

ALASKA LEGISLATURE SPECIAL COMMITTEE/SUBJECT FILES 8672

2534 SCOMM 111: DEFERRED MAINTENANCE TASK FORCE, 1997

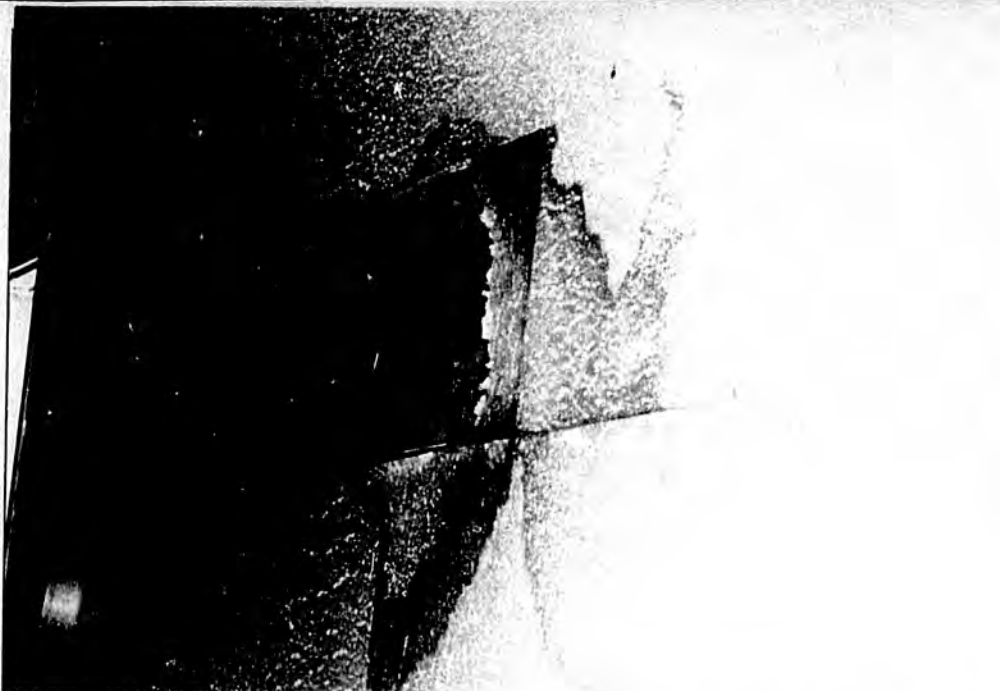


PHOTO 10

Evidence of roof failure. Leaks and associated spotting are found throughout the building.

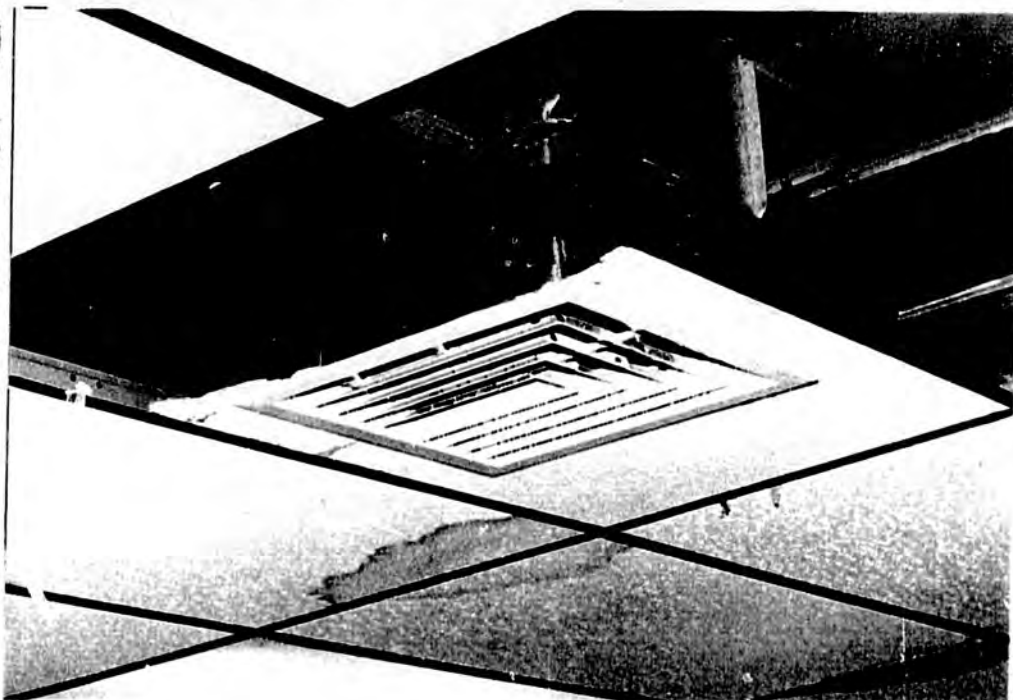


PHOTO 11

Roof leak causing deterioration in the ceiling structure.

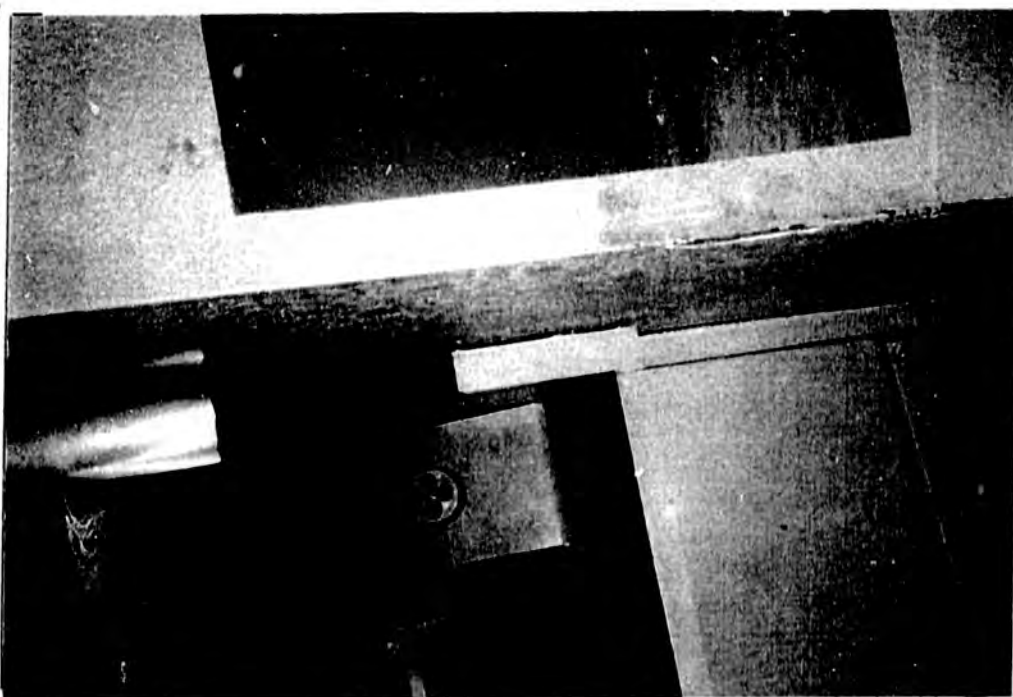


PHOTO 12

Cabinet moving from wall due to building movement.



PHOTO 13

Structural damage to the gypsum wall board leading away from the corner of the cased opening.



PHOTO 14

The fifth and sixth grade room, where there has been a considerable amount of leakage through the roof. We believe that it is caused by ice damming against the wall at the gymnasium.



PHOTO 15

Combustibles stored on upper side of suspended ceiling.

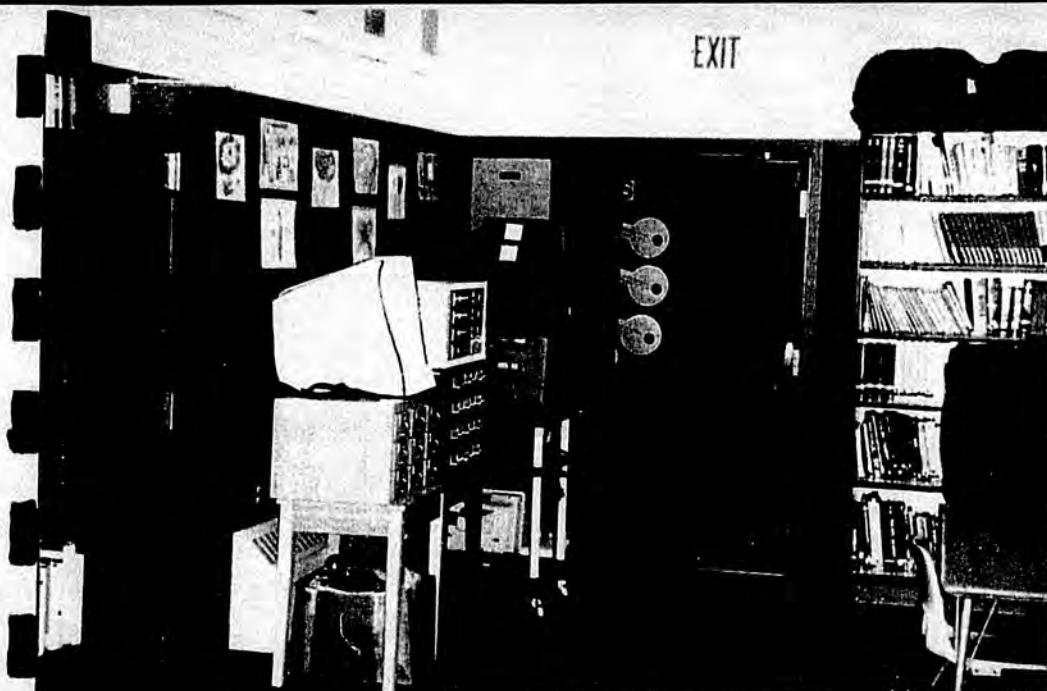


PHOTO 16

Carts and video equipment stored in the corridor. This blocks the electrical panel, wall switch, and encroaches on egress.



PHOTO 17

Food service table is stored in the hallway. It interferes with egress and in this case blocks access to an alarm panel. The multipurpose area should have a storage area specifically for these items.

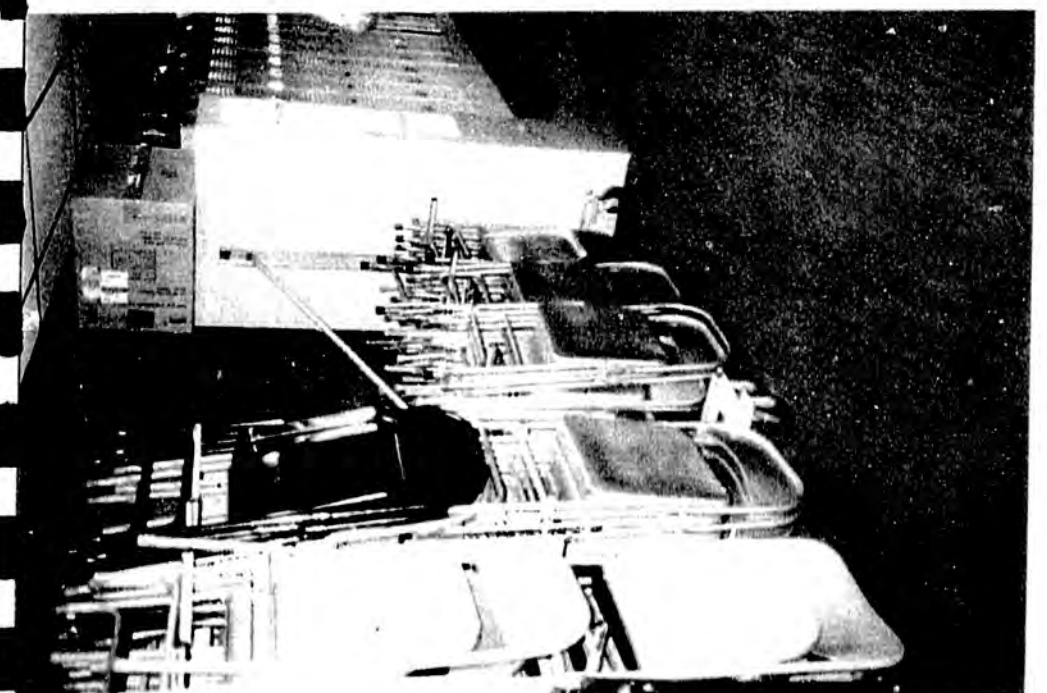


PHOTO 18

Chair storage for multipurpose room is in corridor. This creates a similar problem outlined in previous photo.



