

Oelwein Public Library Work Session January 29, 2020

The Oelwein Public Library Board of Trustees held a work session on Wednesday, January 29, 2020 at 4:15 p.m. at the library.

Present: Kerns, Berryman, Gilson, Ingersoll, Gerdts, and Macken. Also present were Mulfinger and Shekleton.

Absent: Mars

The Building Official explained that, during the building process, plastic sheeting was used instead of sheetrock between the attic space and the fire sprinkler system. Consequently, it is possible for the plastic sheeting and the insulation to fall down exposing the fire sprinkler system to cold air from the attic and warm air to rise into the attic. Possible implications could be condensation, frozen pipes, and ice dams. Also, there are no fire-stops. When the extra ventilation was added, it may have caused too much air movement which could blow down the plastic. The architect had stated that, by making the modification in adding the extra ventilation to the roof when the roof was re-shingled, the ventilation system should have been tested for balance.

An option would be to replace the plastic sheeting with sheetrock around the entire perimeter of the building. In order to access this area, the drywall portion along the perimeter of the ceiling would need to be removed. Advantages and disadvantages to this option were discussed.

Berryman made a motion to re-insulate the affected areas, re-attach and tape the plastic sheeting as needed, and replace the damaged drywall. Seconded by Gilson. Motion carried. The affected area to be repaired is in the fireplace room which was water damaged by an activated fire sprinkler head which had frozen.

Meeting adjourned at 4:45.

Respectfully submitted,

Susan Macken