CONDITION EVALUATION 826 7TH STREET

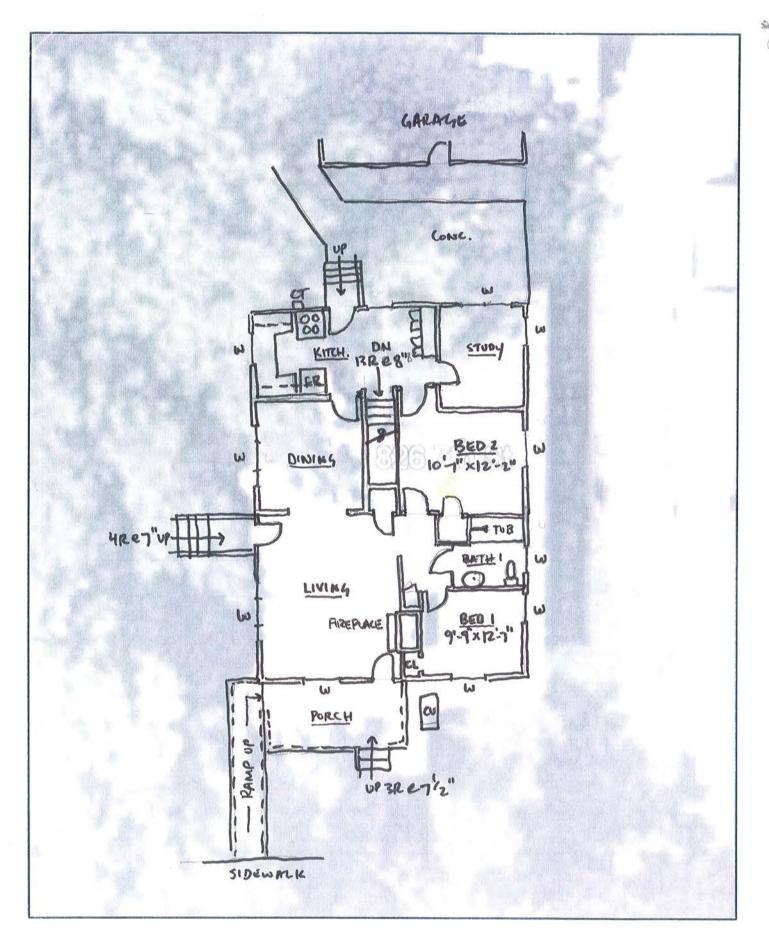
The 826 7th Street is single story consisting of Type VB combustible wood framed construction and concrete basement. The building was originally constructed as a single-family dwelling and most recently has been used for congregate living. It is assumed that LCSC may desire to maintain the building as a congregate living residence used to house students. It appears the R-3 occupancy consisting of congregate living rather than the original single-family occupancy will require significant code required improvements. The following condition evaluation includes facility images, condition summary, and detailed building condition evaluation.



	A B C	Ιр	Е	F	G	Н	1	J	KLMN	
1	BUILDING CONDITION SUMMARY			-						
2	826 7th Street									
3	Lewis-Clark State College	•								
4										
5	CKA PN 23059									
6										
7	02/26/24	ent								
8	Scope of Work		Item	Cond	ition		,			
			_					≥		
		ioi	ditio				₹ ¥	Stuc		
		ndi	Sono	tion	Ę	on	<u> </u>	.⊑		
		Ğ) po	puc	ditic	ndit	<u>ica</u>	papr		
			/ery Good Condition	Good Condition	Fair Condition	ပို	Not Applicable-N/A	Not Included in Study		
9	Item Description	Excellent Condition	Very	900	Fair	Poor Condition	Ş	Ş	Remarks	
	Exterior Items-									
11	Building Foundation/Structure			х						
12	Walls, Soffit, Trim			Х						
13	Roof & Gutters			Х					Composition roof	
	Windows & Doors			Х						
-	Grounds		Х						Upgrade ramp; add handrails, raise guards	
	Interior Items-				1				1	
_	Floors		Х							
	Walls		Х							
	Ceilings		Х							
	Doors/Casing	-	Х							
	Fixed Equipment		X						<u> </u>	
	Basement		Х						Monitor moisture	
	Attic Space Mechanical Systems-			Х						
25	Plumbing	Ι		Х					1	
	Heating/Cooling		Х							
27	Electrical Systems-								1	
	Service			Х]	
29	Power		Х							
	Lighting			Х					Replace incandescent fixtures where applicable	
31	Systems				Х				Provide new systems (see Life Safety/Building Code below)	
32	Life Safety/Building Code-								-	
	Occupancy Classification				Х				Change of Occupancy requirements	
	Means of Egress		Х							
	Stairs			Х					Upgrade handrails- Provide second	
	Egress Windows		Х						Provide emergency & escape windows w/ ladders at bedrooms	
	Fire Control Capability					Х			R3- Requires 13D fire sprinklers	
	Fire/Smoke Alarm System(s)					X			R3- Provide interconnected SA, FA & CO detectors	
	Emergency Lighting & Exit Signs				.,	Х			R3- Add emergency & exit signs	
	Fire Resistance				Х				R3- Improve sleeping roms to R3 rqmts	
	Accessibility-	l				V	l		D2 IEBC accessible requirements list	
	Occupancy Accessiblity Requirements Exterior				Х	Х			R3- IEBC accessible requirements- see list	
	Interior				_^_	Х			R3- Accessible path to front door reqd. R3- provide accessible & bathrm, bedrm & kitchen.	
	Hazardous Materials-	<u> </u>				_ ^	L		Tro- provide accessible & battitti, beditti & Kitchen.	
	Lead Based Paint							Х	Assume present- Lead testing & TCLPs by Owner.	
	Asbestos (ACM)								ACM identification & mitigation by Owner	
	PCBs								PCB identification & mitigation by Owner	
	Fuel Tank-Buried								Owner to verify if any buried fuel tanks- Mitigate as reqd	
50			•	•	•					