PHOTO 19

The corridor shows orderly storage. However, this is not the proper place for these materials. Egress codes are violated and housing combustibles in an exit.



PHOTO 20

Emergency exit partially blocked by storage shelf unit.

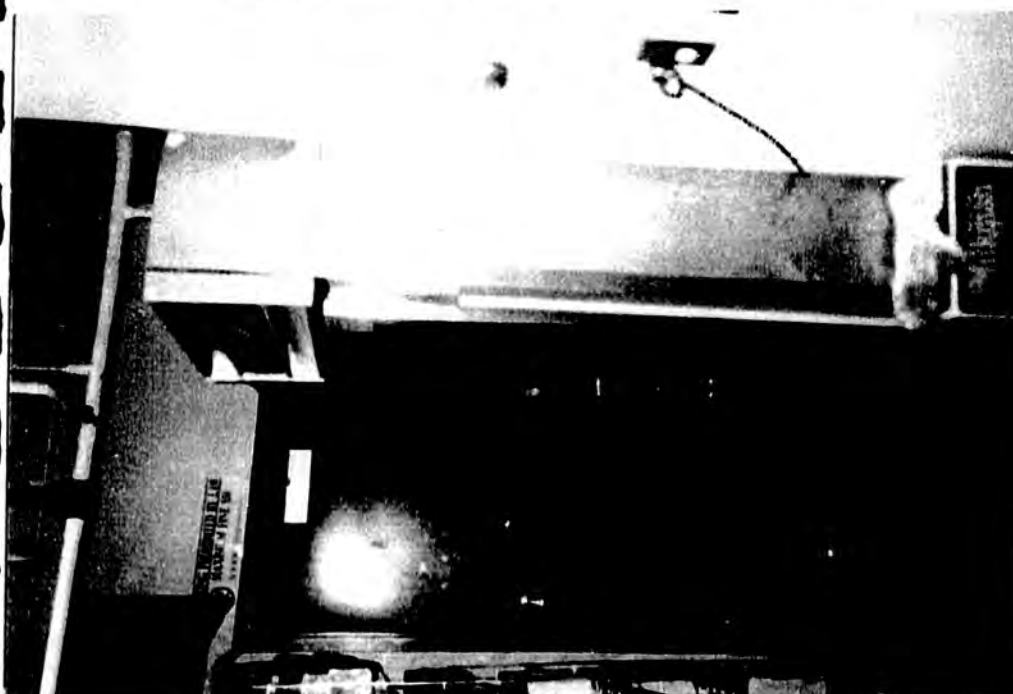


PHOTO 21

This is an exit way and is obstructed by the storage racks as well as the freezer unit. There is inadequate clearance for exit.



PHOTO 22

This change in elevation does not meet UBC exit requirements. Notice a fuel container is being stored in the exit vestibule. Also notice the overall dilapidated condition of the building.



PHOTO 23

This is the exit passageway out of the shop building. There is approximately a 4-inch change in elevation in the exit passageway. This passageway does not meet code requirements.



PHOTO 24

Egress is blocked by snow and rain runoff under the eave. There is no safe access to ground level from this platform; there are no handrails.

BUCKLAND SCHOOL MECHANICAL

4/92

Priority
No.

CODE VIOLATION

DESCRIPTION OF PROBLEM(S)

PRIORITY I: Project necessary to avert eminent danger or correct life-threatening situations for users of that facility.

EXTERIOR:

Remote boiler room is close to makeup air intake for kitchen. The location of the boiler stack could cause flue gas fumes to be drawn into this intake.

Sewage lagoon behind school. Fence broken down.

STORAGE:

Kitchen makeup air unit inoperable, missing damper linkage.

KITCHEN:

Handsink and exposed plumbing in kitchen. Piping and sinks must be cleanable and not have areas which can trap bacteria. Other kitchen items: Hood not functional; no food preparation sink with indirect waste. Kitchen hood fan on roof not to code.

OLD BOILER ROOM:

Electric water heater fuse panel and area. Note combustibles in area and lack of pipe insulation.

Top open on lift station allowing sewer gases to enter room and building due to negative pressure in area.

GENERATOR BUILDING:

Electric box with cable running into from below causing door to be left open exposing live parts.

UMC Chap 20, Sec
2002.i

UPC Sec 409

1
1
1
1
1

BUCKLAND SCHOOL MECHANICAL
4/92

<u>CODE VIOLATION</u>	<u>DESCRIPTION OF PROBLEM(S)</u>	<u>Priority No.</u>
PRIORITY IV: Projects necessary to correct deficiencies under applicable legal standards relating to life, safety, or health matters to allow continued use of the facilities in support of the School District's respective education programs.		
EXTERIOR:		
UFC 79.507	Above-ground oil storage tank. Single wall tank with no diking or protection.	4
FAN ROOM:		
UMC 1002.b	Plenum return air area for main air handler. Code violation - combustible floor.	4
UMC 505	Access to mechanical room and return air.	4
MAIN CORRIDOR:		
UBC Chap 33	Return air from classrooms and offices via corridor ceiling cavity. Corridor cannot be used for return air.	4
WEST ADDITION ATTIC:		
UMC Chap 10, Table 10D	Air handler above new addition in cold attic: Duct insulation is 1/2 inch fiberglass.	4
UMC Sec 509	Light and receptacle not provided.	4
UMC Sec 505	Insulation piled on top of air handler. 30-inch service clearance not provided.	4
SHOP BUILDING:		
UBC Sec 808, State amendment	Wood floor in furnace room of shop building. State amendment states that floor must be rated. Note evidence of oil spillage.	4

BUCKLAND SCHOOL MECHANICAL

4/92

CODE VIOLATION

DESCRIPTION OF PROBLEM(S)

Priority

No.

PRIORITY V: Projects which will achieve operation costs savings.

OLD BOILER ROOM:

Electric water heater fuse panel and area. Note combustibles in area and lack of pipe insulation.

5

BUCKLAND SCHOOL MECHANICAL
4/92

CODE VIOLATION

DESCRIPTION OF PROBLEM(S)

Priority
No.

OTHER:

Electrical and main water line connection to building (Old Boiler Room)
Return air to furnace in wood shop building (Shop Building)

BUCKLAND SCHOOL

4/15/92

<u>CODE VIOLATION</u>	<u>DESCRIPTION OF PROBLEM(S)</u>	<u>CODE No.</u>	<u>PHOTO No.</u>
PRIORITY I: Project necessary to avert eminent danger or correct life-threatening situations for users of that facility.			
	THIRD/FOURTH GRADE CLASSROOM:	1	
UBC Sec. 3305 (h)	No smoke seal	1	
	ELEMENTARY CORRIDOR:	1	
UBC Sec. 4204 (a)	Wood wainscot corridor treatment	1	
	FIRST/SECOND GRADE CLASSROOM:	1	
UBC Sec. 3305 (h)	No smoke seal	1	
	JUNIOR HIGH CLASSROOM:	1	
UBC Sec. 3305 (h)	West door no smoke seal	1	
UBC Sec. 3305 (h)	East door no smoke seal	1	
	ELEMENTARY BOY'S TOILET:	1	
UBC Sec. 3305 (h)	No smoke seal	1	
UBC Sec. 3305 (h)	Door doesn't close - strikes frame	1	
	Minor separation - sheet floor vinyl	1	
	Broken corner - rubber base	1	
	Calcium deposit - ceramic shower floor	1	
	ELEMENTARY GIRL'S TOILET:	1	
UBC Sec. 3305 (h)	No smoke seal	1	
	Missing light diffuser - ceiling	1	
	MAIN ENTRY CORRIDOR:	1	
UBC Sec. 3305 (h)	Door to elementary corridor - no smoke seal, no labels, mechanical hold open - hook	1	
	COAT ROOM:	1	
UBC Sec. 4204(a)	Plywood walls need refinish - in existing passageway	1	
	Minor separation - Tirez floor tile	1	
	MAIN CORRIDOR:	1	
UBC Sec. 4204 (a)	Wood walls need refinish with fire treatment	1	
	SCIENCE & MATH CLASSROOM:	1	
UBC Sec. 3305 (h)	No smoke seal	1	

BUCKLAND SCHOOL
4/15/92

<u>CODE VIOLATION</u>	<u>DESCRIPTION OF PROBLEM(S)</u>	<u>CODE No.</u>	<u>PHOTO No.</u>
	SOCIAL STUDIES/ENGLISH CLASSROOM:	1	
UBC Sec. 3305 (h)	No smoke seal	1	
UBC Sec. 3305 (h)	Closer disabled (missing arm)	1	
	FIFTH/SIXTH GRADE CLASSROOM:	1	
UBC Sec. 3305 (h)	No smoke seal	1	
	KITCHEN:	1	
UBC Sec. 3305 (h)	No smoke seal	1	
UBC Sec. 3314 (c)	Battery pack emergency light non-operational	1	
	Exposed cast iron plumbing - difficult to maintain sanitary	1	
	Heavy soil - light fixture diffusers	1	
	4, 2x4 ceiling tiles not in compliance (not washable finish)	1	
	Heavy soil - return air grill & filter	1	
	Cooking range incorrectly positioned beneath hood	1	
	Floor penetration near range needs seal	1	
	TEACHER WORKROOM:	1	
UBC Sec. 3305 (h)	No smoke seal	1	
UBC Sec. 3305 (h)	Closer arm missing	1	
	Used as a classroom	1	
	HIGH SCHOOL GIRL'S TOILET:	1	
UBC Sec. 3305 (h)	No smoke seal	1	
	Holes in Marlite walls need patch/repair	1	
	Broken porcelain toilet tank tops (2)	1	
	JANITOR'S CLOSET:	1	
UBC Sec. 3305 (h)	No smoke seal	1	
UBC Sec. 1706 (a) & Table 17-A	Pipe chase is not protected & has holes exposing chase to old furnace room & sewer gas in old furnace room can access school via pipe chase..	1	
	Pipe penetrations in overhead need seal	1	
	HIGH SCHOOL BOYS TOILET:	1	
UBC Sec. 3305 (h)	No smoke seal	1	
	Damage to Marlite needs repair	1	
	Shower needs re-caulk	1	
	SPECIAL EDUCATION - ELEMENTARY:	1	
UBC Sec. 3305 (h)	No smoke seal	1	
UBC Sec. 3305 (h)	Closer disabled - missing arm	1	
UBC Sec. 605	No windows - no outside walls	1	

