



The lighting in the Wrestling Room consists of linear fluorescent open striplight fixtures in fair condition. The fixtures utilize T8 lamping and magnetic ballasts. Magnetic ballasts of this era typically may contain PCB's. We recommend replacement of entire lighting system in this building.

Egress lighting consists of bug-eye type emergency lights. It is unlikely the existing system complies with current emergency egress lighting requirements. We recommend replacement of entire emergency egress lighting system in this building.

There currently are no automatic lighting controls, such as occupancy sensors or timer based controls, which current energy code requires. We recommend provision of said controls to meet current code requirements and provide significant energy savings.

PRELIMINARY CODE REVIEW CHECKLIST:

Existing Middle School



February 6, 2013

Owner: Corbett School District

Address: 35800 East Historic Columbia River Highway
Corbett, Oregon 97019

Building Area: Main Floor: 15,044 s.f.
Lower Level: 15,044 s.f.

Governing Codes: 1. Oregon Specialty Structural Code (OSSC)
2. Oregon Energy Efficiency Specialty Code
3. American National Standard 2003 (ICC/ANSI A117.1-2003)

Occupancy Groups: Group E, Education

Construction Type: Type VB (non-rated)

Total Occupant Load: 445 Occupants

Fire Protection: **Required;** (OSSC 903.2.3) An automatic sprinkler system is required for group E fire areas greater than 12,000 square feet in area. (OSSC 903.3.1.1) Sprinklers shall be installed throughout in accordance with NFPA 13.

Middle School does not comply with this standard.

Fire Alarm System: **Required;** (OSSC 907.2.3) A manual fire alarm system that activates the occupant notification system in accordance with section 907.5 shall be installed in group E occupancies. When automatic sprinkler systems or smoke detectors are

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installed, such systems or detectors shall be connected to the building fire alarm system.

Middle School has a fire alarm system.

Emergency
Illumination:

Required; (OSSC 1006.1) The means of egress, including exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.

Draftstopping &
Fire Blocking in
combustible concealed
spaces:

Required; (OSSC 717.1) Fireblocking and draftstopping shall be installed in concealed locations in accordance with section 717. Fireblocking shall comply with Sections 717.3 and 717.4, respectively. (OSSC 717.3) Draft stopping shall be installed so that horizontal floor areas do not exceed 1,000 square feet. Exception: Draftstopping is not required in buildings equipped with an automatic sprinkler system.

Middle School does not comply with these standards.

Corridors:

(OSSC Table 1018.1) Corridors are to be 1-Hour rated in a non-sprinklered building.

Middle school does not comply with this standard.

Allowable Area:

(OSSC Table 503) "Tabular building area per story"
Occupancy Group E, Type VB Construction: 9,500 s.f.; 1 story allowed

Middle School does not comply with this standard.

Building Area
Modifications:

(OSSC 506.1) The building areas limited by Table 503 shall be permitted to be increased due to frontage (If) and automatic sprinkler system protection (Is) in accordance with the following:

Area Increase:

(OSSC 506.3) Automatic Sprinkler Increase. Where a building is equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, the building area limitation in table 503 is permitted to be increased by an additional 300% for buildings with no more than one story above grade plane.

Middle School is not sprinklered and, thus, cannot use this area increase.

(OSSC 506.4) A single basement need not be included in the total allowable building area, provided such basement does not exceed the area permitted for a building with no more than one story above grade plane.

Middle School's basement will not be included determining the building's "allowable area".

(OSSC 506.2) Every building shall adjoin or have access to a public way to receive a building area increase for frontage. Where a building has more than 25 percent of its perimeter on a public way or open space having a minimum width of 20 feet, the frontage increase shall be determined in accordance with the following.

$$If = [F/P - 0.25] W/30$$

If = Area increase due to frontage

F = Building perimeter that fronts on a public way or open space having 20 feet open minimum width (feet).

P = Perimeter of entire building (feet).

W = Width of public way or open space (feet) in accordance with Section 506.2.1

F = 654' P = 654' W = 30

If = $[654/654 - 0.25]30/30 = .75$ or 75% increase in allowable area.

