

DATE: 4/19/19

FILE REF: BRRTS# 213561937

TO: Steve Martin – RR/Fitchburg

FROM: Jim Walden – RR/5

SUBJECT: Audit of a Vapor Mitigation System, Jim's Monroe Street Cleaners, 2530 – 2536 Monroe Street, Madison.

On April 10th, 2019, I met owner Sean Phelan at the property. The building is used for a coffee shop. Sean was aware of the system, but they had not been performing and recording the inspections. Sean, I and the manager of the coffee shop inspected the system and recorded the manometer readings. There are two systems. The first system consists of 3 suction points, two manometers and a fan on the roof that serves the 2534 and 2536 addresses. The West manometer read 3.0 inches water column (WC) and the Central manometer read 2.0 in WC. As can be seen on Figure D1 of the maintenance plan, both manometers at installation read 2.7. The second system has two suction points, one manometer, and one fan on the roof that serves the 2532 address. The East manometer for this system read 3.9. At installation this manometer read the same. The fans were running, the piping and seals appeared to be intact and the manometers confirmed the functioning of the system. The vacuum at the Central manometer was lower than at installation (2.0 vs 2.7). This may be due to natural variability, but additional readings will confirm this. If the manometer consistently registers a lower vacuum, it could indicate some type of blockage in the pipe.

Recommendation: Coffee shop staff are planning on performing the inspections and keeping the log on site as required by the closure condition. Department staff should periodically request submittal of the log as a check on compliance and operation.