BUCKLAND SCHOOL

4/15/92

<u>CODE VIOLATION</u>	<u>DESCRIPTION OF PROBLEM(S)</u>	<u>CODE No.</u>	<u>PHOTO No.</u>
UBC Sec. 3305 (h)	West double leaf door: No labels, no smoke seal, active leaf missing closer arm	1	
	Electrical cabinet 16" from lavatory	1	
	SPECIAL EDUCATION - HIGH SCHOOL:	1	
UBC Sec. 3305 (h)	No smoke seal	1	
UBC Sec. 605	No windows	1	
	J-Box cover missing in ceiling cavity	1	
	GYMNASIUM:	1	
UBC Sec. 3303 (e)	Emergency egress through gym	1	
UBC Sec. 3314 (c)	Battery pack emergency light inoperable	1	
UBC Sec. 3304 (i)	South exit grade change at door does not comply	1	
UBC Sec. 3313 (a)	North exit vestibule 2-tube strip light destroyed	1	
	South exit vestibule 2-tube strip light destroyed	1	
UBC Sec. 808	Pipe penetrations in walls not adequately sealed	1	
UBC Sec. 802 (c)	GWB tape failure & water damaged ceiling	1	
UBC Sec. 802 (c)	Not in compliance with 1 hour rating requirement	1	
	No smoke seal	1	
	No closure	1	
	Fan unit above - missing pipe insulation, missing electrical J-Box cover	1	
	Wall penetrations not adequately sealed	1	
	MAIN SCHOOL EXTERIOR:	1	
UBC Sec. 3306 (i)	Back stair sagging handrail	1	
	South elevation - two fire exit balconies beneath windows - no stairs & 8' to ground.	1	
	OLD BOILER ROOM (Boilers have been relocated to a separate building):	1	
UPC Sec. 409	Sewage lift station has access panel open to allow entry of garden hose. Sewer gas has free access from holding tank into boiler room & subsequently into school via unsealed pipe chase.	1	
	Penetrations into pipe chase between toilet rooms are not sealed - fire, smoke & sewer gas from the BioPure System have direct access to the school via this chase.	1	
	Oil soaked & delaminated plywood floor at ex-boiler location	1	
	Battery pack emergency light inoperable	1	
	GENERAL:	1	
UBC Sec. 605	Inadequate control - heat & ventilation systems	1	
	Inadequate water pressure at drinking fountains	1	

BUCKLAND SCHOOL

4/15/92

CODE VIOLATION

DESCRIPTION OF PROBLEM(S)

CODE PHOTO
No. No.

PRIORITY III: Project necessary to protect the structures of the existing facilities.

ELEMENTARY CORRIDOR:

North exit - loose panic bar, needs weather strip & sweep

3

3

THIRD/FOURTH GRADE CLASSROOM:

Slider window jammed - non-operational

3

3

Structural crack - north wall near door

3

Damaged corner

3

Damaged rubber base

3

Poorly fit end backsplash at countertop

3

P-Lam edge missing at countertop

3

Walls need patch & paint

3

FIRST/SECOND GRADE CLASSROOM:

Dislodged ceiling tile

3

3

Failed ceiling suspension system - needs adjustment

3

P-Lam backsplash needs caulk

3

JUNIOR HIGH CLASSROOM:

West door missing screw in hinge

3

3

Cracked outside wall corner full height (NE corner)

3

Stained east wall

3

Radiation covers need paint

3

Wall needs paint

3

Temperature control problem - no thermostat in room

3

ELEMENTARY BOY'S TOILET:

Soiled walls & ceiling - needs paint

3

3

Broken outside corners

3

Uneven floor underlayment causing wrinkle in sheet vinyl

3

Rusted exhaust fan diffuser - shower

3

ELEMENTARY GIRL'S TOILET:

Door doesn't close - needs adjustment

3

3

Walls need paint

3

Screw pops - ceiling

3

Rusted exhaust fan diffuser - shower

3

MAIN ENTRY CORRIDOR:

Exterior door - needs weatherstrip & screw in hinge & paint

3

3

Stained ceiling tile

3

UBC Sec. 3305 (h)

BUCKLAND SCHOOL
4/15/92

<u>CODE VIOLATION</u>	<u>DESCRIPTION OF PROBLEM(S)</u>	<u>CODE No.</u>	<u>PHOTO No.</u>
	Structural crack SE corner	3	
	COAT ROOM:	3	
	Dislodged ceiling tile	3	
	MAIN CORRIDOR:	3	
	Water stained ceiling tile - minor	3	
	Dislodged ceiling tile - minor	3	
	Damaged tee bar west end (attic scuttle above)	3	
	SCIENCE & MATH CLASSROOM:	3	
	Damaged ceiling tile (1)	3	
	Missing ceiling tile (1)	3	
	Missing face panel - sink base cabinet	3	
	Loose radiation cover	3	
	Radiation cover needs paint	3	
	Window sills need refinish (GWB patch/paint)	3	
	PRINCIPAL'S OFFICE:	3	
	Minor ceiling tile damage	3	
	Window sill needs refinish (GWB patch & paint)	3	
	SOCIAL STUDIES/ENGLISH CLASSROOM:	3	
	Minor tee bar dislocation - ceiling	3	
	Window sill needs refinish (GWB patch/paint)	3	
	Screw pops	3	
	Radiation cover needs repaint	3	
	Wood wall needs refinish	3	
	FIFTH/SIXTH GRADE CLASSROOM:	3	
	Water stained ceiling tile (7) {Roof glaciation: leak problem}	3	
	Broken ceiling tile (3) {Roof glaciation: leak problem}	3	
	Missing ceiling tile (10) {Roof glaciation: leak problem}	3	
	Window sill needs refinish (GWB patch/paint) - 2	3	
	Radiation cover needs paint	3	
	Wood paneling needs refinish - east wall	3	
	KITCHEN:	3	
	Wood door needs refinish	3	
	Wood door not appropriate in kitchen	3	
	Walls need refinish & repair	3	
	Water stained ceiling tile	3	
	Walls need paint	3	

BUCKLAND SCHOOL

4/15/92

<u>CODE VIOLATION</u>	<u>DESCRIPTION OF PROBLEM(S)</u>	<u>CODE No.</u>	<u>PHOTO No.</u>
	KITCHEN STORAGE:	3	
	Exterior door difficult to close - drags frame - door needs replacement & weatherstrip	3	
	Cracked wall at door opening	3	
	TEACHER WORKROOM:	3	
	Dislodged ceiling tile	3	
	Broken GWB at corner bead	3	
	Screw pops, scuffs - needs repaint	3	
	Door needs paint	3	
	HIGH SCHOOL GIRL'S TOILET:	3	
UBC Sec. 3305 (h)	Outer door doesn't close completely	3	
	Screw pops	3	
	Chipped paint	3	
	Gypsum walls need repair/refinish	3	
	Loose toilet partitions	3	
	HIGH SCHOOL BOYS TOILET:	3	
	Screw pops - soiled paint - GWB repair/paint required	3	
	Loose toilet partitions	3	
	Ceiling needs paint	3	
	Toilet partition door missing	3	
	Ceiling diffuser needs paint	3	
	Door bumper punched through gypsum board	3	
	SPECIAL EDUCATION - ELEMENTARY:	3	
	Door drags	3	
	Dislodged ceiling tile	3	
	Broken/scuffed ceiling tile	3	
	Wood walls need refinish	3	
	SPECIAL EDUCATION - HIGH SCHOOL:	3	
	Missing ceiling tile (2)	3	
	Ceiling tile dislodged	3	
	Walls need refinish	3	
	Exterior doors drag & need paint	3	
	GYMNASIUM:	3	
UBC Sec. 3305 (h)	South exit vestibule door doesn't close	3	
UBC Sec. 3313 (a)	South exit vestibule door Relite frame badly rusted	3	
	Screws missing - door closer bracket	3	
	Double leaf door needs paint	3	
	Minor frazzle - carpet seams	3	

BUCKLAND SCHOOL

4/15/92

<u>CODE VIOLATION</u>	<u>DESCRIPTION OF PROBLEM(S)</u>	<u>CODE No.</u>	<u>PHOTO No.</u>
	Rubber base needs replacement both ends	3	
	South exit vestibule door needs replacement	3	
	South exit vestibule ceiling destroyed - water from roof leaks	3	
	South exit vestibule very poor condition exterior door & frame - needs replacement	3	
	Broken fire extinguisher cabinet	3	
	Minor ceiling damage	3	
	Seam fill in gym floor is starting to fail (2 longitudinal seams - intermittent missing seam fill).	3	
	North exterior door & frame in poor condition - needs paint	3	
	North exit vestibule severe rusting - exterior door & frame	3	
	North exit vestibule door Relite frame badly rusted	3	
	North exit vestibule - no weatherstrip	3	
	North exit vestibule door needs replacement	3	
	North exit vestibule ceiling destroyed - water from roof leaks	3	
	North exit vestibule very poor condition exterior door & frame - needs replacement	3	
	North exit vestibule very poor condition exterior door & frame - needs replacement	3	
	GYM STORAGE:	3	
UBC Sec. 802 (c)	Very poor condition - all walls & ceiling	3	
	Delaminating & cracked plywood floor	3	
	MAIN SCHOOL EXTERIOR:	3	
UBC Sec. 4305 & Table 43-C	No fire protection - under-building soffit (exposed plywood)	3	
	Water/ice accumulation beneath lift station - possible leak	3	
	North elevation needs stain or paint badly	3	
	East elevation needs stain or paint badly	3	
	South elevation needs stain or paint badly	3	
	ROOF:	3	
	Snow drift/glaciation both sides of roof at intersection with high gym wall. Apparent serious leaking has destroyed finishes and ceilings in gym storage, 5th/6th grade classroom, and both exit vestibules from gym. Roof is corrugated aluminum sheets.	3	
	Flattened ridge cap may contribute to leaking	3	
	1" roof puncture near ridge	3	
	OLD BOILER ROOM (Boilers have been relocated to a separate building):	3	
	Exterior door - disconnected closer	3	
	Exterior door drags threshold - hard	3	
	Exposed fiberglass at badly damaged pipe insulation	3	
	Loose duct insulation - exhaust duct	3	

BUCKLAND SCHOOL
4/15/92

<u>CODE VIOLATION</u>	<u>DESCRIPTION OF PROBLEM(S)</u>	<u>CODE No.</u>	<u>PHOTO No.</u>
PRIORITY IV: Projects necessary to correct deficiencies under applicable legal standards relating to life, safety, or health matters to allow continued use of the facilities in support of the School District's respective education programs.			
	ELEMENTARY BOY'S TOILET:	4	
UBC Chapter 31 & ADA 4.17, 4.18, 4.19, 4.21, 4.22, 4.23, 4.24	Doesn't comply with handicapped heights/dimensions	4	
	Shower access doesn't comply - handicapped. Slope too steep.	4	
	ELEMENTARY GIRL'S TOILET:	4	
UBC Chapter 35 & ADA 4.17, 4.18, 4.19, 4.21, 4.22, 4.23, 4.24	Doesn't comply with handicapped dimensions	4	
	Shower doesn't comply - too steep access	4	
	HIGH SCHOOL GIRL'S TOILET:	4	
UBC Chapter 31 & ADA 4.17, 4.19, 4.21, 4.22, 4.23, 4.24	Doesn't comply - handicapped	4	
	Shower doesn't comply - handicapped curb	4	
	HIGH SCHOOL BOY'S TOILET:	4	
UBC Chapter 31 & ADA Sec. 4.17, 4.19, 4.21, 4.22, 4.23, 4.24	Doesn't comply - handicapped	4	
	Shower doesn't comply - handicapped curb	4	

BUCKLAND SCHOOL

4/15/92

CODE VIOLATION

DESCRIPTION OF PROBLEM(S)

CODE PHOTO
No. No.

PRIORITY V: Projects which will achieve operation costs savings.