	l A	ВС	D	ΙE	F	G	Н	1 1	J	К	1
1		ON OF PROBABLE CONST						ı	J	IX	<u>L</u>
2	OFINIC	THOUSABLE CONSTI	NOC HO	100313	- 01055	wagiiitu	ue				
3	826 7t	h Street									
4		lark State College			CKA Ca	etollaw Ko	m Architects				
5	Lewiston				850 Main		III AICIIILECIS				
6	Lewiston	, idano			Lewiston						
7		CKA DNI 22050			Lewiston	, idano					
8		CKA PN 23059			Duniant D	la a a a .	Cocility Noodo A	Nananami (
9		02/26/24			Project P	nase:	Facility Needs A	assessment			
10							1-Code	2-Needs	2 Efficiency	4-Aesthetic	5-Other
11								Immediate	3-Efficiency		5-Other Other
12	Item	Item Description		Units	Quantity	Unit Cost	Change of Occ R3 Occupancy	Prevent Needs	Improve Efficiency	Enhance Aesthetic	Issues
13	Div 1	General Conditions		LS	Project		\$46,493	\$1,074	\$2,824	\$0	\$0
14	DIV I	General Conditions		LO	Froject	23.00 /6	\$40,493	\$1,074	φ2,024	φυ	φυ
15		Exterior Improvements									
16		Foundation-Isolated Improvement	re	EA	0	3500		\$0			
17		Foundation-Wall Improvements	15	SF	0	3500		\$0 \$0			
18		·	to.	SF	0						
19		Wall- Siding & Trim Improvement	13	LF	0	30		\$0 \$0			
20		Soffit Improvements Roof Improvements- Moss remove	al	SF	1090	30 2		\$0 \$2,180			
21		·	ur	LF	1090	20		\$2,180 \$0			
22		Gutter/Downspout Improvements Window Exterior Replace		EA	0			\$0	<u>**</u>		
23		Window-Exterior-Replace		EA	0	2500 3750			\$0 \$0		
24	1	Door-Exterior-Replace + Hrdwr Areaways (see below)		EA	U	3/50			\$0		
25				SF	0	10		¢0			
26		Grounds-Soft Scape-Improvemen		EA		10		\$0			
27		Grounds-Hard Scape-Improveme			0	15000	#0.500	\$0			
28		Other Ext Improves Miss Guards		EA LS	1	2500	\$2,500				
29		Other-Ext Imprvmts-Misc-Guards/	raiis/rarrip	LS	1	10000	\$10,000				
30											
31		Interior Improvements		05		40		* 0			
32		Floors-Replace		SF	0	12		\$0 \$0			
33		Floors-Sand & Refinish		SF	0	6		\$0			
		Walls-Patch & Repair		SF	0	10		\$0			
34 35		Ceilings-Patch & Repair		SF	0	20		\$0			
		Doors-Interior-Fire Rated (see bel				0500		***			
36 37		Doors-Interior-Replace-Non-Rated		EA	0	3500		\$0			
		Cabinets-Kitchen-Replace-Not AD		LF	0	450		\$0			
38		Counter Tops-Kitchen-Replace- N		LF	0	200		\$0			
39		Cabinets-Bathroom-Replace- Not		EA	0	450		\$0			
40		Counter Tops-Bathroom-Replace-	-Not ADA	LF	0	200		\$0			
41		Kitchen Appliances-Replace		SF	0	950		\$0			
42		Laundry Appliances-Replace		EA	0	750		\$0			
		Fireplace-Improvements		EA	0	850		\$0			
44 45		Shower-Improvements		EA Floor	0	1500		\$0 \$0			
46		Window Coverings-Replace		EA Floor	0	850		\$0			
46		Crawlspace Improvements		SF	1000	3		\$0	#4.000		
		Attic Insulation-Additional		SF	1090	4			\$4,360		
48		Other Interior Improvements-Misc	; -	LS	0	0		\$0			
49 50		AVISTA Rebate-Verify if Any		by Owner							
51		Machaniaellung									
52	-	Mechanical Improvements	holo:::\								
53		13D Fire Sprinklers-R3 Occ (see I	pelow)	ΕΛ Γ:\c+	•	2000		40			
54		Plumbing Fixtures ADA B3 Occ /		EA Fixture	0	2000		\$0			
		Plumbing Fistures-ADA-R3 Occ (s	see pelow)			1750					
55		Hot Water Heater-Replace		EA	0	1750		\$0			
56		HVAC Improve-Misc-		Allowance	0	15000	A. 22-	\$0			
57	-	HVAC Improve-Sleeping Units-Da	•		1	1000	\$1,000	A . a. =			
58		Other Mech Improvements-Misc-L	patn fan	LS	1	1000		\$1,000			
59		AVISTA Rebate-Verify if Any									
60											
61		Electrical Improvements									
62		Replace Service Panel		EA	0	2500		\$0			
63		Replace Wiring-Code Deficient		EA Floor	0	15000	\$0				

	Α	В	С	D	E	F	G	Н	I	J	K	L
64		Add GFCIs			EA Room	0	600	\$0				
65		Add Elec Recep	os-R3 Occ		EA	4	150	\$600				
66		Light Fixtures-R	Replace-50%		EA Floor	1	4000			\$4,000		
67		Light Fixtures-R	Replace-100%		EA Floor	0	7500			\$0		
68		Fire Alarm-R3 (see below)									
69		Smoke Alarms/	Detectors-R3 (see	below)								
70		CO2 Detectors	(see below)									
71		Other Elec Impr	rovements-Misc-		LS	0	0		\$0			
72		AVISTA Rebate	-Verify if Any									
73												
74		Life Safety/Bui	ilding Code Impro	vements								
75			ssification-Misc-R3	3 Occ	EA	1	1500	\$1,500				
76		Means of Egres	s-Misc-R3 Occ		EA	0	1500	\$0				
77		Stair-Improvem	ents-Misc		EA	0	1500	\$0				
78		Stair-Add Hand	rail EA Side-R3 O	CC	EA	2	1250	\$2,500				
79		Raise Guardrail	Height		EA	0	1500	\$0				
80		Egress Window	s-Replace		EA	0	1250	\$0				
81		Egress Window	s-Areaway+ Ladd	er	EA	2	3500	\$7,000				
82		13D Fire Sprink	lers-R3 Occ		SF	2180	12	\$26,160				
83		Fire Extinguishe	ers		EA	0	500		\$0			
84		Fire Alarm-R3 C	Occ		SF	2180	7	\$15,260				
85		Smoke Alarms/	Detectors-R3 Occ		EA	6	500	\$3,000				
86		CO2 Detectors			EA	2	250	\$500				
87		Emergency Ligh	nting-R3 Occ		EA Floor	2	950	\$1,900				
88		Exit Signs-R3 C	Occ		EA Floor	2	500	\$1,000				
89		Fire Partitions +	- Ceilings-Sleeping	Rms-R3 (EA Room	4	5000	\$20,000				
90		Fire Doors-20 M	/lin-Sleeping Rms-	R3 Occ	EA Rooms	4	3000	\$12,000				
91		Other Life Safet	ty Improvements-N	/lisc-R3 Oc	LS	1	1500	\$1,500				
92		Other Life Safet	ty Improvements-N	/lisc-	LS	0	0	\$0				
93												
94		Accessibility In	mprovements									
95		Parking-Access	ible-Improvements	s-R3 Occ	EA Space	0	0	\$0				
96		Walk-Accessible	e-Improvements-F	R3 Occ	LF	0	0	\$0				
97		Ramp-Exterior-l	Install-R3 Occ		EA	0	7500	\$0				
98		· ·	Improvements-R3	Осс	EA	0	1500	\$0				
99		Door Hrdwr-Acc	cessible-R3 Occ		EA Room	3	400	\$1,200				
100		•	ements-Accessible		Allowance	1	5000	\$5,000				
101		Kitchen Applian	ices-Accessible (se	ee above)								
102		· · · · · · · · · · · · · · · · · · ·	ovements-Accessi		1	1	25000	-				
103		Other Accessible	le Improvements-N	Misc-R3 Oc	LS	0	0	\$0				
104												
105		Hazardous Mai										
106		1	int Construction M		LS	1	1.00%	\$1,860	\$43	\$113	\$0	\$0
107		· · · · · ·) Mitigation-by Ow	ner	by Owner							
108		PCBs Mitigation	-		by Owner							
109		Fuel Tank Mitig	ation-Verify-by Ow	ner	by Owner							
110												
	Subtotal							\$185,973	\$4,297	\$11,297	\$0	\$0
		•	ocal Material Only-	.)			6.50%	\$6,044	\$140	\$367	\$0	\$0
		Contingency (Unit					10.00%	\$19,202	\$444	\$1,166	\$0	\$0
4 4 -	•	of Probable Co						\$211,219	\$4,881	\$12,831	\$0	\$0
4.4.0			struction contingency, e			ject costs.		Change of Occ	Immediate	Improve	Enhance	Other
	**Note: Cos	t model developed do	es not include cost esca	Ilation (inflation				R3 Occupancy	Prevent Needs	Efficiency	Aesthetic	Issues
117							ccupants	4				
118				lmį	provement (Cost per	Occupant	\$52,805	\$1,220	\$3,208		
119												