$Aa = \{At + [At \times If] + [At \times Is]\}$

Aa = Allowable building area per story (square feet)

At = Tabular building area per story in accordance with table 503 (square feet)

If = Area increase factor due to frontage as calculated in accordance with section 506.2

Is = Area increase factor due to sprinkler protection as calculated in accordance with Section 506.3

$Aa = \{9,500 + [9,500 \times .75] + [9,500 \times 0]\} = 16,625$ sf, allowable area

The Middle School's building area, 15,044 s.f. is allowed once the frontage area increase is factored.

Accessible Means
of Egress Required:

(OSSC 1007.1) Accessible means of egress shall comply with this section. Accessible spaces shall be provided with not less than one accessible means of egress. Where more than one means of egress are required by section 1015.1 or 1021.1 from any accessible space, each accessible portion of the space shall be served by not less than two accessible means of egress.

(OSSC 1007.3) Stairways. In order to be considered part of an accessible means of egress, an exit stairway shall have a clear width of 48 inches minimum between handrails and shall either incorporate and area of refuge within an enlarged floor-level landing or shall be accessed from either an area of refuge complying with section 1007.6 or a horizontal exit. Exceptions: 1. Area of refuge is not required at exit stairways in buildings that are fully sprinklered.

Middle school is not sprinklered and the stairways at the south exits do not comply with the area of refuge requirement.

Floor Surface
in front of exit doors:

(ANSI A117.1-2003, Section 404.2.3.5) Floor surface within the maneuvering clearances shall have a slope not steeper than 1:48 and shall comply with section 302.

Middle School's main entry (north side of building) does not comply with this standard.

Treads and Risers:

(ANSI A117.1-2003, Section 504.2) All steps on a flight of stairs shall have uniform riser height and uniform tread depth. Risers shall be 4 inches minimum and 7 inches maximum in heights. Treads shall be 11 inches minimum in depth.

Middle School's southeastern exit stairway does not comply with this standard.

Ventilation:

(OSSC 1203.2) Attic Spaces. Enclosed attics shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain and snow. The net free ventilating area shall not be less than 1/300 of the area of the space ventilated, with 50 percent of the required ventilating area provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet

above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents.

Middle school does not comply with this standard.

Plumbing Fixture Count Toilet Fixtures: _____

(OSSC Table 29-A) Group E: 50 sf/occupant

Building Area: 15,044 s.f. / 50 sf/occupant = 302 occupants
302 occupants / 2 = 151 Boys & 151 Girls

Water Closets Boys: $151 / 40 = 4$ water closets or 2 water closets & 2 urinals

Required: Girls: $151/30 = 5$ water closets

Lavatories Boys: $151 / 40 = 4$ lavatories

Required: Girls: $151 / 40 = 4$ lavatories

Middle School meets fixture requirements

WheelChair Accessible: (ANSI A117.1-2003, Section 604.8.2) The minimum area of a wheelchair
Compartments: accessible compartment shall be 60 inches minimum in width measured Perpendicular to the side wall, and 59 inches in depth for floor mounted water closets measured perpendicular to the rear wall.

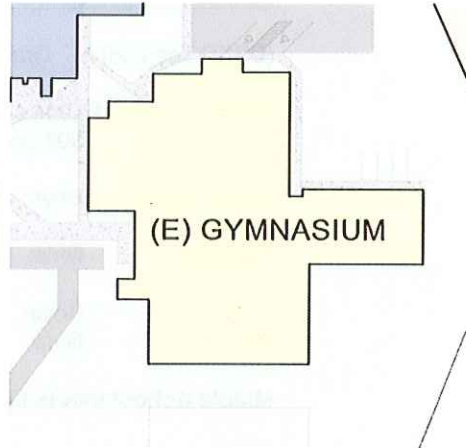
Middle school does not comply with this standard.

Accessible Door (ANSI A117.1-2003, Section 604.8.2) Handles, pulls, latches, locks, and other
Hardware: operable parts on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching, or twisting of the wrist to operate.

Middle school does not comply with this standard.

PRELIMINARY CODE REVIEW CHECKLIST:

Gymnasium Building



February 6, 2013

Owner: Corbett School District

Address: 35800 East Historic Columbia River Highway
Corbett, Oregon 97019

Building Area: Gymnasium & Science Room (Type VB construction): 12,226 s.f.
Gymnasium Addition (Type VA): 10,275 s.f.
Gymnasium Addition Lower Level (Type VA): 5,004 s.f.
Total Building Area: 27,505 s.f.