JUNIOR HIGH CLASSROOM:

Temperature control problem - no thermostat in room

5

5

KITCHEN STORAGE:

Exterior door difficult to close - drags frame - door needs replacement & weatherstrip

5

5

GYMNASIUM:

UBC Sec. 3305 (h)

South exit vestibule door doesn't close

5

5

South exit vestibule - no weatherstrip

5

South exit vestibule very poor condition exterior door & frame - needs replacement

5

North exterior door & frame in poor condition - needs paint

5

FAN ROOM (Above main corridor):

UMC Sec. 505

Very difficult access through lift-out ceiling results in poor maintenance - very dirty filters

5

5

Missing heat pipe insulation

5

Deteriorating duct insulation

5

OLD BOILER ROOM (Boilers have been relocated to a separate building):

Exposed fiberglass at badly damaged pipe insulation

5

5

Loose duct insulation - exhaust duct

5

BUCKLAND SCHOOL

4/15/92

<u>CODE VIOLATION</u>	<u>DESCRIPTION OF PROBLEM(S)</u>	<u>CODE No.</u>	<u>PHOTO No.</u>
PRIORITY VI:	Projects which will provide facilities to meet instructional and program needs which are not met by categories 1-5 or this sub-section.		
	SCIENCE & MATH CLASSROOM:	6	
	Exposed copper supply - vent pipes to lavatory	6	
	PRINCIPAL'S OFFICE:	6	
	Thin wall & door - sound transmission	6	

BUCKLAND SCHOOL

4/15/92

CODE VIOLATION

DESCRIPTION OF PROBLEM(S)

CODE PHOTO
No. No.

GENERAL:

MAIN ENTRY CORRIDOR:

Lift station closet - no positive ventilation, not a rated
compartment - plywood access panel 25" x 58"

SCIENCE & MATH CLASSROOM:

Folding partition is used as a permanent wall

**ARCHITECTURAL ENGINEER
INSPECTION**

State of Alaska
Department of Public Safety
DIVISION OF FIRE PREVENTION

FIRE AND LIFE SAFETY AT BUCKLAND SCHOOL

Architect's Summary of Code Deficiencies

As technical team leader Heery visited the Buckland school and supervised preparation of the punch list for this project. The individual engineering disciplines have prepared specific punch lists where appropriate and have identified specific items that they deem Priority 1 issues. Heery has also completed an item-specific punch list for Architectural components.

I, Erik Klepp, hereby certify that I have reviewed all lists and determined that the composite of the hazards identified is greater than the individual parts. It is my professional opinion that these hazardous code violations, when considered in their entirety, are of such a magnitude as to cause or create an imminently dangerous situation to the occupants of the building.

The following code and fire issues are in addition to the findings described in the program and engineering reports included herein:

The lack of storage space and overcrowding has forced the use of corridors as storage areas. Storage of tables, warming tables, and lockers in the corridors has reduced the exit way and potential exit hazard for students is quite high. The exit corridor is not of rated construction, and there is no separation between the classrooms and the corridor. The spread of fire across the corridor is very possible. Exiting from the classrooms is into a corridor then into the gymnasium. This will be a serious hazard if a fire should start at this end of the school. It is considered unsafe to exit through a gymnasium.

At the main corridor there is extensive use of wood in the exposed surfaces of the corridor. This is a potential fire hazard and would trap students in a fire.

At the kitchen there is no separation between the school and the kitchen. The spread of fire through nonrated construction is a potential hazard with potential fire spread into the gymnasium.

SIGNED: _____

Erik Klepp

Erik Klepp

Certification No. 4165

DATE: _____

8/20/92

Reply to: ☐ P.O. Box N
450 Whittier St.
Juneau, Ak 99811
(907) 465-4331
FAX: (907) 463-5860

☒ 5700 E. Tudor Rd.
Anchorage, Ak 99507
(907) 269-5604
FAX: (907) 338-4375

☐ 1979 Peger Rd.
Fairbanks, Ak 99709
(907) 456-4002
FAX: (907) 456-2065

TO: H. Pardey Occupancy Name: Buckland School
NWASD Location: Buckland
Box 51 UBC Classification: E-1
Kotzebue 993472 Inspection Date: 12-5-91

The following deficiencies were noted and are required to be corrected as indicated:

[illegible]

WRITTEN RESPONSE IS REQUIRED

YOU ARE HEREBY ORDERED TO IMMEDIATELY CORRECT THE LISTED DEFICIENCIES AND TO NOTIFY THIS OFFICE OF THE CORRECTION BY THE DATE SPECIFIED IN COLUMN THREE. SEE OTHER SIDE FOR YOUR APPEAL RIGHTS.

Received by: Paul Wilson Inspector: Gregory A. [unclear]
Relation to property: Dir. Prop. Svcs. Date: 12-5-91
Authority: AS 18.70.070 - 18.70.080 - 18.70.300 - 18.70.310 Page of
White - Owner Yellow - File Pink - Fire Department Goldenrod - Director

002 Buckland School's

State of Alaska
Department of Public Safety

DIVISION OF FIRE PREVENTION

Reply
to:

☐ P.O. Box N
Juneau, AK 99811-1200
(907) 465-4331

☒ 5700 E. Tudor Rd.
Anchorage, AK 99507-1225
(907) 269-5604

☐ 1979 Peger Road
Fairbanks, AK 99709
(907) 456-4002

NOTIFICATION OF FIRE HAZARDS AND AN ORDER TO CORRECT

TO: DEBBY CAVEY: Supt.
NWABSD
Box 51
Kotzebue, Ak. 99752

Occupancy Name: Buckland School
Location: _____
UBC Classification: E-1
Inspection Date: 4-16-91

The following deficiencies were noted and are required to be corrected as indicated:

	INSTALLED	OPERATIVE	LAST SERVICED	SERVICED BY
SPRINKLER SYSTEM	YES/NO	YES/NO	4/19/91	Guardian
HOOD & DUCT SYSTEM	YES/NO	YES/NO	4/19/91	Guardian
STANDPIPE SYSTEM	YES/NO	YES/NO	4/19/91	Guardian
FIRE ALARM SYSTEM	YES/NO	YES/NO	4/19/91	Guardian
TYPE: MANUAL _____, POC _____, HEAT _____, COMBINATION <u>X</u>				
PORTABLE FIRE EXT.	YES/NO	YES/NO	4/19/91	Guardian
PROPER TYPE/DESCRIPTION: YES/NO				
EVACUATION DRILLS: REQUIRED: YES/NO LAST CONDUCTED <u>4/19/91</u>				

DEFICIENCIES / CORRECTIVE ACTION	DATE
Deficiencies from Previous Inspection corrected except:	
1. Violation of UFC 12.103. Remove all combustibles and other items stored in corridors. Note: Continuing write up / problem.	① 8/15/91
Gen bldg - No def noted.	
ECE Bldg - No def noted.	
Shop Bldg - No def noted.	

WRITTEN REPLY
REQUIRED

YOU ARE HEREBY ORDERED TO IMMEDIATELY CORRECT THE LISTED DEFICIENCIES AND TO NOTIFY THIS OFFICE OF THE CORRECTION BY THE DATE SPECIFIED IN COLUMN TWO. SEE OTHER SIDE FOR YOUR APPEAL RIGHTS.

Received by: Paul C. Christ
Relation to property: Director P. Christ

Inspector: Jacky O. O'Neil
Date: 4/16/91

Authority: AS 18.70.070 - 18.70.080

Page 1 of 1

White - Owner

Yellow - File

Pink - Fire Department

Goldenrod - Director

State of Alaska
Department of Public Safety

DIVISION OF FIRE PREVENTION

Box N
Anchorage, AK 99511-1200
(907) 465-4331

☒ 5700 E. Tudor Rd.
Anchorage, AK 99507-1225
(907) 299-5604

☐ 1979 Peger Road
Fairbanks, AK 99709
(907) 456-4002

NOTIFICATION OF FIRE HAZARDS AND AN ORDER TO CORRECT

Occupancy Name: Buckland School
Location: Buckland
UBC Classification: E-1
Inspection Date: 3/12/90

Deficiencies noted and are required to be corrected as indicated:

DEFICIENCY	NOT INSTALLED	OPERATIVE	LAST SERVICED	SERVICED BY
SMOKE DETECTORS	YES ☐ NO ☒	YES ☐ NO ☒	<u>1</u>	
SMOKE ALARMS	YES ☐ NO ☒	YES ☐ NO ☒	<u>9/89</u>	<u>Arctic Welding</u>
SMOKE EXHAUST	YES ☐ NO ☒	YES ☐ NO ☒	<u>1</u>	
SMOKE EXHAUST	YES ☐ NO ☒	YES ☐ NO ☒	<u>2 RC</u>	<u>2nd - Hous</u>
HEAT	YES ☐ NO ☒	YES ☐ NO ☒	<u>9/89</u>	<u>Arctic Welding</u>
COMBINATION	YES ☐ NO ☒	YES ☐ NO ☒	<u>2/90</u>	

DEFICIENCIES / CORRECTIVE ACTION	DATE
U.F.C. 12.103, YOU	<u>3/15/90</u>
the corridors for storage	
and combustibles	
ie. paper products,	
maps, open storage	
The corridors must	
have passage to the	
alarm pull station	
not be blocked by storage etc.	
NOTE: This is a repeat	
at this school.	

YOU ARE REQUIRED TO IMMEDIATELY CORRECT THE LISTED DEFICIENCIES AND TO NOTIFY THIS DIVISION BY THE DATE SPECIFIED IN COLUMN TWO. SEE OTHER SIDE FOR YOUR

Inspector: Chris E. Williams
Date: 3/13/90
Page 1 of 4

Yellow - File Pink - Fire Department Gold - Director

NOTIFICATION OF FIRE HAZARDS AND AN ORDER TO CORRECT (Continuation Sheet)

DEFICIENCIES/CORRECTIVE ACTION REQUIRED

DATE

Violation of U.F.C. 12.114. The	
Emergency Lights must be replaced.	
Emergency Exit	
Violation of U.F.C. 12.113. The exit	
must be kept clear. Many doors	
are locked.	
Violation of U.F.C. 11.203. The	
storage of combustibles is too close	
to ceiling. There must be 24"	
clearance from the top of combustibles	
to ceiling. Ems. Soc. ST. Room	
Violation of U.F.C. Chapter 12. The	
exit in the Spec. Lab Room	
is not marked as open the door.	
It is A EXIT	
Violation of U.F.C. Chapter 12, A.1	
Building Code Chapter 33. The	
exit in the old Section of the	
building is plywooded. It must be	
removed. Fire Resistor	
exit must be shielded.	
Exit edge of 3/8" x 1/2" thick	
Violation of U.F.C. 11.206. Remove	
combustible storage from under	
the building. It will have it	
stored under the building	

Inspector (Initial)

Div. of Fire Prevention (Initial)

Date

School

Page 2 of 1

Yellow - File

Pink - Fire Department

Goldenrod - Director

NOTIFICATION OF FIRE HAZARDS AND AN ORDER TO CORRECT (Continuation Sheet)

DEFICIENCIES/CORRECTIVE ACTION REQUIRED

DATE

Kindergarten Building	
U.F.C. 12.103. The	
signs must be cleaned	
directions and combustible	
U.F.C. 79.203. Remove	
combustible liquids from the	
U.F.C. 12.113. Repair	
signs. They did not work	
U.F.C. 10.301. The	
signs must be provided on the	
U.F.C. 85.106.1/03. The	
extension cord run through	
must be removed. Provide	
OUTLET	
U.F.C. 10.401 And	
mechanical code. The	
at the Oak Hill Fire	
structure and the	
fire is installed	
in wall terminals. The	
replace the one that	
has a hole cut in it	
proper combustion air	

Inspector (Initial)

Div. of Fire Prevention (Initial)

Date

School

Page 3 of 4

Owner

Yellow - File

Pink - Fire Department

Goldenrod - Director

NOTIFICATION OF FIRE HAZARDS AND AN ORDER TO CORRECT (Continuation Sheet)

DEFICIENCIES/CORRECTIVE ACTION REQUIRED

DATE

VOC. 6d. Bldg.	
of U.F.C. 12.113. The	5/15/90
must be repaired	
of U.F.C. 12.111. The	5/15/90
lights must be repaired	
of U.F.C. 12.108. The	5/15/90
must be cleared of all	
oil and substances	
of U.F.C. 10.301. Remove	5/15/90
from view of Fire Extinguishers	
of U.F.C. 10.401. And	5/15/90
the fire escape	
the fire escape as stated	
Number 6 of K. diagram	
General Bldg.	
of U.F.C. 10.401. The fire	5/15/90
must be repaired.	
of U.F.C. 12.114. The emergency	5/15/90
must be repaired.	
of U.F.C. 10.301. You must	5/15/90
have missing fire extinguisher	

CPW

Div. of Fire Prevention (Initial)

3/12/90

Date

Page 4 of 4

Yellow - City Pink - Fire Department Goldenrod - Director

NOORVIK

PROJECT DESCRIPTION

INTRODUCTION:

The Northwest Arctic Borough School District is requesting funding to remedy health/life safety problems and unhoused student problems at both school sites in Noorvik. These problems have been documented by licensed engineers and an architect in the 1993 Condition Survey. Professional educational facility planners have worked with the district to identify the impacts that the poor conditions and crowding have had on the educational program.