826 TH STREET

FIRST FLOOR



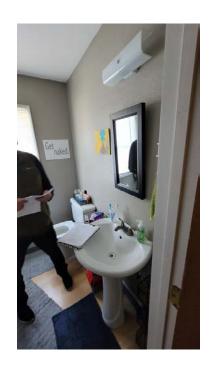


CONDITION IMAGES













BUILDING CONDITION EVALUATION

CKA

LEWIS-CLARK STATE COLLEGE

ADDRESS: 826 7th Street- LCSC, Lewiston, Idaho

Date: 02 / 26 / 2024

BUILDING DESCRIPTION

Wood framed residential building originally constructed as a single-family residence. Current use is as a residential rental unit. The desired use is congregate residential housing for students.

Occupancy of Building-

Original Occupancy-_x_ Single Family- UBC R3, Dwellings Occupancy
Current Occupancy-_x_ Congregate Living (non-related tenants)- IBC R3 Occupancy
Proposed Occupancy-_x_ Congregate Living- IBC R3 Occupancy

Current Occupants- 4 total- 2 up / 2 down
Building Area (Approx)- Main Level- 1090 SF
Basement - 1090 SF

EXTERIOR BUILDING CONDITION

- Foundation/Structure
 a. Findings
 i. Concret
 - i. Concrete Masonry Foundation Walls
 - 1. Grade Slope- Level
 - 2. Cracking- None noticed
 - 3. Skim foundation coat spalling
 - b. Condition Rating- __Excellent __Very Good _x Good _ Fair __Poor
 - c. Recommendation(s):
 - i. _x_ Routine maintenance
 - ii. Repair skim coat
 - iii. ___ Other-

2. Walls, Soffits & Trim

- a. Findings
 - i. Siding- Type- Wood
 - 1. Paint- Good
 - 2. Chipped in locations
 - ii. Trim-
 - 1. Wood- Painted
- b. Condition Rating- __Excellent __ Very Good _x Good __ Fair __ Poor
- c. Recommendation(s):
 - i. _x_ Routine maintenance
 - ii. ___ Other-

3. Roof & Gutters

- a. Findings
 - i. House-
 - 1. Roof
 - a. Type- Composition
 - b. Life Expectancy Remaining- Estimated- _15+__ years
 - c. No curling noticed
 - d. Moss on North & South sides

	a. Comments- Need cleaning ii. Out Building- Not included in analysis Condition RatingExcellent Very Good _x_ Good Fair Poor Recommendation(s): ix Routine maintenance iix Clean moss iiix Clean gutters iv Other-
	vs/Doors (exterior)
b.	Findings i. Windows- 1. Typex Vinyl_x Wood Alum Metal 2. Glazingx Single pane glass _x_ Thermal pane glass ii. Exterior Doors 1. Accessible Lever Handles Yes _x No 2. Weather Stripping Yes _x No 3. Recently replaced- 36" solid wood entry door Condition RatingExcellent Very Good _x_ Good Fair Poor Recommendation(s):
	ix Routine maintenance ii Other-
5. <u>Exterio</u>	
a.	
	JILDING CONDITION
1. <u>Floors</u> a.	Findings i. Kitchen 1. TypexVinylCptWdCTConcOther- 2. ConditionExcellent_x_Very GoodGoodFairPoor ii. Dining Room 1. TypeVinylCpt_xWdCTConcOther- 2. ConditionExcellent_x_Very GoodGoodFairPoor