Governing Codes: 1. Oregon Specialty Structural Code (OSSC)
2. Oregon Energy Efficiency Specialty Code
3. American National Standard 2003 (ICC/ANSI A117.1-2003)

Occupancy Groups: Group A4, Assembly and Group E, Education

Construction Type: Type VA and VB (rated and non-rated)

Total Occupant Load: 706 Occupants

Fire Protection: **Required;** (OSSC 903.2.3) An automatic sprinkler system is required for group E fire areas greater than 12,000 square feet in area. (OSSC 903.3.1.1) Sprinklers shall be installed throughout in accordance with NFPA 13.

Gymnasium building does not comply.

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Fire Alarm System: **Required;** (OSSC 907.2.3) A manual fire alarm system that activates the occupant notification system in accordance with section 907.5 shall be installed in group E occupancies. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system.

Gymnasium has a fire alarm system.

Emergency Illumination: **Required;** (OSSC 1006.1) The means of egress, including exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.

Gymnasium building does not appear to have emergency back-up lighting.

Corridors: (OSSC Table 1018.1) Corridors are to be 1-Hour rated in a non-sprinklered building.

Gymnasium building does not comply.

Allowable Area: (OSSC Table 503)
Occupancy Group A4, Type VB Construction: 6,000 s.f.; 1 story allowed

Since there are two construction types in this building (VA and VB) the most restrictive construction type will be used in calculating the allowable area. The Gymnasium building does not comply with this standard.

Building Area Modifications: (OSSC 506.1) The building areas limited by Table 503 shall be permitted to be increased due to frontage (If) and automatic sprinkler system protection (Is) in accordance with the following:

Area Increase: (OSSC 506.3) Automatic Sprinkler Increase. Where a building is equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, the building area limitation in table 503 is permitted to be increased by an additional 300% for buildings with no more than one story above grade plane.

Gymnasium is not sprinklered and, thus, cannot use this area increase.

(OSSC 506.2) Every building shall adjoin or have access to a public way to receive a building area increase for frontage. Where a building has more than 25 percent of its perimeter on a public way or open space having a minimum width of 20 feet, the frontage increase shall be determined in accordance with the following.

$$I_f = [F/P - 0.25] W/30$$

If = Area increase due to frontage

F = Building perimeter that fronts on a public way or open space having 20 feet open minimum width (feet).

P = Perimeter of entire building (feet).

W = Width of public way or open space (feet) in accordance with Section 506.2.1

$$F = 786' \quad P = 786' \quad W = 30$$

$$I_f = [786/786 - 0.25]30/30 = .75 \text{ or } 75\% \text{ increase in allowable area.}$$

$$A_a = \{A_t + [A_t \times I_f] + [A_t \times I_s]\}$$

Aa = Allowable building area per story (square feet)

At = Tabular building area per story in accordance with table 503 (square feet)

If = Area increase factor due to frontage as calculated in accordance with section 506.2

Is = Area increase factor due to sprinkler protection as calculated in accordance with Section 506.3

$$Aa = \{6,000 + [6,000 \times .75] + [6,000 \times 0]\} = 10,500 \text{ sf, allowable area}$$

The Gymnasium's building area, 27,505 s.f. is not allowed once the frontage area increase is factored. The addition of sprinklers to the Gymnasium would allow the existing building area to comply with the allowable area.

Accessible Means
of Egress Required:

(OSSC 1007.1) Accessible means of egress shall comply with this section. Accessible spaces shall be provided with not less than one accessible means of egress. Where more than one means of egress are required by section 1015.1 or 1021.1 from any accessible space, each accessible portion of the space shall be served by not less than two accessible means of egress.

The gymnasium addition's lower level does not have two accessible means of egress out of the locker rooms. The stairs provide a means of egress that is not accessible with non-compliant handrail extensions. Corridor 108 (east side of gymnasium) has stairs that access the gymnasium addition to the south. This corridor does not meet accessibility standards. Classroom 115 (east side of gymnasium) can only be accessed by stairs from the main gym level. Handrails at this stair have non-compliant rail extensions beyond the top and bottom stair nosing. This classroom does not meet accessibility standards.

