



ENGINEERING SUCCESS TOGETHER

December 15, 2014

Ms. Diana Henry
Chairman, New Bedford Historical Commission
33 William Street
New Bedford, Massachusetts 02740

Re: **Building Demolition Plan**
Revere Copper Stone Building #16
New Bedford, MA

Dear Ms. Henry:

As requested, BETA has prepared this Demolition Plan for the New Bedford Historic Commission (NBHC) to review prior to a public hearing. This Demolition Plan has been prepared for a portion of the Revere Copper Products, Inc. facility located at 24 North Front Street in New Bedford, Massachusetts (the "Site"). The structure proposed to be demolished is referred to as Stone Building #16 (the "Building"). A scaled map showing the location of the Building and nearby structures is included as Attachment 1.

Background

Based on a review of historical atlases of Bristol County, Massachusetts, the Building and portions of the Site were constructed prior to 1871. The eastern portion of the Building was demolished circa September 2006, as that portion of the building and roof had been damaged and become unstable. Above ground electrical service to the Building from the Boiler Room was removed at the time of the demolition. NBHC has requested this Demolition Plan because the Building may be classified as a Historically Significant Building or Structure.

Reason for Proposed Demolition

Demolition is proposed due to the severely deteriorated nature of the Building. On October 24, 2014, the Building was inspected by a BETA Structural Engineer. Conditions observed by BETA included the following:

- A partially collapsed brick wall at the eastern end of the Building that is unsupported and unstable;
- Damage to the eastern end of the roof due to the partial collapse of the aforementioned supporting brick wall;
- Loose bricks and slate roof shingles that could become falling hazards; and,
- Possible collapsing of the roof due to potentially excessive loads on the truss frame.

BETA's inspection concluded that the Building conditions provide a reasonable likelihood that additional uncontrolled, partial or progressive collapse of the Building is imminent, and that the unsafe conditions cannot be reasonably remedied without endangerment of construction personnel and/or extraordinary expense. BETA's recommendation is that the Building be demolished as soon as possible. A copy of BETA's letter to Revere Copper Products, Inc., summarizing the findings of the inspection, is included as Attachment 2.

A Photo Log depicting the current condition of the Building is included as Attachment 3. As indicated on the photo log, the condition of the Building is deteriorating. Refer to Page 3 of the Photo Log for a comparison of the Building condition in July 2014 and in December 2104.

At this time, no Site development is proposed following the demolition of the Building. The demolition is being conducted due to safety issues and physical hazards associated with the deteriorated condition of the Building.

Building Demolition Plan

The proposed Building demolition will be completed by an experienced demolition contractor who possesses the necessary resources and expertise for this type of project.

A Health and Safety Plan (HASP) will be prepared and submitted to BETA for review prior to beginning any work. The HASP will identify provisions for maintaining the safety of workers, visitors and the general public, as well as provisions for maintaining a clean and orderly work site. Prior to any demolition activities, the Contractor will obtain any and all required state and local permits and a Dig Safe number for the project. The Contractor will excavate and terminate any utilities entering the Building, and obtain proper letters of disconnection from utility companies having jurisdiction in the area. The Building slab will be left in place; no subsurface excavation will be completed as a portion of this Demolition Plan.

Control measures, such as temporary fencing and other physical barriers, will be employed to ensure that the Building demolition does not impact any of the abutting properties. Due to the proximity of the west side of the Building to North Front Street, a police detail may be required when demolishing this portion of the Building in order to protect foot and vehicle traffic.

During demolition activities, access to the work area will be strictly controlled by demolition personnel, fences and other barriers. Dust mitigation activities will be maintained throughout the course of demolition activities. To the extent practical, debris from the demolition will be sorted and separated into various stockpiles before being removed from and/or reused at the Site. When feasible, building materials will be segregated for recycling as opposed to disposal.

Select components identified in the Building, including but not limited to asphalt and slate roofing shingles, may be asbestos-containing materials (ACM). Based on the deteriorated condition of the Building, it is unlikely that these materials could be safely abated prior to demolition.

