



STERLING 1835 TOWN HALL

PHASE II: CYCLICAL MAINTENANCE PLAN

This cyclical maintenance plan has been developed to provide a prioritized list of reoccurring maintenance procedures to prevent future damage to the integrity of the building structure. The principal cause of damage in most structures is typically water infiltration and water damage exacerbated by freeze/ thaw conditions. In particular, the 1835 Town Hall structure has suffered from some prolonged water and moisture infiltration and differed maintenance. Existing conditions associated with this water damage include the exterior wood siding and trim, exterior brick masonry, window glazing putty and some minor slate roof damage.

The priority in establishing the cyclical maintenance plan to prevent future building and structural damage is to stabilize the exterior envelope materials, surfaces and finishes. The following is an outline of recommended maintenance procedures designed to prevent and/ or limit future water/ moisture infiltration:

1. Slate Roofing

- a. Visual inspection of exterior slate roofing and flashings each Spring to identify any and all damage.
- b. Visual inspection of accessible interior/ underside roof areas for initial water infiltration.
- c. Repair or replace damaged roofing materials to match existing and to make weather tight.

2. Caulking and Sealants

- a. Annual visual inspection of all exterior caulk/ sealant joints to identify initial sealant deterioration and cracked or open joints.
- b. Repair poor sealant joints and install new sealants.

3. Brick Masonry

- a. Visual inspection of exterior brick masonry and mortar joints each Spring to identify damaged or cracked brick or mortar.
- b. Replace damage brick and repoint cracked, deteriorated mortar joints.
- c. Application of a clear masonry water repellent treatment is an option. Application may need to be approved by Mass Historical Commission and then reapplied every 5 to 10 years.

4. Exterior Wood Siding/ Trim and Paint

- a. Annual visual inspection of exterior wood surfaces and paint finishes to identify areas of paint deterioration, cracking, crazing or other conditions affecting paint finish integrity and weather resistance.
- d. Clean and prepare existing deteriorated areas of paint for refinishing, remove all loose, failing paint to sound substrate and paint to match existing finish.

5. Wood Windows and Storm Windows

- a. Visually inspect existing wood windows and aluminum storm windows for weather tightness, proper operation and condition of existing glazing putty, paint finish and sealants.
- b. Repair and or replace any found deteriorated materials or finishes.

And addition area of concern for the integrity of the Building is the historically problematic roof timber truss. Although these trusses have been previously repaired it is prudent to maintain surveillance of the trusses to identify any change in condition such as any cracking or splitting of the wood timbers or connections, any observed deflections in truss members or change in overall truss geometry or roof slope.

Cyclical maintenance costs for the described inspections performed by competent trade persons or subcontractors should range from approximately \$800. to \$1,400. per year, not including any required repairs.