(OSSC 1007.3) Stairways. In order to be considered part of an accessible means of egress, an exit stairway shall have a clear width of 48 inches minimum between handrails and shall either incorporate an area of refuge within an enlarged floor-level landing or shall be accessed from either an area of refuge complying with section 1007.6 or a horizontal exit. Exceptions: 1. Area of refuge is not required at exit stairways in buildings that are fully sprinklered.

The gymnasium building is not sprinklered and the stairways that access the lower level do not comply with the area of refuge requirement.

Egress Lighting:

(OSSC 1006.1 Illumination) The *means of egress*, including the exit discharge, shall be illuminated at all times the building space served by the *means of egress* is occupied.

The gymnasium building egress lighting is provided by bug-eye lights that do not provide an even illumination of not less than 1 foot-candle at walking level over the designated egress paths from the building. Egress lighting power shall be provided by a backup system (battery or generator system) for 90 minutes minimum after building power failure.

Plumbing Fixture Count Toilet Fixtures:

(OSSC Table 29-A) Group A: 30 sf/occupant

Gynasium Area: 7,680 s.f. / 30 sf/occupant = 256 occupants
256 occupants / 2 = 128 Boys & 206 Girls

Water Closets Required: Boys: 4 Fixtures : 126-200 = 4 water closets or 2 water closets & 2 urinals
Girls: 4 Fixtures : 126-200 = 4 water closets

Lavatories Required: Boys: 4 lavatories
Girls: 4 lavatories

The Gymnasium currently has 3 water closets and 2 lavatories at the girls restroom and 1 water closet, 2 urinals and 2 lavatories at boys restroom. The building does not comply with this standard.

WheelChair Accessible Compartments:

(ANSI A117.1-2003, Section 604.8.2) The minimum area of a wheelchair accessible compartment shall be 60 inches minimum in width measured perpendicular to the side wall, and 59 inches in depth for floor mounted water closets measured perpendicular to the rear wall.

Gymnasium building does not comply with this standard.

Accessible Door Hardware:

(ANSI A117.1-2003, Section 604.8.2) Handles, pulls, latches, locks, and other operable parts on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching, or twisting of the wrist to operate.

Gymnasium Building does not comply with this standard.

Maneuvering Clearances at Doors:

(ANSI A117.1-2003, Section 404.2.3) Minimum maneuvering clearances at doors shall comply with section 404.2.3 and shall include the full clear opening width of the doorway.

Doors to the restrooms do not have 18" clearance on the latch side of the door(on the pull side). Doors do not have 12" clearance (on the push side). There needs to be 60 inches clearance in front of the doors. Gymnasium Building does not comply with this standard.

Panic Hardware:

(OSSC 1008.1.10) Where panic or fire exit hardware is installed, it shall comply with the following:
1. Panic hardware shall be listed in accordance with UL 305
2. Fire exit hardware shall be listed in accordance with UL 10C and UL 305
3. The actuating portion of the releasing device shall extend at least one-half of the door leaf width; and
4. The maximum unlatching force shall not exceed 15 pounds.

Panic hardware at Gymnasium does not meet current standards.

Drinking Fountain:

(ANSI A117.1-2003, Section 602.1 General) Accessible Drinking fountains shall comply with Sections 602 and 307.

Drinking fountain at Gymnasium does not comply with this standard.

Electrical Devices: (ANSI A117.1-2003, Section 308.1 Reach Ranges) Reach ranges shall comply with Section 308.

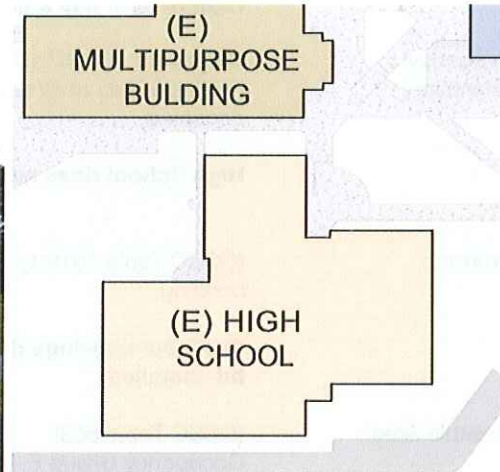
Electrical outlets at the Gymnasium do not comply with this standard.

Accessible Parking: (ANSI A117.1-2003, Section 502.1 General) Accessible car and van parking spaces with Section 502.