Consequently, a Non Traditional Asbestos Abatement Work Plan (Plan) will be prepared by a Massachusetts licensed Asbestos Abatement Designer, and submitted to the Massachusetts Department of Environmental Protection (MassDEP) for approval.

Documentation regarding Building demolition activities, including copies of field notes, results of air sampling, disposal documentation and weight slips, will be retained by BETA and by Revere Copper Products, Inc. Mobilization for the proposed Building demolition is anticipated to begin within ten (10) days of NBHC approval, weather permitting. Any delays due to weather conditions will be communicated to the City of New Bedford and the NBHC.

Please contact either of the undersigned with any questions.

**Very truly yours,
BETA Group, Inc.**



Timothy F. Nevins, LSP
Project Manager

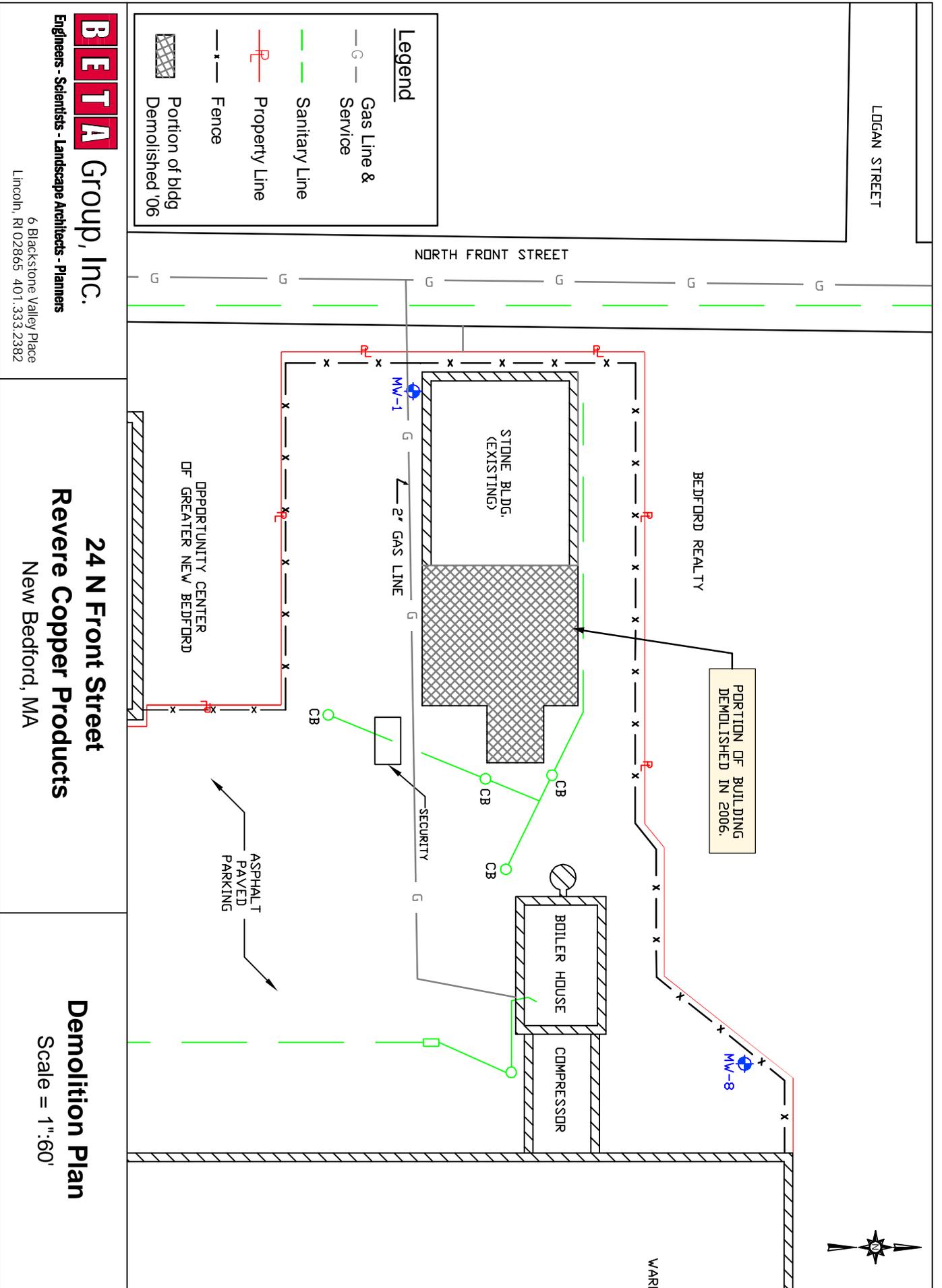


Alan D. Hanscom, LSP
Vice President

Cc: Ron Edwards, Revere Copper Products, Inc.