2. Gutters & Downspouts

			 Type Vinyl Cpt _x_ Wd CT Conc Other-
			2. Condition- Excellent x Very Good Good Fair Poor
		iv.	Main Floor Bedrooms
			1. TypeVinyl Cpt _x _ Wd CT Conc Other-
			2. ConditionExcellent _x_ Very GoodGood Fair Poor
		.,	
		٧.	Main Floor Hallway
			1. Type Vinyl Cpt _x_ Wd CT Conc Other-
			ConditionExcellent _x_ Very GoodGood Fair Poor
		vi.	Main Floor Bathroom
			 Typex Vinyl Cpt Wd CT Conc Other-
			2. ConditionExcellent _x_ Very GoodGood Fair Poor
		vii	Main Floor Office
		VII.	1. Type Vinyl Cpt _x_ Wd CT Conc Other-
			2. ConditionExcellent _x_ Very GoodGood Fair Poor
		VIII.	<u>Laundry Room</u>
			1. Typex Vinyl Cpt Wd CT Conc Other-
			ConditionExcellent _x_ Very GoodGood Fair Poor
		ix.	<u>Stairs</u>
			1. Type Vinyl Cpt _x_ Wd CT Conc Other-Coated
			2. ConditionExcellent Very Good _x _ Good Fair Poor
		v	Basement Hallway
		۸.	
			1. Type Vinyl Cpt Wd _x CT Conc Other-
			2. ConditionExcellent _x_ Very GoodGood Fair Poor
		XI.	Basement Bathroom
			1. Typex Vinyl Cpt Wd CT Conc Other-
			Condition Excellent _x Very GoodGood Fair Poor
		xii.	Basement Bedrooms
			1. Type Vinyl _x_ Cpt Wd CT Conc Other-
			2. ConditionExcellentVery GoodGoodFairPoor
	h	Conditi	on Rating OverallExcellent _x_ Very Good Good Fair Poor
			mendation(s):
	C.		
			_xRoutine maintenance
_		II.	Other-
2.	<u>Walls</u>		
	a.	Finding	
		i.	Typical Walls-
			1. Type- GWB
			2. Finish- Paint
		ii.	Insulation
		•••	Wall insulation not verified
		iii	Bathroom Walls
		:	1. Type- Paint
		IV.	Showers
	_		1. Type- Fiberglass
	b.	Conditi	on RatingExcellent _x_ Very Good Good Fair Poor
		<u>Recom</u>	on RatingExcellent _x_ Very Good Good Fair Poor emendation(s):
		<u>Recom</u> i.	on RatingExcellent _x_ Very Good Good Fair Poor mendation(s): _x Routine maintenance.
		<u>Recom</u> i.	on RatingExcellent _x_ Very Good Good Fair Poor <u>mendation(s):</u> _x Routine maintenance. _x See wall construction for R3 Congregate Living requirements under Life
		Recom i. ii.	on RatingExcellent _x_ Very Good Good Fair Poor <u>mendation(s):</u> _x Routine maintenance. _x See wall construction for R3 Congregate Living requirements under Life Safety / Building Code section below.
2	C.	Recomi. ii. iii.	on RatingExcellent _x_ Very Good Good Fair Poor <u>mendation(s):</u> _x Routine maintenance. _x See wall construction for R3 Congregate Living requirements under Life
3.	c. Ceiling	<u>Recom</u> i. ii. iii. <u>s</u>	on RatingExcellent _x_ Very Good Good Fair Poor <u>imendation(s):</u> _x Routine maintenance. _x See wall construction for R3 Congregate Living requirements under Life Safety / Building Code section below. Other-
3.	c. Ceiling	Recom i. ii. iii. <u>s</u> Finding	on RatingExcellent _x_ Very Good Good Fair Poor mendation(s):x Routine maintenancex See wall construction for R3 Congregate Living requirements under Life Safety / Building Code section below Other- gs
3.	c. Ceiling	Recom i. ii. iii. <u>s</u> Finding i.	on RatingExcellent _x_ Very Good Good Fair Poor <u>mendation(s):</u> _x Routine maintenancex See wall construction for R3 Congregate Living requirements under Life Safety / Building Code section below Other- gs GWB
3.	c. Ceiling a.	Recom i. ii. iii. <u>s</u> Finding i. ii.	on RatingExcellent _x_ Very Good Good Fair Poor mendation(s): _x Routine maintenance. _x See wall construction for R3 Congregate Living requirements under Life Safety / Building Code section below. Other- gs GWB Finish- Paint
3.	c. Ceiling a.	Recom i. ii. iii. <u>s</u> Finding i. ii.	on RatingExcellent _x_ Very Good Good Fair Poor <u>mendation(s):</u> _x Routine maintenancex See wall construction for R3 Congregate Living requirements under Life Safety / Building Code section below Other- gs GWB
3.	c. Ceiling a. b.	Recom i. ii. iii. S Finding i. ii. Conditi	on RatingExcellent _x_ Very Good Good Fair Poor mendation(s): _x Routine maintenance. _x See wall construction for R3 Congregate Living requirements under Life Safety / Building Code section below. Other- gs GWB Finish- Paint

iii. Living Room

		_x See ceiling construction for R3 Congregate Living requirements under Life Safety / Building Code section below Other-
4.	Doors & Casing	g (interior)
	a. Finding	
	-	Doors & Casing- Main Floor- Interior-
	.,	Type- Hollow Core
	::	
	11.	Doors & Casing- Other Floor(s)-
		1. Type- Hollow Core
		ion RatingExcellent _x_ Very Good Good Fair Poor
		nmendation(s):
	i.	_x Routine maintenance.
	ii.	_x See door requirements for R3 Congregate Living requirements under Life
		Safety / Building Code Section below.
	iii.	_x See ADA accessible door hardware where required- See Accessibility
		Section below.
	iv	Other-
	14.	
5	Eivad Equipma	nt
٥.	Fixed Equipme	
	a. Finding	,
	I.	Cabinetry- Kitchen
		1. Type Plam _x_ Wd Metal Other-
	ii.	Counter Tops- Kitchen
		1. Typex Plam CT Solid Sur Lino Other-
	iii.	Cabinetry- Main Level- Bathroom
		1. Type Plam _x Wd Metal Other-
	iv.	Counter Tops- Main Level- Bathroom
		1. Typex Plam CT Solid Sur Lino Other-
	V	Cabinetry- Other Level(s)-
	**	1. Type- Plam x Wd Metal Other-
	vi	Counter Tops- Other Level(s)-
	VI.	
	:	1. Typex Plam CT Solid Sur Lino Other-
	VII.	Appliances- Kitchen
		1. Condition Excellent Very Good _x_ Good Fair Poor
		2. New Clothes Washer & Dryer
	Viii.	Fireplace(s)
		1. Fireplace(s) Existx_ Yes No
		2. Type of Fireplace(s)x Wd Gas N/A
		3. Flue Verified Yes _x_ No
	ix.	Shower &/or Tub-
		 Water Tightness Verified Yes _x_ No
	Χ.	Window Coverings
		Type- Vinyl- Horizontal
		2. Comments-
	h Conditi	ion Rating Excellent _x_ Very Good Good Fair Poor
		nmendation(s):
		_x Routine maintenance.
		_xVerify/clean fireplace flue
	iii.	Other-
6.	Basement/Crav	
	a. Finding	gs
	i.	_x Basement
		1x_ Finished Unfinished
	ii.	Crawl Space
		•

i. _x__ Routine maintenance.