It is proposed that the elementary school structure be abandoned and that replacement space be constructed adjacent to the high school. It is also proposed that the high school be extensively and substantially expanded and remodeled (see Major Maintenance request) to address compelling life safety, fire separation, exiting, and other code violations as well as program deficiencies. Greater program efficiency and cost efficiency can occur by linking this grant with the Major Maintenance request.

PROJECT JUSTIFICATION:

The elementary school building is an old, BIA wood frame structure on piles, designed in 1958, and last upgraded in 1979. The current student enrollment significantly exceeds the facility design capacity resulting in severe crowding. The lack of facility space is limiting the educational program, and elementary students must leave the building and travel across town to gain access to the high school which provides a computer lab, library/media center, gym and food service. The elementary classrooms are small and lack counter work areas with sinks, adequate storage for teaching materials, student cubbies, and other amenities found in standard elementary schools. The flat roof on the building is in failure and the structural capacity of the building is in question. Erosion and foundation failure due to deterioration of the permafrost are other serious structural concerns. This erosion coupled with the lack of water and sewer systems in this area of town have caused partial abandonment of housing in this area of the community. (See Emergency Grant Application for temporary repairs at Noorvik.)

Because of the health/life safety situations in the existing elementary building it should be abandoned as an educational facility. The building is old, obsolete and not safe for use by students. The cost to renovate this building would be so great that replacement is the more cost-effective alternative. Relocation adjacent to the high school which is located near the center of town in the rear center of a relatively large, flat site is a logical and cost-effective solution.

**NOORVIK K-12 EXPANSION PROJECT
FY97 CIP REQUEST**

For greatest educational efficiency and cost effectiveness, the existing elementary school should be demolished and replaced in a contiguous addition to the high school, forming a single K-12 facility sized to meet current program needs. Appropriate outdoor activity areas should be provided.

DETAILED PROJECT DESCRIPTION:

The proposed project will result in a new elementary K-6 facility and an expanded 7-12 facility located on the existing high school site. The high school site is adequate to accommodate the expansion within the existing site boundaries. The total proposed area will include 52,500 gross square feet for school program space. Of this total, 36,390 square feet will be new construction. (16,110 square feet of renovation and upgrade of existing facilities is being requested in an accompanying Major Maintenance CIP.)

The elementary structure is not safe for continued use. Demolition of the building is expected to take place after the new K-12 facility is ready for occupancy. The school district will assume responsibility for security of the old structure after the move and for protection and safety during the demolition.

EVIDENCE THAT PROJECT IS NOT PREVENTIVE MAINTENANCE:

The Northwest Arctic Borough School District has a comprehensive preventive maintenance program and has expended extensive funds in recent years on maintenance of the Noorvik school facilities. In FY93 and FY94, the School District spent over \$780,000 on maintenance at Noorvik school facilities.

The Condition Survey prepared in 1993 demonstrates that the Noorvik deficiencies are due to age, outdated design practices, structural damage due to environmental factors, current code requirements, and other factors beyond the scope of preventive maintenance, routine maintenance, or custodial care.

ENROLLMENT PROJECTIONS FOR NOORVIK, ALASKA

BIRTH RATES		
YEAR	LIVE BIRTHS	YEAR TO START SCHOOL
1985	13	1990
1986	22	1991
1987	17	1992
1988	21	1993
1989	21	1994
1990	24	1995
1991	22	1996
1992	15	1997
1993	18	1998
1994	16	1999
6 YR TOTAL	94	KINDERG. ENROLL. 6 YRS LATER 89.2
AVERAGE SURVIVAL RATIO = 94.84%		

ENROLLMENTS														
FISCAL YEAR	K	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL STUDENTS ENROLLED
FY 90	19	19	14	19	16	14	11	10	6	15	8	10	8	169
FY 91	13	19	17	14	16	15	13	10	7	11	5	15	6	161
FY 92	11	12	15	16	12	19	14	13	13	11	6	9	8	159
FY 93	18	12	15	14	16	10	18	17	14	14	11	6	11	176
FY 94	23	20	9	15	11	18	11	19	18	9	12	7	8	180
FY 95	24	29	20	14	16	12	19	13	19	14	11	12	7	210
TOTAL	108.2	110.8	89.95	92	86.8	87.95	86	81.95	77.25	74	52.95	59	47.95	1054.75
SURVIVAL RATIO	94.84%	107.65%	93.63%	108.80%	90.77%	103.39%	89.30%	107.12%	102.98%	118.05%	78.05%	128.23%	93.63%	

PROJECTED ENROLLMENTS														
	K	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL STUDENTS ENROLLED
PRESENT	24	29	20	14	16	12	19	13	19	14	11	12	7	210
FY 96 PROJECTION	23	26	27	22	13	16	12	20	13	23	11	14	11	231
FY 97 PROJECTION	21	24	24	29	20	13	16	13	21	16	18	14	13	242
FY 98 PROJECTION	14	22	23	26	27	20	13	17	13	25	12	23	13	249
FY 99 PROJECTION	17	15	21	25	24	27	20	14	18	15	20	16	21	254
FY 00 PROJECTION	15	18	14	23	23	25	27	22	14	21	12	25	15	254
FY 01 PROJECTION	22	16	17	16	21	23	25	29	22	17	17	15	23	263
FY 02 PROJECTION	22	23	15	19	14	21	23	26	30	26	13	21	14	269

Birth statistics were obtained from the Alaska Bureau of Vital Statistics.

Enrollment data was obtained from the Dept. of Education and the Northwest Arctic Borough School District records.

DETAILED PROJECT RECOMMENDATIONS:

- ◆ Abandon the BIA elementary school site for academic purposes.
- ◆ Construct additional high school classroom space attached to the main school.
- ◆ Construct new elementary space adjacent to the high school building.
- ◆ Provide adequate storage space in close proximity to classrooms.
- ◆ Provide up-to-date communication technology in the new classrooms.
- ◆ Provide a media center accessible to all students.
- ◆ Provide proper storage for maintenance and custodial supplies.
- ◆ Provide an appropriate administrative suite and teachers' work area.
- ◆ Provide a student journalism/project workroom and new darkroom.
- ◆ Expand lockers rooms, showers, and restrooms to meet ADA, and ensure they are appropriately sized for PE activities and team sports.
- ◆ Provide public/student restrooms in close proximity to the gym for day student use and evening public use.
- ◆ Provide systems which segregate spaces used by the community from those areas school areas used by the school allowing school spaces to be secured during public programs.
- ◆ Provide a new kitchen and separate commons/eating area outside the gym.
- ◆ Provide a weight room and proper storage for equipment.
- ◆ Provide a washer and dryer for PE/sports program and school staff use.
- ◆ Provide appropriately designed specialized teaching spaces for science, business, home economics, music, and vocational education programs.
- ◆ Construct interior walls at exposed exterior wall structural elements to provide finished appearance and acoustical seals between rooms.
- ◆ Provide a fenced elementary play area adjacent to the new elementary wing.

NOORVIK K-12 SCHOOL

	AREA	FACTOR	1991 \$/SF	1991 COST	LINE TOTAL
Assignable Educational Areas					
Basic Elementary Classroom	7500		\$87.56	\$656,700	
Basic Secondary Classroom	1800		\$90.89	\$163,602	
Gifted/Special Ed. Classrooms	1800		\$112.31	\$202,158	
Bilingual/Bicultural	2400		\$105.88	\$254,112	
Library and Media Center	2000		\$106.84	\$213,680	
Computer Lab/Tech. Resource	2100		\$112.31	\$235,851	
Science Laboratory	1200		\$138.83	\$166,596	
Music/Drama Rooms	1800		\$102.90	\$185,220	
Auditorium	0		\$136.53	\$0	
Art / Journalism Classroom	500		\$105.47	\$52,735	
Photographic Lab	150		\$130.28	\$19,542	
Home Economics	1200		\$155.61	\$186,732	
Vocational Shop	738		\$130.84	\$96,560	
Gymnasium	3323		\$112.42	\$373,572	
Lockers/Shower	800		\$142.29	\$113,832	
Pool	0				
Subtotal Assignable Areas	27311				\$2,920,892
Optional Auxiliary Areas					
Administrative and Offices Areas	759		\$84.04	\$63,786	
Testing and Counseling	50		\$84.04	\$4,202	
Nurse	0		\$114.38	\$0	
Food Service	1200		\$208.13	\$249,756	
Toilets	800		\$161.04	\$128,832	
Circulation	4007		\$89.92	\$360,309	
Mechanical/Electrical	1087		\$77.43	\$84,166	
Storage	3276		\$74.50	\$244,062	
Structure	1617		\$84.04	\$135,857	
Subtotal Auxiliary Areas	12796				\$1,270,972
Total Proposed New Area	40107				
Optional Special Requirements					
Sprinkler System	36390		\$4.44	\$161,572	
Remodeling - Light	0		\$11.30	\$0	
Remodeling - Medium	0		\$28.20	\$0	
Remodeling - Heavy	0		\$56.40	\$0	
Subtotal Special Requirements					\$161,572
Unadjusted Cost					\$4,363,436
Mob, GOC, Contractors Profit		20%		\$870,687	
Geographic Index Applied		169.11%		\$8,834,512	
Contingency					
General		12%		\$1,060,141	
Escalation (From 1991 Figures)		21.67%		\$1,914,439	
Sitework					
Road Improvements				\$50,000	
Fuel Storage Improvements				\$135,000	
Heat Recovery System Expansion				\$85,000	
Demolition/Relocation/Asbestos Abatement				\$180,000	
Site Prep				\$62,000	
Site Improvements				\$80,000	
Utilities				\$85,000	
Subtotal Sitework					\$677,000
Est. Total Construction Value					\$12,486,093
Project Overhead					
Administration Costs		4.0%		\$499,444	
Design Costs		8.0%		\$998,887	
Furnishings & Equipment		7.0%		\$874,026	
Technology		2.0%		\$249,722	
Art		0.5%		\$62,430	
Construction Inspection		4.0%		\$499,444	
Site Investigation				\$48,000	
Lead				\$0	
Subtotal Overhead					\$3,231,984
Total Project Cost					\$15,718,046
Project Contingency		8%		\$1,257,444	
TOTAL PROJECT COST					\$16,975,490

**NOORVIK SCHOOL
INVENTORY & CONDITION
SURVEY**

FIRE, LIFE SAFETY AND BUILDING SUITABILITY AT NOORVIK SCHOOL

Architect's Summary Of Deficiencies

As the technical team leader, Heery International Inc. visited the Noorvik schools and supervised preparation of the inspection reports for this project. Individual engineers have prepared specific reports where appropriate and have identified specific items that they deem Priority 1 issues. Heery has also completed an item-specific list for the architectural components.

