

Systems of the Balch Hotel

Overview:

In 1986 Howard Green began substantial renovations on the building. Those renovations took place over the next several years. Exact dates of existing upgrade are assumed to be in that range.

General building:

2017: Replaced front stairs

2022: upgraded parlor entrance

2022: upgraded railing on balconies to meet safety requirements

2015–2019 Worked on historic restoration to complete plan with State Historic Preservation Office

Electric systems:

Upgraded during the 1980s. Including additional power throughout the hotel rooms and upgrades to the kitchen. There are 4 breaker panel boards in the basement.

2016: Laundry Room service was upgraded to accommodate additional washer and dryer. Additional lighting installed in folding area.

2018: Power was run to the roof to install heat tape and lighting.

2021: Service in the barn was upgraded to accommodate AV Charging.

Fire Safety:

Sprinklers, smoke detectors and fire escape were Installed in the 1980s.

2015: Fire extinguishers are placed in boxes throughout the property and have been maintained annually.

2018: all smoke detectors were replaced as part of preventative maintenance.

2015–2022: Dry–standpipe sprinkler system has annual maintenance.

Plumbing

Several bathrooms added in the 1980s. Copper pipe used throughout the building with zone shut off capability.

No significant upgrades.

Water heaters

Estimating from 1980s

2015: drained and cleaned

Sewer

2019: New grease trap installed

2022: full building maintenance performed

Roof

Rolled flat roof from 80s on main building

2019: Steel roof installed on barn

Foundation

Stone and brick.

HVAC

Main floor and basement are serviced by 2, high efficiency, forced air, heat pump heating and cooling units installed in 2021.

Third floor hallway has Mini-Split Air Conditioner installed 2019

There are 10 portable a/c units for warmer rooms, fans provide cooling for the remainder.

Electric baseboard heating units are in each room and bathroom.

Laundry appliances

1 Industrial washer purchased 2022

Heavy duty, residential washer and 2 dryers

Kitchen appliances

Full commercial kitchen from the 80s