		Condition RatingExcellent _x_ Very GoodGood Fair Poor Recommendation(s): ix Routine maintenance. iix Monitor basement walls/floor for moisture in the future iii Other-
7.	Attic Sp a.	Findings i. Attic AccessxYes No ii. Insulation- 1. Typex Blown Batt None 2. Depth (approx.)6 inches iii. Ventilated AtticxYes No
		Condition RatingExcellent Very Good _x_ Good Fair Poor Recommendation(s): ix Routine maintenance iix_ Verify and add additional attic insulation to energy code requirements if lacking iii Add attic ventilation iv Other-
<u>MECH</u>	ANICA	L SYSTEMS CONDITION
	<u>Plumbi</u>	<u>ng</u>
	a.	Findings
		 i. Plumbing fixtures- Conditions Noted- 1. No ADA access 2. Appear to be very good condition ii. Hot water heaterx Elec Gas 1. Size- 50 gal. 2. Age2006
	h	Condition RatingExcellent Very Good _X Good Fair Poor
		Recommendation(s): ix_ Routine maintenance ii Other-
2	Heating	g/Cooling System
۷.		Typex Forced Air Other-
	b.	Fuel Elec _x Gas
	C.	Findings
		i. HVAC Unit(s) 1. Age- 2014
		2x_ Maintenance appears to be current & consistent.
		3. Assumed condition of systemVery Good4x HVAC system operation was not verified, but appeared to be
		operational
		ii. Central Air Conditioning _x Yes No iii. Window A/C Units Yes _x No
		iv. Bathroom Fan(s)x Yes _x No 1. Main bath fan
		No basement bath fan
	d.	Condition RatingExcellent _x_ Very Good Good Fair Poor
		Recommendation(s):
		ix Routine maintenance.
		iix Mechanical service contractor should verify system conditions and provide improvements as deemed required for anticipated occupancy
		iii Verify A/C
		ivx Add basement bathroom fan

v. ___ Other-

ELECTRICAL SYSTEMS CONDITION

1.	Electric	<u>cal Service</u>
	a.	Findings
		i. 60 Amp Service
		ii120/_240 Voltage Service
		iiix Single Phase Service- Assumed
		iv Three Phase service- assumed
		vx Breakers vi. Fuses
		vii. Findings-
		1. None
	h	Condition RatingExcellent Very Good _x _ Good Fair Poor
	C.	Recommendation(s):
	0.	i. x Routine Maintenance.
		iix Verify actual system condition with electrical maintenance contractor
		iiiOther-
2.	Power	
	a.	Findings
		ix Grounded Outlets
		iix GFCI Outlets
		iiix Romex Wiring
		iv Cloth Wiring v. Knob & Tube Wiring
		vi. Conduit- Some conduit in basement
		vii. Other-
	b.	Condition RatingExcellent _x_ Very GoodGood Fair Poor
	C.	Recommendation(s):
		ix_ Routine Maintenance.
		iiReplace wiring- schedule cloth wiring replacement
		iii Provide GFCI outlets as required by code.
		Provide GFCI outlets required at wet locations
		2. GFCI outlets can be provided in lieu of grounded outlets at general
		locations (TBD)
		3. Work closely with electrical contractor to meet GFCI requirements
		ivx Provide at least two electrical outlets in required rooms per IEBC Level 2 alterations & Change of Occupancy.
		v Correct unsafe electrical conditions per NFPA 70 in a Change of Occupancy
		vi Other-
		VI SUIGI
3.	Lighting	g
	a.	Findings
		i. Type LED _x Florescent _x Incandescent
	b.	Condition RatingExcellent Very Good _x_ Good Fair Poor
	C.	Recommendation(s):
		ix Routine maintenance
		iixReplace light fixtures
		iii Other-
1	System	on Floatrical
4.		<u>ns- Electrical</u> Findings
	a.	i. Alarms
		Smoke/Fire- See below (Life Safety/Building Code Analysis)
		2. Carbon Monoxide Detectors- See below (Life Safety/Building Code
		, , , , , , , , , , , , , , , , , , ,

Analysis)

		 ii. Emergency Egress & Exit Lighting Emergency Egress Lighting- See below (Life Safety/Building Code Analysis) Exit Lighting- See below (Life Safety/Building Code Analysis) Iiix Data/Cable- Server/Routerx Yes No Condition RatingExcellent Very Good _Good _x_ Fair Poor Recommendation(s): _x Routine maintenance. _x See "Life Safety/Building Code Analysis" below. Other-
LIFE S	SAFET	Y/BUILDING CODE ANALYSIS
	Code (Constructed Under
	a.	_x Uniform Building Code (UBC)
	h	ix R3 Occupancy- Dwellings & Congregate Living 10 or less International Residential Code (IRC)
		International Building Code (IBC)
2.		<u>it Code Applicability</u> Code Path Summary
	a.	i. It has been determined by the AHJ (IDOPL / ID State Fire Marshal) that the
		proposed use of single family and two-family dwelling units used for student
		housing of nonrelated, unmarried or adopted family members will be an IBC
	h	Change of Occupancy. Adopted IEBC requirements are to be followed. _x International Existing Building Code (IEBC) current edition- applicable sections:
	δ.	ix_ Chapter 3- All Compliance Methods Requirements
		ii Alteration- Prescriptive Compliance Method
		iiix Alteration Method- Level 1
		 Removal & replacement of like materials / equipment _x _ Alteration Method- Level 2
		1. Space/ equipment reconfiguration or window / door change
		vx Alteration Method- Level 3
		Work area exceeds 50% of building area vix Change of Occupancy or Use
		1x_ R3 Occupancy- Congregate Living 16 or less (non-transient)
	C.	_x International Building Code (IBC) current edition. ix New Construction
	d.	International Residential Code (IRC) current edition.
		i New Construction
		ii. *Note: International Residential Code (current edition) applicable if single family dwelling, duplex, or townhouse
		dwelling, duplex, or townhouse
3.	Occup	
	a.	Existing Occupancy
		i Single Family ii. Duplex
		iiix_ R3 Occupancy- Congregate Living 16 or less (non-transient)
		ivOther-
	b.	Proposed Occupancy i Single Family
		ii Duplex
		iiix R-3 Occupancy- Congregate Living 16 or less (non-transient)
	C	iv Other- Occupancy Classification Rating- Excellent Very Good Good x Fair Poor
	U.	Social and the second and the second