ATTACHMENTS

SITE PLAN



BETA Group, Inc.

Engineers - Scientists - Landscape Architects - Planners
 6 Blackstone Valley Place
 Lincoln, RI 02865 401.333.2382

**BETA GROUP, INC. – DOCUMENTATION OF EXISTING
STRUCTURAL CONDITIONS**



ENGINEERING SUCCESS TOGETHER

November 18, 2014

Mr. Ron Edwards
Manger, Engineering and Energy
Revere Copper Products, Inc.
24 North Front Street
New Bedford, Massachusetts 02740

**Re: Documentation of Existing Structural Conditions
Revere Copper Stone Building #16
New Bedford, MA**

Dear Mr. Edwards:

As requested, we have prepared this letter to document our findings of existing structural conditions at the Stone Building located on the Revere Copper property, located at 24 North Front Street in New Bedford, Massachusetts. On October 30, 2014, the referenced Stone Building was inspected by Joel Lunger, P.E., when the following conditions were noted:

1. The partially collapsed brick wall at the eastern end is unstable, as it is unsupported at the top and exhibits severe buckling approximately one (1) foot above its base.
2. The eastern end of the roof is unsupported, since the aforementioned brick wall had collapsed. As a result, it is thrusting against the eastern end of the southern brick and granite wall and pushing it outwards. The brick and granite wall is also unsupported.
3. The unsupported roof structure is imparting potentially excessive loads to the next interior truss frame. Should the next truss frame fail, a progressive collapse is likely.
4. The condition of the roof can be further exacerbated by snow loading during the upcoming winter season.
5. The open structure and roof is susceptible to wind loading. The connectivity of the roof to the walls is limited and has been compromised by the recent wall collapse.
6. Due to corrosion and ongoing freeze thaw damage, many of the slate shingles are not physically attached to the building and are free to become airborne.
7. There are many loose bricks resting on top of the roof and wall structures that present falling debris hazards.

Please note that the conditions noted above, in part or in combination thereof, provide a reasonable likelihood that additional uncontrolled, partial of progressive collapse of the Stone Building is imminent. As the unsafe conditions cannot be reasonably remedied without endangerment of

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Mr. Ron Edwards
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construction personnel and/or extraordinary expense, demolition of the Stone Building is necessary in accordance with the Massachusetts Building Code, IBC Section 116 and IEBC Section 115 and 117. Consequently, our recommendation is that the Stone Building be demolished as soon as possible.

If we can be of any further assistance regarding this matter, please call either of the undersigned.

**Very truly yours,
BETA Group, Inc.**



Joel Lunger, P.E.
Senior Project Manager



Alan D. Hanscom, LSP
Vice President

Cc: Ron Edwards, Revere Copper Products, Inc.

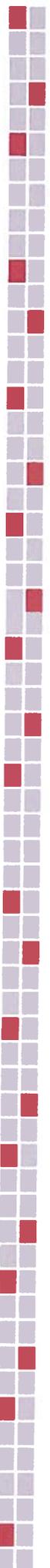


PHOTO LOG – STONE BUILDING CONDITIONS

Revere Copper, New Bedford, MA

Photo Log – Stone Building Conditions – July through December 2014



Photo #1 – View of Stone Building in September 2014. Note partial collapse of exterior wall



Photo #2 – View of eastern side of Stone Building. Note buckling of roof



Photo #3 – View of western side of Stone Building. Note missing slate shingles on roof



Photo #4 – View of eastern wall of Stone Building. Note gap between brick and masonry walls



Photo #5 – Condition of Stone Building in July 2014



Condition of Stone Building in December 2014