrooms are new low water consumption fixtures. Existing fixtures are older high water consumption toilets. Existing fixtures are older models from original construction and show sign of chrome finish coming off possibly due to normal cleaning. The floor drains are not equipped with trap primers. Some of the toilets may require future minor repairs or replacements.

The janitor service sinks are original style and operable at this time. Faucets have been repaired and replaced from the original.

The classrooms are each equipped with a sink, gooseneck style faucet and drinking bubbler heads. Most are old style with some newer low consumption faucets. The old style drinking bubblers are old. The vast majority of the angle stops and supply lines have been replaced. Some of the tubular "p" traps and basket strainers show signs of thinning and or chrome is wearing off.

The overall condition of the plumbing fixtures is fair and operable with the original fixtures worn. All original faucets do not meet new code requirements or low water consumption standards.

The front building drain piping and water piping is original Bell and Spigot cast iron waste piping, with copper and galvanized water piping. Accessible waste piping at the boiler room is worn but operable at this time. Areas at the rear and right front areas show heavy rust from past water leaks from the floor above. Due to the past history and failure of some of the waste



pipng and the importance of keeping the mechanical equipment from damage it is recommended to replace most of the accessible waste piping in this area.

The kitchen has multiple sinks and faucets all original or older style models. All fixtures were operated and discharged confirming that all fixtures are operable at this time. Some of the original fixtures do not have available replacement parts.

Most bathrooms and faculty sink faucets area are operable at this time. Some are not. Most fixtures and faucets are original with a few that have been replaced. Replacement of original faucets, angle stops and supply lines over the course of time is recommended. Old style high consumption toilets replacements are recommended.

The interior drinking fountains are original and fountain bubblers do not meet the current code. The outside drinking fountains are newer style with repairs required at one location.

A static test was performed at the water meter on July 24th after hours with no water being used in the building for 25 minutes with no detectable movement at the meter.

In the short term, it is our recommendation to replace waste piping where accessible and past problems existed.

In the longer term, it is our recommendation to:

- Replace high consumption fixtures with low consumption fixtures including toilets.
- Replace any drinking fixture with fixtures that comply with current code.
- Replace all angle stops and supply lines that are original.
- Replace original style faucets.

In addition, in locations where the school notices problems with the toilets or toilet seats, they should be fixed as soon as possible.

This inspection was mainly visual in the areas accessible and should not be construed as complete.

Thank you and please call me at (510) 549-5311 if you have any questions.

Regards,


Steve K Bergendahl

Service Manager