4.		of Egress
	a.	Findings
		i. Bedrooms4
		ii. Beds4 (_2 Basement, _2 Main Floor Upper Floor)
		iiix Single Exit Stair. See "Stair" below.
		iv. Egress Dead End Length-
		 IEBC Level 2 Alteration- 50 ft allowed with AFSS
	b.	Condition RatingExcellent _x_ Very Good Good Fair Poor
	C.	Recommendation(s):
		i. Maintain Means of Egress
		ii Other-
5.	<u>Stair</u>	
	a.	Findings
		i. Width- Approximately _36 in wide.
		ii. Risers- Approximately _8 in high.
		iii. Treads- Approximately _9.5 in long.
		iv. Handrailsx One side Two Sides N/A
		 Handrails- IEBC Change of Occupancy- Handrail allowed on one side of
		stair <u>WITH</u> AHJ approval.
		2. Handrails- IEBC Level 2 Alteration- Handrail on one side of stair allowed,
		but handrail must meet current IBC requirements.
		v. Guard Height- Approximately _N/A in high.
		vi. Stair Enclosure-
		Per IEBC Change of Occupancy- Enclosed stair not required. Out distance Patients - Francisco - Page 1997 - P
		Condition RatingExcellent Very Good _x Good Fair Poor
	C.	Recommendation(s):
		ix Provide second handrail at stair with IBC required configuration
		(extensions, height, circumference, etc.) per Change of Occupancy to
		congregate living <u>OR</u> obtain AHJ approval for handrail on one side. Handrail(s) to meet current IBC requirements.
		ii Other-
		n Other-
6	Emerge	ency & Escape Windows
٥.		Findings
	u.	i. IEBC Level 1 Alteration- Requires Emergency & Rescue Windows required in
		bedrooms.
		ii. Size of Operable Bedroom Window(s)-
		1. Upstairs- 28 in wide. 28 in high. 27 inches AFF
		2. Basement- 22 in wide. 40 in high. 42 inches AFF
		iii. Areas Ways-
		1. Providedx_Yes No
		2. Ladder Yes _x No
		3. Areaway Depth- 42_ inches deep
	b.	Condition Rating Excellent _x_ Very Good Good Fair Poor
	C.	Recommendation(s):
		ix Routine maintenance.
		ii. Provide emergency & escape windows per IEBC Level 1 Alteration
		iiix Provide basement bedroom egress areaway & ladder assembly per IEBC
		Level 1 Alteration
		iv Other-
7.		ontrol Capability
	a.	Findings
		i Fire Sprinklers (AFFS) NFPA 13 Type 13R Type 13D _x No AFFS
		 Single Family Dwelling does not require fire sprinkler system.

	 Congregate Living occupancy (R3) (change of occupancy) requires NFPA 13D (residential) fire sprinkler system per IEBC Change of Occupancy.
	 Type 13D AFSS is a much simpler system that focuses on life safety (protect occupants) with less focus on protecting the structure.
	 AFSS water service is allowed to be shared with the domestic service.
	 c. Areas such as smaller rooms, garages, carports, attics, and other concealed non-living spaces are not required to be sprinklered.
	iix Fire Extinguishers-
b. <i>c.</i>	1. Location Ax Main Floor _x Other Floors Condition RatingExcellent Very GoodGood Fair _x_ Poor Recommendation(s):
	 ix Provide NFPA 13D (residential) fire sprinkler system for current building occupancy (Change of Occupancy).
	iix Check/Service fire extinguishersiiix Review whether or not the Congregate Living building occupancy to be maintained
	iv Other-
	System(s)
a.	Findings i. Smoke Detectors/Alarms-
	Shoke Detectors/Alarms- 1x Existing smoke detectors are residential standalone units.
	axBattery Units
	 Single Dwelling Unit- Requires residential smoke detectors be located within and outside of bedrooms and on each floor (including basement).
	3x Congregate Living Occupancy-
	 Requires multi-station smoke alarms be located within and outside of bedrooms and on each floor (including basement). Congregate Living smoke detectors are required to be tied
	together. ii. Fire Alarms-
	Coordinate with AFSS
	iii. Carbon Monoxide Detectors-
	 Required in all R-occupancies with fuel burning appliances &/or fireplace. Required _ x _ Yes No
	3. Exist- Yes X No
b.	· · · · · · · · · · · · · · · · · · ·
C.	Recommendation(s): ix Routine maintenance.
	iix Modify smoke alarm system to code requirements for current building
	occupancy per IEBC Level 2 Alteration & Change of Occupancy.
	iiix Provide carbon monoxide detectors as required by code per IEBC Level 2 Alterations & Change of Occupancy.
	ivx Review whether or not Congregate Living occupancy to be maintained
	v Other-

9. Emergency Lighting & Exit Signs

a. Findings

8. Alarm System(s)

- i. Emergency Lighting-

 - Does not exist and not required for this occupancy.
 x_ Does not exist and is required for R3 occupancy per IEBC Level 2
 Alteration & Change of Occupancy.

 ii. Exit Signs- 1 Do not exist and are not required for this occupancy. 2x Do not exist and are required for R3 occupancy per IEBC Level 2 Alteration & Change of Occupancy. b. Condition Rating- ConditionExcellent Very GoodGood Fair _x_ Poor c. Recommendation(s): i None iix Provide Emergency Lighting per IEBC Level 2 Alteration & Change of Occupancy iiix Provide Exit Signs per IEBC Level 2 Alteration & Change of Occupancy iv Other-
10. Fire Resistance
 a. Findings iSingle Dwelling Unit- Fire resistance of walls not required in a single dwelling
unit.
 iix Congregate Living Occupancy- Separating sleeping units of a congregate living occupancy with fewer than 16 occupants shall be constructed as follows:
1. *Note: The IEBC appears to be silent pertaining to a Change in
Occupancy on the issue of sleeping room separation. It is assumed that
fire partition separation of the sleeping rooms will be required per the
IBC.
1 HR Fire Partitions- Between Sleeping Rooms & Other Occupancies
a. Fire partitions to extend to roof sheathing OR stop at the ceiling of a fire rated assembly (ceiling/roof assembly or ceiling/floor assembly).
3. 1/2 HR Fire Partitions- Between Sleeping Rooms & Corridors / Hallways
a. Walls between a sleeping room and corridor/hall are required to be fire rated.
b. 20 minute fire rated door assemblies required at bedrooms.
 HR Horizontal Assemblies- Between Sleeping Rooms & Other Occupancies or Sleeping Rooms
b. Condition RatingExcellent _ Very Good _ Good _x Fair _ Poor
c. Recommendation(s):
ix_ Verify with AHJ if providing a NFPA 13D AFSS would provide any relief
from providing sleeping room separation improvements (TBD).
ii. x Provide 1 hour fire partition between bedrooms with system continuity.
1. It is assumed that the use of intumescent paint meeting manufacturer's
tested assembly would meet this requirement.
2. Wall penetrations to be verified.
iiix_ Provide 1 hour horizontal assemblies between bedrooms with system
continuity.
1. It is assumed that the use of intumescent paint meeting manufacturer's
tested assembly would meet this requirement.
2. Ceiling penetrations to be verified.
ivx Provide 1/2 hour fire partition between bedrooms & corridor with system
continuity.
1. It is assumed that the existing GWB wall assemblies will meet this rating

ACCESSIBLITY

requirement.

vi. ___ Other-

 Applicable- X Yes (IBC R3 Occupancy) ___ No (IRC Single-family or Duplex)
 a. Note: Even though the ADA does not pertain to single family residences, the International Building Code (IBC) does apply to Congregate Living facilities including accessibility

2. Doors (20 minute required) and wall penetrations to be verified. v. _x__ Review whether or not Congregate Living occupancy to be maintained provisions. Additionally, any Change of Occupancy or new construction is to follow the requirements of the IBC.

