

Board of Fire Commissioners

Greenfield Fire District
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A Special Meeting of the Board of Fire Commissioners of the Greenfield Fire District was called to order at Company #3 by Chairman Richard Spackmann at 7:01 PM on April 11, 2013. The flag salute and a moment of silence were recognized for departed members and our troops overseas.

Present were:

Commissioners: Atwell, Barss, Chandler, Spackmann, Waite; Secretary Petkus, D/C Ellsworth, A/C Edward Petkus. Also present, John Munter and Mike Munter from Munter Enterprises, to discuss the ongoing roof issue at Middle Grove Co #3 firehouse.

Commissioner Chandler explained that the two were here to address what they assume is a moisture issue and give the Board some options regarding solutions.

John Munter explained that prior to the installation of the new roof they had looked over the existing roof, noting the following:

- Several prior repairs had been done by various people over the life of the roof.
- The roof was in bad shape and fasteners were loose.
- Due to ice movement the fastener holes in the roof became elongated, making it more difficult to re-seal the penetrations and keep water out.

He also noted that he thinks that at the time the roof was replaced there were already some condensation issues present as well as leakage issues due to the fact that there were a lot of problems with the roof.

When they came to look at the condensation issues after they installed the new roof, different crew members looked around and they determined that it was done well, and when they took some pieces apart, especially the ridge, it was consistently wet through the seam suggesting condensation problems. A vapor barrier is needed but it has its moisture limits and the material breaks down as it ages.

He also noted that that there could have been the situation where there were leaks in the old roof, and the insulation got saturated and dropped away from the roof creating pockets of moisture. These are usually easily findable and pretty easy to repair.

Mr. Munter suggested they would like to do some exploratory work with a lift to determine how things can be fixed; the problems may be simple where they have to re-seal the vapor barrier, there may be areas where they need to re-tape, add more insulation or re-bolster and/or push up the existing insulation. Fortunately everything is easily accessible.

He also noted that if they determine the facing is shot, today's products are much better. It was also noted there may be some suspect air flow along the rake.

Mr. Munter then explained that they would get a crew here, hopefully tomorrow but of course depending on the weather, with a scissor lift and do a thorough exploratory job; if they can, they will make the fixes immediately. If they find it is more complicated they will come back to the Board with recommendations. They will try to remedy the problem areas including over the one truck, the ridge upstairs and the leak in the meeting room, which they believe is from the ridge as well. Trucks will need to be pulled out of the bays, and arrangements were made with D/C Ellsworth.

There was also discussion regarding how condensation/evaporation occurs and the amount of water in the air, it is not necessarily better putting up a new vapor barrier, and ultimately they will not know if the repairs worked until next fall, as fall is bad regarding condensation issues, and even winter can be bad as well.

Mr. Munter also suggested trying to keep the air in the building as dry as possible; if the trucks need to be washed and the temperature is above freezing, try to leave a door open to get air to flow through and dry it. When asked, it was noted they will start working on this soon, if not tomorrow depending on the weather.

It was agreed by all that it does seem to be a moisture problem and not a leaking roof. The Board thanked both gentlemen for meeting with them this evening.

Motion was made by Commissioner Spackmann with a second from Commissioner Chandler to adjourn the meeting at 7:45 PM. All in favor, meeting adjourned.

Respectfully submitted,

Joyce A. Petkus

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District Secretary