This document will certify that Harold J. Nesland, Jr. personally visited the school facilities on the 21st of June, 1993, and supervised the preparation of the architectural inspection report at Noorvik. In preparing this report, Mr. Nesland also reviewed the engineers' reports and discussed specific concerns they had with them. Mr. Nesland is an experienced professional architect, registered to practice in the State of Alaska. Based on the inspections and review of other pertinent data relating to the facility it is our professional opinion that the items identified as Priority 1 items, constitute health and life safety code violations. Priority 2-7 items describe other situations that have a bearing on the suitability of these facilities for use as K-12 education facilities. Below, we have summarized the concerns that led us to recommend partial replacement, expansion, and comprehensive remodeling of these facilities.

The Elementary

The facility is a wood frame structure on piles and does not have a sprinkler system. There are some potential fire separation problems where walls (from construction drawing review) do not appear to fully meet one-hour fire separation requirements. Corridor door frames also do not contain 20 minute labels and lack smoke seals. Additionally, the space above the ceiling does not contain the required fire draft stops. This condition would allow the rapid spread of any fire located in the attic. A similar situation exists under the building in the open space created by skirted pile construction.

The existing facilities predate current codes for snow loads, wind loads and seismic design. Given common engineering practices of that time period, it is highly unlikely that the structure is designed to withstand the forces required by current codes. (See structural engineer's report for more specific examples and code references.)

In addition to the above issues, the facility's age (estimated to be over 30 years) indicates a building at the end of its planned useful life. The buildings also contain a

significant amount of building material with asbestos. The factors discussed above, coupled with required program upgrades and additional space needs, dictates replacement in lieu of remodeling for this structure.

The High School

This building also has significant life safety code exiting violations which are more fully documented in our Priority 1 assessment. They include inoperable emergency exit lighting, an inadequate number of exits for the occupant load, inadequate fire separations between exit enclosures and adjacent spaces, inadequate door fire and smoke separation, and inadequate interior circulation exit pathways. Attic spaces do not contain the required fire draft stops which would allow the rapid spread of any fire located in the attic space. The building is also only partially sprinklered (six rooms). Of particular concern is the gymnasium which is constructed as a type-five non-rated structure due to lack of fireproofing of the structural steel members. A gymnasium or assembly occupancy cannot be housed in a building with this classification. The composite hazard due to the extent, type and number of fire code violations in this facility, when considered in their entirety, are of such a magnitude that they constitute an imminently dangerous situation for the occupants of the building. Extensive remodeling of this building will need to be undertaken given the extent of life safety code problems.

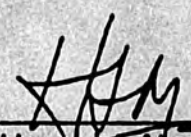
In addition to the problems associated with the initial design and construction, the school is significantly undersized. Specific problems include: lack of a properly programmed and designed media center, lack of administrative and teaching support spaces, lack of specific use classrooms such as a science classroom, undersized computer lab, and lack of adequate storage.

Concluding Recommendations

I, Harold J. Nesland Jr., hereby certify that I have reviewed all the facility evaluation items listed herein and have determined that the composite of the problems and hazards identified herein are greater than the individual parts. It is my professional opinion that because of:

- ♦ The limited availability of fire protection services in the community;
- ♦ Compelling and extensive life safety code fire separation and exiting violations;
- ♦ Lack of a fire sprinkler system;
- ♦ The age and type of construction;
- ♦ Other compelling factors,

that replacement of the elementary structure, extensive and substantial remodeling of the high school, and fire sprinkling of all structures housing students is dictated as the minimum level of work which should be undertaken. Completion of this work at the earliest possible date will enhance education programs and reduce life safety risks associated with continued use of the Noorvik schools.



Harold J. Nesland Jr.
Alaska Architectural License A-8453
Director of Design, Western Region
Heery International, Inc.

Attested this 25th day of August, 1993

**NOORVIK SCHOOL
INVENTORY & CONDITION SURVEY**

ARCHITECTURAL INSPECTION

NOORVIK ELEMENTARY SCHOOL

INSPECTIONS

ROOM/LOCATION		DESCRIPTION OF PROBLEM	CITATION
Architectural Priority 1		HEALTH AND LIFE SAFETY: Project necessary to avert eminent danger or correct life-threatening situations for users of the facility.	
	Exterior, North	There are three wooden stairs (only one is active).	UBC 3303(a)
	Exterior, West	A fragile wood stair is used for access into the building 12 risers high.	UBC 104(d)
		The extra stairs placed around the building are apparently intended as emergency fire egress at windows (two on the west and east side). Stairs do not conform to code.	UBC 3306(k)
	General	All doors are 20 minute rated and have hollow metal frames without tags. They, also, lack smoke seals and magnetic holders.	UBC 4306(c)/ 3305(h)
107	Corridor	The separation between corridor-107 and classroom/toilets is required to be 1-hour fire-resistive construction.	UBC 3305(g)/ 3318
		A carpet wainscot is applied to the walls, which may not conform to flame-spread requirements.	UBC 4203
112	Girl's Restroom	The door does not provide the width necessary for egress.	UBC 3304(f)
114	Mechanical Room	The separations between mechanical room and building is required to be 1-hour fire-resistive.	UBC 3305(g)
		There is a double leaf door with a hollow metal frame and no smoke seals. The doors are tagged but the labels are illegible.	UBC 808/ 4306(c)
116	Kitchen	The Ansul system is tagged (the system does not shut off appliances) and does not comply with codes.	
117	Office	The door assembly is non-rated.	UBC 3305(h)

NOORVIK ELEMENTARY SCHOOL

INSPECTIONS

ROOM/LOCATION		DESCRIPTION OF PROBLEM	CITATION
118	Special Education	The door assembly is non-rated.	UBC 3305(h)
125	Classroom	The separation between classroom and mechanical-130, storage-128, storage-129 is required to be 1-hour fire-resistive construction.	UBC 805
127		The floor finish is vinyl asbestos tile.	AAC

NOORVIK ELEMENTARY SCHOOL

INSPECTIONS

ROOM/LOCATION	DESCRIPTION OF PROBLEM	CITATION
Architectural Priority 3 PROTECTION OF STRUCTURE: Project necessary to protect the structures of the existing facilities.		
Exterior, West	This area is in a general state of disrepair with large sections of CAB board missing, exposing fiberboard sheathing beneath.	UBC 1708/ 104(d) & 2516(c)9
	Several broken, damaged areas which need repair and painting.	UBC 104(d)
General	Building settlement is negatively affecting mechanical/plumbing systems.	UBC 2907(e)/ UPC
	The crawl space rigid insulation board applied to floor structure does not have a protective layer.	UBC 1713(a)
Gymnasium	The pipe insulation is damaged and the pipe is exposed.	
Interior	In the vestibule, the weather strip for the exterior doors needs to be replaced.	
Roof	Roof structure is not ventilated.	UBC 3205(c)
	It appears that a hot mop application is underneath the 90 lb layer, and probably a three-ply builtup. Roof failure is imminent. The roof needs replacement if the school is to be further utilized.	UBC 104(d)
	The roof leakage has deteriorated the ceiling.	UBC 3201(a)/ 3208(a)
	Serious bubbling and cracks and a number of holes in the 90 lb mineral felt layer.	UBC 3204(a)
115	Accessible Toilet	There is water damage on gypsum board wall.
		UBC 4712
116	Kitchen	The gypsum board ceiling appears to be water soaked, requires serious repair.
118	Special Education	Water stained ceiling tile indicates a probable roof leak.

NOORVIK ELEMENTARY SCHOOL

INSPECTIONS

ROOM/LOCATION	DESCRIPTION OF PROBLEM	CITATION
Architectural Priority 4 CODE UPGRADE: Projects necessary to correct deficiencies under applicable legal standards relating to life, safety, or health matters to allow continued use of the facilities in support of the school district's respective educational program.		
Exterior	The west-side is cement asbestos board in 2'x8' panels.	AAC
	Classroom-125 egress does not conform to ADA, a ramp is not provided.	ADA 4.1.1
	The ramp lower landing is non-compliant with ground surface requirement.	ADAAG 4.8.4/4.5.1
	The ramp and stair(s) handrail profile are non-compliant.	ADAAG 4.26.2
	The stair(s) have open risers.	ADAAG 4.9.2
Exterior, East	A ramp with 6" or 8" rise at the bottom does not conform to ADA and other codes.	UBC 3101(a)/3307(a)
	Staff indicates they have sewer problems.	
General	The windows are generally worn, have moderate frame damage, and are not thermally efficient.	UBC 104(d)
	Cement asbestos board is used on mechanical room walls and exterior of building.	AAC
Main Corridor	The exit signs generally have one lamp burned out.	UBC 3314(c)
112 Girl's Restroom	There are no handicap provisions.	UBC 3105(b)/ADAAG 4.23
	The toilet fixtures do not comply with code.	UBC 3105(b)
113 Janitor	The wall needs major repair and the room needs paint.	UBC 104(d)
114 Mechanical Room	The ceiling and walls are lined with cement asbestos board.	AAC
115 Accessible Toilet	There is a crack in the floor covering and is missing a cove base.	ADAAG 4.5.1

NOORVIK ELEMENTARY SCHOOL

INSPECTIONS

ROOM/LOCATION		DESCRIPTION OF PROBLEM	CITATION
116	Kitchen	The floor tile (12"x12") is damaged (cracked, broken, chipped corners) and requires replacement.	ADAAG 4.5.1/ Sanitation
		There is a Pace fan coil unit suspended in the overhead which is not appropriate for food storage.	Sanitation
		Two half-inch copper pipes penetrating the wall and stubbed off posing a sanitation problem. These pipes should be removed and the wall sealed.	Sanitation
		The whole floor should be replaced with sheet vinyl and cove base for adequate sanitation. There, also, is exposed pipe insulation above the three bowl sink.	Sanitation
		The kitchen has an antique counter top, formica with stainless steel trim on the edges representing a sanitation problem.	UFC 10.513.c
		In the food storage area of the kitchen, unfinished pipe insulation with raw ends poses a sanitation problem.	Sanitation
121	Storage Room	Stair handrail profile is non-compliant with code.	ADAAG 4.26.21
127	Classroom	Classroom-125 does not have restrooms.	UBC 806

NOORVIK ELEMENTARY SCHOOL

INSPECTIONS

ROOM/LOCATION	DESCRIPTION OF PROBLEM	CITATION
Architectural Priority 6	FUNCTIONAL UPGRADE: Projects that will modify or rehabilitate existing facilities for the purpose of improving a school district's instructional program.	

118	Special Education	Gypsum board walls need repair and repainting.	UBC 104(d)
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**NOORVIK SCHOOL
INVENTORY & CONDITION SURVEY**

NOORVIK ELEMENTARY SCHOOL

INSPECTIONS

ROOM/LOCATION		DESCRIPTION OF PROBLEM	CITATION
Architectural Priority 7		OTHER: Projects that will provide facilities to meet instructional and program needs that are not met by the categories 1-6.	
	Exterior, East	Door frame and mullion require painting.	
	General	All walls, interior and exterior, are in need of new paint.	UBC 104(d)
		The backsplash on sink counter units need to be replaced in rooms 104, 105, 106, and 108.	
	Locker Vestibule	The ceiling tiles are broken and damaged.	
	Main Corridor	The ceiling tiles are damaged.	
103	4th Grade	The ceiling has minor damage.	
105	5th Grade	There is minor damage to the ceiling tile.	
115	Accessible Toilet	Plywood is used as a temporary patch in the wall.	
117	Office	The ceiling tiles are broken and stained.	