2. Exterior & Building Interior

- a. Findings
 - i. ___ Single Dwelling Unit(s)- Accessibility not required for detached single-family dwelling units and duplexes.
 - ii. _x_ Congregate Dwelling Occupancy- Accessibility does appear to be required for Congregate Living occupancies with 4 or more sleeping units.
 - 1. Owner occupancy does not exist (no bed & breakfast classification).
 - 2. Accessible route (ramp/access improvements) to Main Floor required where 4 or more sleeping units are present.
 - 3. Main Level sleeping units required to be Type B (accessible) units.
 - 4. Basement or Upper Floor sleeping units not required to be accessible if Main Level unit accessibility is provided.
 - Kitchen & a Main Floor Bathroom would require accessibility modification to comply with Congregate Living accessibility requirements due to 4 or more sleeping units being present.
 - iii. _x_ Requirements of IEBC Chapter 3, Provisions for All Compliance Methods, appears to be applicable requiring accessibility as follows:
 - 1. One accessible building entrance
 - 2. Accessible route from accessible entry to primary function areas
 - 3. Accessible signage
 - 4. Accessible parking
 - 5. Accessible route from parking to main entry
 - 6. Thresholds limited to 3/4 inch maximum
 - 7. The IBC required number of Type B sleeping units is required where at least 50 of the building under goes alteration (50% threshold)
 - 8. Where technically infeasible to alter existing toilet and bathing rooms, an accessible family or assisted bathing room may be provided on the accessible level.
- b. Condition Rating- Excellent Very Good Good Fair x Poor
- c. Recommendation(s):
 - i. _x__ Review whether or not Congregate Living occupancy to be provided (especially the number of sleeping units).
 - ii. _x__ If Congregate Living occupancy is to be maintained with 4 or more sleeping units provide accessible improvements listed above.
 - iii. Other-

HAZARDOUS MATERIALS

- 1. <u>Hazardous Material Presence Not Identified</u>
 - a. Investigation of hazardous material was NOT included in the scope of this study.

2. Lead Based Paint

- a. Verification
 - i. Presence of lead-based paint was NOT determined as a part of this study and should be investigated prior to any construction/remodel work.
 - ii. Renters/Lessees are to be informed of lead-based paint hazards.
- b. Recommendation(s):
 - Due to the age of the building, it is assumed that lead based paint is likely present.
 - ii. Have a lead-based paint investigation completed prior to any construction/remodel activities.
 - Follow required procedures for construction/remodel activities where lead-based paint is present.
 - iv. If the building is rented/leased the following should be provided to the lessee:
 - 1. Disclosure of information on lead-based paint per federal government requirements.
 - 2. A federally approved pamphlet on lead poisoning protection

v. Other-

3. Asbestos Containing Materials (ACM)

- a. Verification
 - Presence of suspected asbestos containing material was NOT determined as a part of this study. Suspect ACM should be investigated, especially prior to any construction/remodel activities.
- b. Recommendation(s):
 - i. Due to the age of the building, it is assumed that ACM may be present.
 - ii. Protect any suspect ACM that may be identified prior to removal.
 - iii. Have an ACM investigation completed prior to any construction/remodel activities. Remove items that are determined to be ACM by a certified Hazardous Material Contractor following required procedures

iv. Other-

4. PCBs

- a. Verification
 - i. Presence of PCB containing materials was not determined as a part of this study.
- b. Recommendation(s):
 - i. Suspect PCB containing material should be disposed of properly prior to any construction/remodel activities following required procedures
 - ii. Other-

5. Heating Oil Fuel Tank

- a. Verification
 - i. Presence of an existing heating fuel oil tank was not verified. It appears that there may be a fuel oil tank service cap in the Carport. Verification of fuel oil tank presence was not a part of this study.
- b. Recommendation(s):
 - i. It should be verified if a fuel tank exists.
 - ii. If it is determined that a fuel oil tank exists, precautions should be taken to remedy the presence as required which may include, but not be limited to purging of the tank and filling with sand
 - iii. ___ Other-

CONDITION EVALUATION 822 7TH STREET

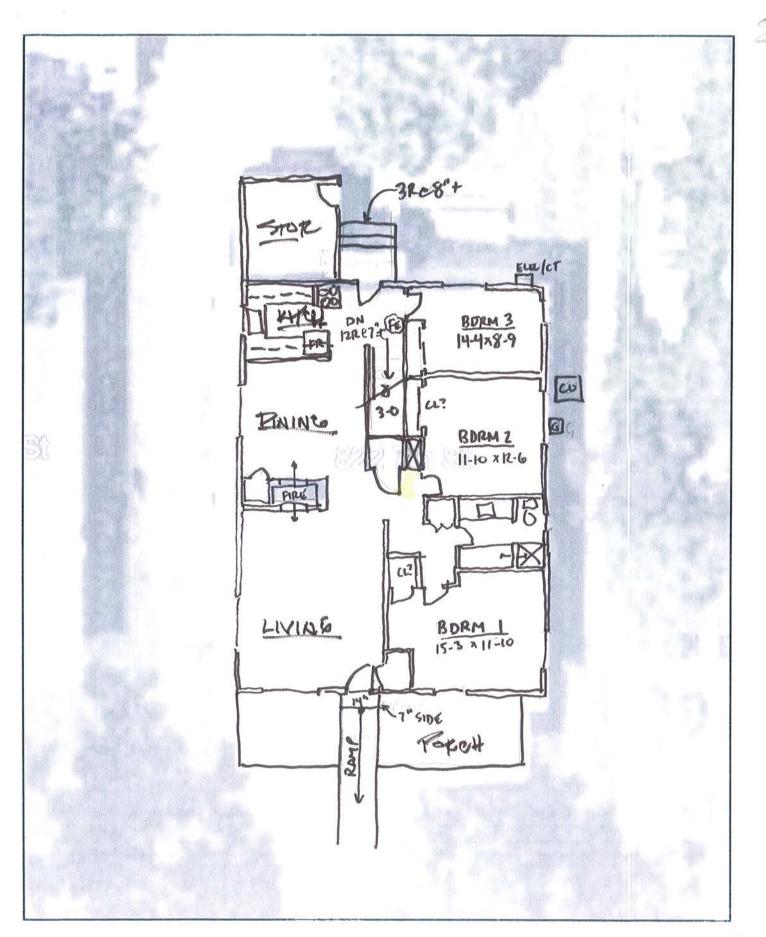
The 822 7th Street is single story consisting of Type VB combustible wood framed construction and concrete basement. The building was originally constructed as a single-family dwelling and most recently has been used for congregate living. It is assumed that LCSC may desire to maintain the building as a congregate living residence used to house students. It appears the R-3 occupancy consisting of congregate living rather than the original single-family occupancy will require significant code required improvements. The following condition evaluation includes facility images, condition summary, and detailed building condition evaluation.