Existing car stall exceeds minimum width, accessible off-loading lane and the van stall are too narrow. Van and car stalls need to be reversed along with their identification signs. The existing curb ramp does not comply. An accessible route from the public way is not provided.

PRELIMINARY CODE REVIEW CHECKLIST:

High School Building



February 6, 2013

Owner: Corbett School District

Address: 35800 East Historic Columbia River Highway
Corbett, Oregon 97019

Building Area: 25,865 s.f.

Governing Codes: 1. Oregon Specialty Structural Code (OSSC)
2. Oregon Energy Efficiency Specialty Code
3. American National Standard 2003 (ICC/ANSI A117.1-2003)

Occupancy Groups: Group E, Education

Construction Type: Type VA (one hour rated construction)

Total Occupant Load: 491 Occupants

Fire Protection: **Required;** (OSSC 903.2.3) An automatic sprinkler system is required for group E fire areas greater than 12,000 square feet in area. (OSSC 903.3.1.1) Sprinklers shall be installed throughout in accordance with NFPA 13.

High School does not comply.

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Fire Alarm System: **Required;** (OSSC 907.2.3) A manual fire alarm system that activates the occupant notification system in accordance with section 907.5 shall be installed in group E occupancies. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system.

High School has a fire alarm system.

Emergency Illumination: **Required;** (OSSC 1006.1) The means of egress, including exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.

High School does not appear to have emergency back-up lighting.

Corridors: (OSSC Table 1018.1) Corridors are to be 1-Hour rated in a non-sprinklered building.

Available drawings do not provide adequate information on the type of gyp. bd. installed.

Allowable Area: (OSSC Table 503)
Occupancy Group E, Type VA Construction: 18,500 s.f.; 1 story allowed

High School does not comply.

Building Area Modifications: (OSSC 506.1) The building areas limited by Table 503 shall be permitted to be increased due to frontage (If) and automatic sprinkler system protection (Is) in accordance with the following:

Area Increase: (OSSC 506.3) Automatic Sprinkler Increase. Where a building is equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, the building area limitation in table 503 is permitted to be increased by an additional 300% for buildings with no more than one story above grade plane.

High School cannot use this area increase.

(OSSC 506.2) Every building shall adjoin or have access to a public way to receive a building area increase for frontage. Where a building has more than 25 percent of its perimeter on a public way or open space having a minimum width of 20 feet, the frontage increase shall be determined in accordance with the following.

$$If = [F/P-0.25] W/30$$

If = Area increase due to frontage

F = Building perimeter that fronts on a public way or open space having 20 feet open minimum width (feet).

P = Perimeter of entire building (feet).

W = Width of public way or open space (feet) in accordance with Section 506.2.1

$$F = 727' \quad P = 727' \quad W = 26.3$$

$$W = \{(60 \times 22) + (73.5 \times 30) + (62.25 \times 30) + (89.25 \times 30) + (193.5 \times 30) + (163 \times 30) + (74.25 \times 30)\} / 727 = 26.3$$

$$If = [654/654-0.25] 26.3/30 = .66 \text{ or } 66\% \text{ increase in allowable area.}$$

$$Aa = \{At + [At \times If] + [At \times Is]\}$$

Aa = Allowable building area per story (square feet)
At = Tabular building area per story in accordance with table 503 (square feet)
If = Area increase factor due to frontage as calculated in accordance with section 506.2
Is = Area increase factor due to sprinkler protection as calculated in accordance with Section 506.3

$$Aa = \{18,500 + [18,500 \times .66] + [9,500 \times 0]\} = 30,710 \text{ sf, allowable area}$$

The High School's building area, 25,865 s.f. is allowed once the frontage area increase is factored.

Accessible Means
of Egress Required:

(OSSC 1007.1) Accessible means of egress shall comply with this section. Accessible spaces shall be provided with not less than one accessible means of egress. Where more than one means of egress are required by section 1015.1 or 1021.1 from any accessible space, each accessible portion of the space shall be served by not less than two accessible means of egress.

High School Complies.