**NOORVIK SCHOOL
INVENTORY & CONDITION SURVEY**

NOORVIK HIGH SCHOOL

INSPECTIONS

ROOM/LOCATION	DESCRIPTION OF PROBLEM	CITATION
Architectural Priority 1 HEALTH AND LIFE SAFETY: Project necessary to avert eminent danger or correct life-threatening situations for users of the facility.		
General	The building occupant load requires three exits, two fire exits are provided and one exit is through a room.	UBC 3303(a)
	The building construction is type 5 - non-rated, due to non-fire proof steel, and a gymnasium or assembly cannot be housed in this type of construction.	UBC 505(a)/ 501
	The mechanical equipment providing HVAC is located on a mezzanine and is not separated from rest of building by 1-hour fire-resistive construction.	UBC 808
	The gymnasium is unsprinkled or does not provide an egress door every 50' of wall.	UBC 808(h)l
	The building lacks rated doors, rated frames, and rated openings.	UBC 3305(h)
	In all corridors, the enclosing walls and ceiling are non-compliant with fire-resistive construction requirements.	UBC 3305(g)
	The roof attic space is not provided with draft stops.	UBC 3205(b)/ 2516(f)
	In the commons and all corridors, the carpet wall finish in egress path is non-compliant if a flame spread rating is less than allowed.	UBC 4204(a)
102 Kitchen	The serving door into the gymnasium does not have automatic closures.	UBC 503
	The Ansul panel has been tagged for non-compliance (it doesn't shut down electrical equipment on alarm).	UFC 10.513.c
106 Girl's Locker	The exit light is taped off with duct tape.	UBC 3314(a)

NOORVIK HIGH SCHOOL

INSPECTIONS

ROOM/LOCATION		DESCRIPTION OF PROBLEM	CITATION
106	Girls' Locker	There is a heavy chain and a padlock on the panic hardware and exit door; these are kept permanently locked. This is a serious code violation.	UBC 3304(b)/3301(a)
116	Boy's Shower	The panic hardware is locked off with heavy chain and padlock and the exit lights are taped over with duct tape. This is serious code violation.	UBC 3304(d)/3301(a) & 3314
117	Shop	The room is not separated from other classroom and spaces with 1-hour fire-resistive construction and 1-hour door assemblies.	UBC 802(d)
119	Arts/Crafts	The room is not separated from other classroom and spaces with 1-hour fire-resistive construction and 1-hour door assemblies.	UBC 802(d)
129	Equipment Storage	The access to mechanical equipment is via retractable stair and is non-rated assembly.	UBC 4308
130	Computer Lab	The area of glazing in wall, common with corridor-135 exceeds allowable glazing wall ratio.	UBC 3305(h)2
138	Principal's Office	The area of glazing in wall, common with corridor-135 exceeds allowable glazing wall ratio.	UBC 3305(h)2
204	Corridor	There is large Relite glass in the corridor areas and there is no evidence of it being safety glass. The panes are 4'x8'.	UBC 3305(h)2
207	Shop	The doors and frames are non-rated and there are no door closers.	UBC 3305(h)

NOORVIK HIGH SCHOOL

INSPECTIONS

ROOM/LOCATION		DESCRIPTION OF PROBLEM	CITATION
Architectural Priority 3		PROTECTION OF STRUCTURE: Project necessary to protect the structures of the existing facilities.	
	Exterior	Wood deck and stair assembly has some minor settlement behind building.	UBC 3303
	General	The building needs new windows in most areas.	UBC 805
		Typical throughout these lower rooms a number of water spots indicating some kind of leakage problem above.	UBC 3208(a)
	Girl's Toilet	There is loose, cracked vinyl with a series of holes where attempted repairs have been made.	UBC 104(d)
		The substrate is delaminated and needs major repair.	UBC 104(d)
		The wall behind the sinks is rotted away due to excessive moisture.	UBC 104(d)
	Interior	Most of 2"x2" ceiling tile has physical or water damage and requires replacement.	UBC 104(d)
		The ceiling in the low entry vestibule has been destroyed by water and has been replaced by raw plywood.	UBC 104(d)
102	Kitchen	The ceiling tiles show serious water damage in one corner of the room.	UBC 1708
105	Girl's Shower	The showers have some sort of replacement panel on top of the ceramic tile (this is probably a patch where there was tile damage; about 3'x8' Marlite which is deteriorating rapidly).	UBC 4712/ 3005
110	Girl's Toilet	There is floor deterioration due to flooding.	UBC 510(b)/ 4305(a)
112	Men's Toilet	There is water damage over 50% of ceiling.	
113	Boy's Toilet	There are serious floor problems and delamination of the substrate.	UBC 510
116	Boy's Shower	The floor is experiencing substrate failure.	UBC 4305(a)

NOORVIK HIGH SCHOOL

INSPECTIONS

ROOM/LOCATION		DESCRIPTION OF PROBLEM	CITATION
116	Boy's Shower	The shower ceiling has failed.	UBC 4305(a)
119	Arts/Crafts	There is heavy water damage in the ceiling.	UBC 4303(b)6
129	Storage Room	Ceiling has been destroyed by water and has been replaced by raw plywood. This room is filled with athletic gear. It has major ceiling damage, physical damage and water stains.	UBC 4305/ 4204
130	Computer Labs	There is extensive ceiling damage and water damage to the tile. The ceiling needs replacement.	UBC 4704(a)
203	Front Entry Vestibule	There is heavy water damage in the ceiling. The ceiling has been replaced with plywood.	UBC 4305/ 104(d) & 2336(a) UBC 4203
204	Corridor	The ceiling is water-stained in the locker area.	UBC 4305(a)/ 3208(a)
206		There is extensive ceiling damage and water damage to the tile. The ceiling needs replacement.	UBC 104(d)/ 2336(a) & 4305
207	Shop	There is extensive ceiling damage and water damage to the tile. The ceiling needs replacement.	UBC 104(d)/ 2336(a) & 4305

NOORVIK HIGH SCHOOL

INSPECTIONS

ROOM/LOCATION	DESCRIPTION OF PROBLEM	CITATION
Architectural Priority 4	CODE UPGRADE: Projects necessary to correct deficiencies under applicable legal standards relating to life, safety, or health matters to allow continued use of the facilities in support of the school district's respective educational program.	
Central Lobby	The carpet is fair to good with some minor seam ravel.	ADAAG 4.5.1
	There is some ceiling track displacement.	UBC 4704(a)
Exterior	The handicap ramp, in front of the building, has sustained some damage (a dozen of the grip stop panels have been bent) in the middle.	UBC 3307(a)/ 3101(b)2
	The ramp bottom landing is non-compliant.	ADAAG 4.8.7/ 4.8.4
	The stair and ramp handrail profiles are non-compliant.	ADAAG 4.26.2
	The stairs have open risers and are non-compliant.	ADAAG 4.9.2/ 4.5.1
	The handicap ramp in the front is probably in compliance but it has sustained some damage (about a dozen of the grip stop panels have been bent in the middle).	UBC 3104(a)/ ADAAG 4.5.1
General	The building is only partially sprinkled. The arts & crafts and shop rooms appear to be the only sprinkled areas. (Sprinklers depend on city water pressure.)	UBC 3802(b)
	The roof attic space access opening size is less than required.	UBC 3205(a)
	The signage is installed on door against code requirements.	ADAAG 4.30.1
	The building needs major ceiling repair and replacement.	UBC 4704(a)/ 2336(a)
	This building has experienced heavy use and needs proper maintenance.	UBC 104(d)
Girl's Toilet	There are no handicap provisions.	ADA

NOORVIK HIGH SCHOOL

INSPECTIONS

ROOM/LOCATION		DESCRIPTION OF PROBLEM	CITATION
	Interior	The carpet seams are split and unravelling.	UBC 104(d)
		Door jam and casing has been broken (forced entry).	UBC 104(d)
		The doors are P-lam faced with a double leaf door into the gym. Both leaves are essentially destroyed.	UBC 104(d)
	Janitor's Closet	The floor in this area is 12"x12" vinyl tile and heavily cracked with missing and broken tile.	UBC 104(d)
102	Kitchen	The ceiling penetrations for the electrical conduit above the main switch gear are oversized with no escutcheons which presents a sanitation problem.	UBC 4305(a)
		There is an Armstrong Corlon sheet vinyl floor, with seam separation and broken floor around the floor drains which presents sanitation problems.	ADAAG 4.5.1
		The main switch for the building has a refrigerator and an adjacent panel C in front of it. A code violation if not temporary.	NEC 110-16/ 370-19
104		The door does not provide the required clear width.	UBC 3304(f)
106	Girl's Locker	The vinyl base is missing and the seamless floor sheet vinyl is damaged and has cracks. This makes it difficult to maintain in a sanitary condition.	UBC 510(b)
109	Washer/Dryer Laundry Room	The door does not provide the required clear width at two doors.	UBC 3304(f)
110	Girl's Toilet	One of three toilet fixtures is missing; one of the two remaining is missing a tank; all three need replacement.	UBC 3105(b)/ ADAAG 4.23.1
111	Women's Toilet	There are no handicap provisions.	UBC 3105(b)
		The door does not provide the required clear width.	UBC 3304(f)
112	Men's Toilet	The door does not provide the required clear width.	UBC 3304(f)
		There are no handicap provisions.	UBC 3105(b)/ ADAAG 4.23
113	Boy's Toilet	There are unsanitary conditions in this area; sanitation is impossible to maintain due to damage.	UBC 104(d)/ 4305

NOORVIK HIGH SCHOOL

INSPECTIONS

ROOM/LOCATION		DESCRIPTION OF PROBLEM	CITATION
113	Boy's Toilet	The walls, floors, toilet partitions, toilets, light diffusers and ceiling all need replacement.	UBC 4704/ 104(d)/ 3101(a) & ADAAG 4.23.1
116	Boy's Shower	The floor and walls are in poor condition.	UBC 4712
119	Arts/Crafts	The 12"x12" vinyl floor tile is in poor repair.	ADAAG 4.5.1
141	Mechanical	There are two horizontal oil-fired furnaces over plywood floors in this room. There is probably adequate clearance.	UBC 808
201	Multi-use	There are damaged, thermally inefficient windows in this room. This is a window hardware problem.	UBC 104(d)
202		There are two troffers which don't light and one missing light diffuser.	UBC 104(d)
		This room has thermally defective windows.	UBC 104(d)
203	Front Entry Vestibule	There are inoperative 2"x4" troffer lights.	UBC 104(d)
204	Corridor	There is some heavy wall damage where the gypsum wall board has been kicked through behind the carpeting on the walls in the locker area.	UBC 4304(a)
		An electrical box, near the locker area, hanging out of the ceiling with a plate on it (probably a missing smoke detector).	NEC 362/370-10
		The door is seriously damaged.	UBC 3304
206		There are broken and deteriorating windows which have very poor thermal efficiency. The windows need replacement.	UBC 104(d)
207	Shop	There are broken and deteriorating windows which have very poor thermal efficiency. Windows need replacement	UBC 104(d)

**NOORVIK SCHOOL
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**NOORVIK HIGH SCHOOL
INSPECTIONS**

ROOM/LOCATION	DESCRIPTION OF PROBLEM	CITATION
Architectural Priority 5	OPERATING COST SAVINGS: Projects which will achieve operational cost savings in support of the school district's respective education programs.	

Central Lobby

There are a number of water spots indicating some kind of leakage problem above. This is typical throughout these lower rooms.

