

13. ROOF and STAIRWELL DRAINS:

Description:

Education wing roof drains:

- The north section (the old portion) of the education wing has three drains that feed into one four inch plastic pipe. The pipe runs horizontally above the drop ceiling in room 403 and into a cast iron pipe that runs down through the building and underground to a storm drain in the street at the corner of Kansas and Statts St. The drain is 18 feet from the lamp pole on the corner.
- On the south end of the education wing (the new section) there are three roof drains that go through the building and into a dry well that is located under where the recycling bins are.
- Each drain has a loop of heat tape around it and a short loop into the drain that keeps them from freezing. The pipe on the north end that ends in the storm drain has heat tape all the way to the end. This is to keep the end in the storm drain from freezing and backing up water onto the roof, which has happened.
- Unfortunately, the roof drains were not installed properly, which has caused some leaks and the solution has not been determined.

Bell tower:

The bell tower has a flat roof and the drain comes down through SE corner of the bell room and out onto the roof. There is no heat tape in this drain and that may be added when the roof is repaired in 2018. The original 2 in. x 2 in. galvanized pipe was replaced by a 4 in. PVC pipe in of Dec. 2017.

Multi use room/gym:

- There are four roof drains behind the parapets on the roof of the multi-use room/gym (one in each corner). They catch all the water from the roof and each is prevented from freezing by heat tape. The drains feed into pipes in the attic on the respective north and south sides of the building. These pipes join with the drain pipes from the Wesley Room roof and a common line goes down through a chases in the north wall of the Wesley Room, the south wall of the stairwell, through the janitors closet and then out to the drywell under the recycling bins.

Stairwell and window well drains:

- There are two outside stairwells and they both have drains. One is the entrance into the fellowship hall and the other goes into the basement. The fellowship hall drain goes into a dry well directly below the grating. All of the window wells on the south side of the sanctuary have drains that are connected to a new dry well below the triangular planting area near Bond Street. All of these drains work. The stairwell leading to the basement under the multi-use room drains into the sewage sump in the mechanical room.

Maintenance:

The roof drains on the education wing roof should be checked every fall to insure that they are clean and that the heat tape is working. There is no easy access to the bell tower or the gym roofs. The heat tape is on 24/7, 365 days a year, and on a cold day it feels warm. It is kept on continuously because the potential damage from the drains freezing up because someone forgot to turn it on each winter is far greater than the cost of the electricity when it is not needed.

The stairwells need to be swept out on a regularly, particularly in the fall. It is also important to run a garden hose with a small nozzle into these drains and flush out any sediment that has collected. This is very important for the basement stairwell drain as there is very little slope to this line. If these drains plug up the water will flood into the building.