Plumbing Fixture Count Toilet Fixtures: _____

(OSSC Table 29-A) Group E: 50 sf/occupant

Building Area: 18,541 s.f. / 50 sf/occupant = 371 occupants
371 occupants / 2 = 186 Boys & 151 Girls

Water Closets Boys: 2: 21-50 Over 50, add one fixture for each additional
Required: 50 persons = 5 water closets or 3 water closets & 2 urinals
Girls: 2 : 21-50 Over 50, add one fixture for each additional
50 persons = 5 water closets

Lavatories Boys: 5 lavatories
Required: Girls: 5 lavatories

High School meets fixture requirements

WheelChair Ambulatory
Accessible
Compartments:

(ANSI A117.1-2003, Section 604.9) The minimum area of an ambulatory accessible compartment shall be 60 inches minimum in depth and 36 inches in width.

High School Complies with this standard.

Accessible Door
Hardware:

(ANSI A117.1-2003, Section 604.8.2) Handles, pulls, latches, locks, and other operable parts on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching, or twisting of the wrist to operate.

High School does not comply with this standard.

Maneuvering
Clearances at Doors:

(ANSI A117.1-2003, Section 404.2.3) Minimum maneuvering clearances at doors shall comply with section 404.2.3 and shall include the full clear opening width of the doorway.

High School complies with this standard

Handrail Extension: (ANSI A117.1-2003, Section 505.10.2 & 505.10.3) At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the landing nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the bottom tread nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair.

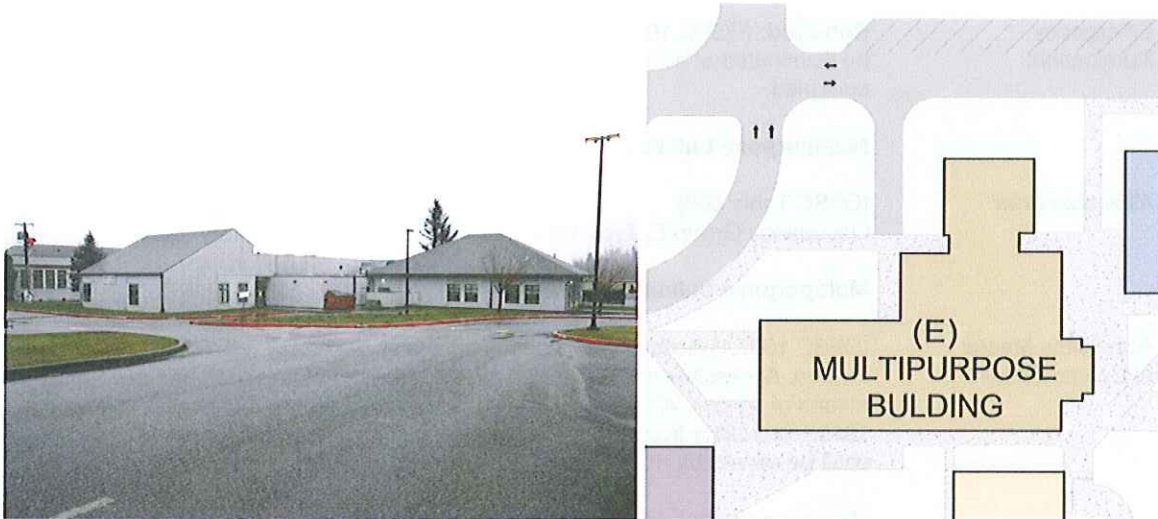
Handrail extension at the top and bottom of the stairs and ramp at the High School are not code compliant.

Ventilation: (OSSC 1203.2) Attic Spaces. Enclosed attics shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain and snow. The net free ventilating area shall not be less than 1/300 of the area of the space ventilated, with 50 percent of the required ventilating area provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents.

High School has roof vents. Construction documents show the roof vent layout but do not call the vents' sizes, so we are not able to confirm this building complies with current venting standards.

PRELIMINARY CODE REVIEW CHECKLIST:

Multipurpose Building



February 6, 2013

Owner: Corbett School District

Address: 35800 East Historic Columbia River Highway
Corbett, Oregon 97019

Building Area: 15,528 s.f.

Governing Codes: 1. Oregon Specialty Structural Code (OSSC)
2. Oregon Energy Efficiency Specialty Code
3. American National Standard 2003 (ICC/ANSI A117.1-2003)

Occupancy Groups: Group E, Education

Construction Type: Type VA (one hour rated construction)

Total Occupant Load: 521 Occupants

Fire Protection: **Required;** (OSSC 903.2.3) An automatic sprinkler system is required for group E fire areas greater than 12,000 square feet in area. (OSSC 903.3.1.1) Sprinklers shall be installed throughout in accordance with NFPA 13.