UBC 3201(a)/
104(d)

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INVENTORY & CONDITION SURVEY**

NOORVIK HIGH SCHOOL

INSPECTIONS

ROOM/LOCATION	DESCRIPTION OF PROBLEM	CITATION
Architectural Priority 6	FUNCTIONAL UPGRADE: Projects that will modify or rehabilitate existing facilities for the purpose of improving a school district's instructional program.	

Interior

The inner doors of the arctic entry have been removed.

**NOORVIK SCHOOL
INVENTORY & CONDITION SURVEY**

NOORVIK HIGH SCHOOL

INSPECTIONS

ROOM/LOCATION	DESCRIPTION OF PROBLEM	CITATION
Architectural Priority 7		
OTHER: Projects that will provide facilities to meet instructional and program needs that are not met by the categories 1-6.		
Central Lobby	Area outside the main office area has dirty ceiling tile, extensive damage, water stains, physical damage.	UBC 104(d)
	The ceiling needs a tune-up and replacement of tile.	UBC 104(d)
Exterior	There are broken side lights on both sides of the building.	
General	The building has been heavily abused and significant maintenance work is necessary.	UBC 104(d)
Girl's Toilet	The vinyl base is missing.	UBC 104(d)
Gymnasium	The floor is a sheet vinyl with seam separation in some areas.	UBC 104(d)
Interior	There is extensive ceiling damage including broken light diffusers.	UBC 104(d)
	The vinyl base is loose.	UBC 104(d)
	The walls need painting.	UBC 104(d)
102	Kitchen	The Marlight wall panel is broken.
106	Girls' Locker	There is a plywood patch on door; the door has apparently punched the wall out (door pull).
110	Girl's Toilet	The toilet partitions have been heavily damaged.
111	Women's Toilet	There is heavy water damage on the entire ceiling.
119	Arts/Crafts	There are two broken light diffusers.
	The fire dampers in the two darkrooms off of the arts & crafts room are missing any kind of trim.	UBC 4304(c)
	Missing ceiling tiles need to be replaced.	

NOORVIK HIGH SCHOOL

INSPECTIONS

ROOM/LOCATION		DESCRIPTION OF PROBLEM	CITATION
120	Corridor	The floor vinyl is permanently stained and heavily worn.	
		The door wood frames are heavily worn and damaged.	UBC 3304
		All light troffers have missing diffusers.	UBC 104(d)
		The ceiling is severely damaged and has ceiling tiles that are broken and missing.	UBC 4704(a)/4305
		The wall panel is heavily worn.	UBC 104(d)
		There has been serious abuse (vandalism) and is a maintenance problem area.	UBC 104(d)
128	Custodial	Light diffusers are missing.	UBC 104(d)
		Light troffer is loose and hanging from the ceiling in one corner.	UBC 104(d)
129	Storage Room	Non-functioning luminaries.	UBC 104(d)
137	Administration Room	The carpet is fair and there is some seam ravel evident.	ADAAG 4.5.1
		There are missing light diffusers and broken light diffusers in this area.	UBC 104(d)
		There is moderate ceiling damage.	UBC 4303(b)6
201	Multi-use	There is light to moderate damage on several corridor doors (they are P/lam solid core doors).	UBC 3304
		There are several damaged ceiling tiles.	UBC 104(d)
		There is some carpet staining.	
202		The carpet is stained.	
203	Front Entry Vestibule	There are heavy stains on carpets.	
204	Corridor	The carpet is in fair condition with some wrinkles in the locker area.	ADAAG 4.5.1

NOORVIK HIGH SCHOOL

INSPECTIONS

ROOM/LOCATION		DESCRIPTION OF PROBLEM	CITATION
204	Corridor	There are heavy stains on the carpets.	
		There are wood doors, which are light temporary partition type door frames.	UBC 3305(h)
		There is some missing vinyl base in the locker area.	
		There are a few broken ceiling tiles in the locker area.	UBC 4704(a)/ 2336(a)

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INVENTORY & CONDITION SURVEY**

NOORVIK ELEMENTARY SCHOOL

INSPECTIONS

ROOM/LOCATION	DESCRIPTION OF PROBLEM	CITATION
Structural Priority 1	HEALTH AND LIFE SAFETY: Project necessary to avert eminent danger or correct life-threatening situations for users of the facility.	
Exterior	Above-ground tank is in a timber storage rack.	UBC 2311/ 2330(a)
General	It's not likely that the school building meets current codes related to snow drift loads. The 1976 UBC (the earliest code available in Loftus and Dailey's offices) only mentions snow drift; no specific design criteria are given. The 1991 UBC has an extensive new section on snow drift design loads. In short, the new 1991 code suggests that 4 foot deep drift adds 74 PSF to the roof snow load, while a 6 foot deep drift adds 111 PSF. A common balanced snow load is 40 PSF. So, a 4 foot drift could increase the snow load by 286% while a 6 foot drift could increase it by 378%. To meet these updated snow loads, roof members would probably need to be strengthened or snow sheds could be built to prevent drifting. Calculation of the existing roof capacity is beyond the scope of this report. It's not likely that the school building meets current seismic codes or wind codes. Detailing requirements for lateral loads have changed substantially over the year. For example, tension straps are often required to resist tension forces in roof and floor diaphragms. Such straps are not seen on the existing school drawings, thus they were probably not used during construction. Another example: Holddown anchors at the ends of non-bearing shear walls are often required to resist overturning forces. No such holddowns are shown on the existing drawings, so it's unlikely any were used during construction. Calculation of lateral capacities is beyond the scope of this report.	UBC 2305/ 2340 UBC 2311/ 2330
Stairways	Stairs need repair. At vestibule (116) a post, which supports the stair, has slipped off its crib foundation. In general, the crib footings do not meet the UBC code. In some places handrails are missing.	UBC 3306

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NOORVIK ELEMENTARY SCHOOL

INSPECTIONS

ROOM/LOCATION	DESCRIPTION OF PROBLEM	CITATION
Structural Priority 3	PROTECTION OF STRUCTURE: Project necessary to protect the structures of the existing facilities.	

	Exterior	Siding has been removed allowing weathering of structure.	
		Riverbank is steadily eroding and could undermine school in future. Erosion is already beginning to undermine sewage plant/ECE Building.	UBC 2903(a)
112	Girl's Restroom	Signs of roof leaks. Maintenance department believes they will have definite leak problems in the future (as they have in the past).	
118	Special Education	Signs of roof leaks. Maintenance department believes they will have definite leak problems in the future (as they have in the past).	
120	Multi-purpose	Signs of roof leaks. Maintenance department believes they will have definite leak problems in the future (as they have in the past).	

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INSPECTIONS

ROOM/LOCATION		DESCRIPTION OF PROBLEM	CITATION
Structural Priority 1		HEALTH AND LIFE SAFETY: Project necessary to avert eminent danger or correct life-threatening situations for users of the facility.	
	Exterior	Dimensions of ramp and handrail, by front entry vestibule (203), do not meet code.	UBC 3306(i)/ ADAAG 4.26
		The grating, by front entry vestibule (203), has been overstressed and is bowed creating a safety hazard.	UBC 2303(a)
207	Shop	Storage rack is over-stressed and is sagging creating a safety hazard.	UBC 2303(a)

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INSPECTIONS

ROOM/LOCATION	DESCRIPTION OF PROBLEM	CITATION
Structural Priority 3		
PROTECTION OF STRUCTURE: Project necessary to protect the structures of the existing facilities.		
Roof	Maintenance department reports that the roof has leaked in the past. Foam has been installed as a temporary measure.	
123 STAR Classroom	Gap of several inches exists between the deck and building. The handrail does not appear to meet code - clear spacing seems too large. Deck and stairs need painting.	UBC 3306/ ADAAG 4.26

**NOORVIK SCHOOL
INVENTORY & CONDITION SURVEY**

STRUCTURAL INSPECTION

MECHANICAL INSPECTION

NOORVIK ELEMENTARY SCHOOL
INSPECTIONS

ROOM/LOCATION	DESCRIPTION OF PROBLEM	CITATION
Mechanical Priority 1	HEALTH AND LIFE SAFETY: Project necessary to avert eminent danger or correct life-threatening situations for users of the facility.	

Crawl space Space is of wood construction and does not have heat or smoke detectors.

Fire Protection Fire protection is by portable extinguishers. The buildings are wood frame and are skirted down to grade, accessible to ground or brush fires. There is no organized village firefighting unit.

Water/Sewer System serving school Water is pumped from the river and is treated and stored in holding tanks. The intake is subject to freezing. The sewage is pumped to an above-ground septic tank and the effluent is discharged to the lake nearby. The village has a sewer and water system but mains have not yet been extended to serve this area of the village.

**NOORVIK SCHOOL
INVENTORY & CONDITION SURVEY**

NOORVIK ELEMENTARY SCHOOL

INSPECTIONS

ROOM/LOCATION	DESCRIPTION OF PROBLEM	CITATION
Mechanical Priority 4		
CODE UPGRADE: Projects necessary to correct deficiencies under applicable legal standards relating to life, safety, or health matters to allow continued use of the facilities in support of the school district's respective educational program.		
Headstart Bathroom	No fan for ventilation.	UBC 805
Headstart Classroom	Windows not adequate for ventilation.	UBC 805
114	Mechanical Room	Electrical panel service is access limited.
		NEC Art 110-16a
		Inadequate combination air.
		UMC Ch 6
		Hot water converter is single wall construction.
		UPC 1003
		Bath fan vents to room
		UBC 805
116	Kitchen	Floor material is not coved.
		Health
		Pipes are not cleanable.
		Health
		No grease trap is provided for pot sink.
		UPC 711
120	Multi-purpose	Operable windows not large enough for vent. Plastic rain leader.
		UBC 805/ 802

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NOORVIK HIGH SCHOOL

INSPECTIONS

ROOM/LOCATION		DESCRIPTION OF PROBLEM	CITATION
Mechanical Priority 1		HEALTH AND LIFE SAFETY: Project necessary to avert eminent danger or correct life-threatening situations for users of the facility.	
139	Mechanical Room	No smoke detectors in units.	UMC 1009
		Combustion air undersized.	UMC Ch 6
		Leak in burner could drip on hot flue pipe. (Note: This is a dangerous installation for service and fire with many potential sources for oil leaks and fires. The inaccessibility of the room, by pulldown ladder, compounds the problem.	Safety Hazard
		Access to equipment is limited.	UMC Sec 505
140		Leak in burner could drip on hot flue pipe. (Note: This is a dangerous installation for service and fire with many potential sources for oil leaks and fires. The inaccessibility of the room, by pulldown ladder, compounds the problem.	Safety Hazard
		Access to equipment limited.	UMC Sec 505
		Combustion air undersized.	UMC Ch 6
	Storage	No smoke detectors in units.	UMC 1009
141	Mechanical Room	No smoke detectors in units.	UMC 1009
		Leak in burner could drip on hot flue pipe. (Note: This is a dangerous installation for service and fire with many potential sources for oil leaks and fires. The inaccessibility of the room, by pulldown ladder, compounds the problem.	Safety Hazard
		Combustion air undersized.	UMC Ch 6
		Access to equipment limited.	UMC Sec 505
210	Welding Room	One hour separation walls are required.	UBC 802

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**NOORVIK HIGH SCHOOL
INSPECTIONS**

ROOM/LOCATION		DESCRIPTION OF PROBLEM	CITATION
Mechanical Priority 4		CODE UPGRADE: Projects necessary to correct deficiencies under applicable legal standards relating to life, safety, or health matters to allow continued use of the facilities in support of the school district's respective educational program.	
102	Kitchen	Electrical main disconnect in kitchen.	NEC Art 110-16a
		Pot sink requires grease trap.	UPC 711
		No chase for hood grease duct.	UMC Ch 20
129	Storage	Stairs by electrical panels making it inaccessible.	NEC 110-16/ 370-19

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