Multipurpose building does not comply.

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Fire Alarm System: **Required;** (OSSC 907.2.3) A manual fire alarm system that activates the occupant notification system in accordance with section 907.5 shall be installed in group E occupancies. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system.

Multipurpose building has a fire alarm system.

Emergency Illumination: **Required;** (OSSC 1006.1) The means of egress, including exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.

Multipurpose building does not appear to have emergency back-up lighting.

Allowable Area: (OSSC Table 503)
Occupancy Group E, Type VB Construction: 18,500 s.f.; 1 story allowed

Multipurpose building complies.

Accessible Means of Egress Required: (OSSC 1007.1) Accessible means of egress shall comply with this section. Accessible spaces shall be provided with not less than one accessible means of egress. Where more than one means of egress are required by section 1015.1 or 1021.1 from any accessible space, each accessible portion of the space shall be served by not less than two accessible means of egress.

Multipurpose building Complies.

Ventilation: (OSSC 1203.2) Attic Spaces. Enclosed attics shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain and snow. The net free ventilating area shall not be less than 1/300 of the area of the space ventilated, with 50 percent of the required ventilating area provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents.

Multipurpose building does not comply with this standard.

Plumbing Fixture Count Toilet Fixtures: _____

(OSSC Table 29-A) Group A: 30 sf/occupant

Cafeteria Area: 7812 s.f. / 30 sf/occupant = 261 occupants
261 occupants / 2 = 131 Boys & 131 Girls

Water Closets Required: Boys: 4: 126-200 = 4 water closets or 2 water closets & 2 urinals
Girls: 4: 126-200 = 4 water closets

Lavatories Required: Boys: 4 lavatories
Girls: 4 lavatories

The Multipurpose building currently has 3 water closets and 3 lavatories in both the boys and girls restroom. The building does not comply with this standard.

Accessible Door (ANSI A117.1-2003, Section 604.8.2) Handles, pulls, latches, locks, and other

Hardware: operable parts on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching, or twisting of the wrist to operate.

Multipurpose building complies with this standard.

Maneuvering
Clearances at Doors: (ANSI A117.1-2003, Section 404.2.3) Minimum maneuvering clearances at doors shall comply with section 404.2.3 and shall include the full clear opening width of the doorway.

Entrance doors don not have 18" clearance on the latch side of the door(on the pull side). Doors do not have 12" clearance (on the push side). There needs to be 60 inches clearance in front of the doors. Multipurpose building does not comply with this standard.

Guard Rails: (OSSC 1013.1) Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, stairs, ramps and landings that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.7.

Platform in Multipurpose Building does not meet current standards.



Multipurpose Building:
Drinking Fountain is not
ADA Accessible



Multipurpose Building:
Platform needs a guardrail



Multipurpose Building:
Entrance is not ADA Accessible



Multipurpose Building:
Foyer Needs Egress Lighting



Multipurpose Building:
Building is non-sprinklered

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Middle School:
Doors Pulls are not at ADA
Accessible Height



Middle School:
Drinking Fountain is not
ADA Accessible



Middle School:
Platform lift is Needed to Provide Accessibility to the Upper Level



Middle School:
Handrail is not Code Compliant



Middle School:
Platform lift is Needed to Provide Accessibility to the Upper Level



Middle School:
Door Hardware is not ADA Accessible



Gymnasium:
Toilet Stall is Not ADA Accessible



Gymnasium:
Restroom Doors are not ADA Accessible



Gymnasium:
Panic Hardware Does not Meet Current Day Standards

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Middle School:
Handrail Extensions do not Meet
Current Standards



High School:
Ramp Slope Exceeds ADA Standards



High School:
Handrail Extension Does not Meet
Current Standards



High School:
Door Hardware is not ADA
Accessible



High School:
Drinking Fountain is not
ADA Accessible

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Middle School:
Counter Height is not ADA Accessible



Gymnasium:
ADA Curb Ramp is not ADA Accessible



Multipurpose Building:
Roof Does not Meet Current Standards for Venting

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