	A B C	D	E	F	G	Н	ı	J	K	L	I м		N
1	BUILDING CONDITION SUMMARY						<u>'</u>			<u> </u>	1 101		- 1
	822 7th Street								1				
	Lewis-Clark State College CKA Castellaw Kom Architects												
	Lewiston, ID 1126 Main Street												
5	CKA PN 23059		ton, Ida										
6													
	·												
8	Scope of Work Item Condition												
			<u></u>					φ					
		ition	ditic	_			Ζ	Stu					
		puo	Cor	itio	uo	tion	ple-	d in					
		nt C	poo) Jono	ndit	ondi	l ica	lude					
		Excellent Condition	Very Good Condition	Good Condition	Fair Condition	Poor Condition	Not Applicable-N/A	Not Included in Study					
	Item Description	Ĭ	\ Ver	Ğ	Fai	Pŏ	<u>8</u>	Not	Remarks				
	Exterior Items-				1				1				
	Building Foundation/Structure	X							_				
	Walls, Soffit, Trim		X										
	Roof & Gutters		X						Composition roo	f			
	Windows & Doors		X						\/if	de atalo - 199	J		
	Grounds Interior Items-	<u> </u>	Х				<u> </u>		Jverity ramp; Bac	ck stair- add hand	aralis & raise (guard	
	Floors			Ι			l		1				
	Walls	X							-				
	Ceilings	X							1				
	Doors/Casing	X							†				
	Fixed Equipment		Х						1				
	Basement	Х							Monitor moisture)			
	Attic Space			Х					1				
	Mechanical Systems-								•				
	Plumbing		Х]				
	Heating/Cooling		Х]				
	Electrical Systems-	1					1		,				
	Service	Х											
	Power		Х						1				
	Lighting	Х							-				
	Systems			<u> </u>	Х		<u> </u>		Provide new sys	tems (see Life S	atety/Building	Code bel	ow)
	Life Safety/Building Code-	l		l	~		l		Change of O	nanov roguizar	ento		
	Occupancy Classification		Х		Х				Change of Occu	pancy requireme	eritS		
-	Means of Egress Stairs		^-	Х					Upgrade handra	ils- Provide seco	nd		
	Egress Windows		Х	 ^					Provide emerger			ers at her	drooms
_	Fire Control Capability		<u> </u>			Х			R3- Requires 13	•	w iada	5.5 at 560	501110
	Fire/Smoke Alarm System(s)					X			R3- Provide inte	•	FA & CO2 det	ectors	
	Emergency Lighting & Exit Signs					X			R3- Add emerge			=	
	Fire Resistance				Х				R3- Improve slee	, ,	rqmts		
— ——	Accessibility-			•					•	-	•		
	Occupancy Accessiblity Requirements					Х			R3- IEBC access	sible requiremen	ts- see list		
43	Exterior				Х				R3- Accessible p	oath to front door	reqd.		
	Interior					Х			R3- provide acce	essible & bathrm	, bedrm & kitc	hen.	
	Hazardous Materials-								1				
	Lead Based Paint								Assume present	_	-	ner.	
	Asbestos (ACM)								ACM identification	-			
	PCBs								PCB identification				
	Fuel Tank-Buried							Х	Owner to verify i	f any buried fuel	tanks- Mitigat	e as reqd	
50													

	Α	ВС	D	ΙE	l F	G	Н	I	J	K	L
1		N OF PROBABLE CONSTI						•	<u> </u>	1.	-
2											
3	822 7tl	h Street			<u> </u>						
4		ark State College			CKA Ca	stellaw Ko	m Architects				
5	Lewiston,	Idaho			850 Mair	Street					
6					Lewiston	, Idaho					
7		CKA PN 23059									
8		02/26/24			Project P	hase:	Facility Needs A	ssessment			
9					-		-				
10							1-Code	2-Needs	3-Efficiency	4-Aesthetic	5-Other
11							Change of Occ	Immediate	Improve	Enhance	Other
12	Item	Item Description		Units	Quantity	Unit Cost	R3 Occupancy	Prevent Needs	Efficiency	Aesthetic	Issues
13	Div 1	General Conditions		LS	Project	25.00%	\$52,964	\$0	\$1,816	\$0	\$0
14											
15		Exterior Improvements									
16		Foundation-Isolated Improvement	s	EA	0	3500		\$0			
17		Foundation-Wall Improvements		SF	0	35		\$0			
18		Wall- Siding & Trim Improvement	s	SF	0	30		\$0			
19		Soffit Improvements		LF	0	30		\$0			
20		Roof Improvements-		SF	0	2		\$0			
21		Gutter/Downspout Improvements		LF	0	20		\$0			
22		Window-Exterior-Replace		EA	0	2500			\$0		
23		Door-Exterior-Replace + Hrdwr		EA	0	3750			\$0		
24		Areaways (see below)									
25		Grounds-Soft Scape-Improvemen	ts	SF	0	10		\$0			
26		Grounds-Hard Scape-Improvement	nts	EA	0	15000		\$0			
27		Grounds-Step/Stair-Improvements	3	EA	1		\$2,500				
28		Other-Ext Imprvmts-Misc-		LS	0	10000	\$0				
29											
30		Interior Improvements									
31		Floors-Replace		SF	0			\$0			
32		Floors-Sand & Refinish		SF	0			\$0			
33		Walls-Patch & Repair		SF	0			\$0			
34		Ceilings-Patch & Repair		SF	0	20		\$0			
35		Doors-Interior-Fire Rated (see bel									
36		Doors-Interior-Replace-Non-Rated		EA	0			\$0			
37		Cabinets-Kitchen-Replace-Not AD		LF	0			\$0			
38		Counter Tops-Kitchen-Replace- N		LF	0	200		\$0			
39		Cabinets-Bathroom-Replace- Not		EA	0			\$0			
40		Counter Tops-Bathroom-Replace-	Not ADA	LF	0			\$0			
41 42		Kitchen Appliances-Replace		SF	0			\$0			
43		Laundry Appliances-Replace		EA	0			\$0			
		Fireplace-Improvements		EA	0			\$0			
44 45		Shower-Improvements Window Coverings Benless		EA Floor	0			\$0 \$0			
46		Window Coverings-Replace		EA Floor	0			\$0 \$0			
47		Crawlspace Improvements		SF	1344			\$0	¢ ∈ 0.70		
48		Attic Insulation-Additional Other Interior Improvements Miss			1344			# 0	\$5,376		
49		Other Interior Improvements-Misc	-	LS by Owner	U	0		\$0			
50		AVISTA Rebate-Verify if Any		by Owner							
51		Mechanical Improvements									
52		13D Fire Sprinklers-R3 Occ (see I	nelow)								
53		Plumbing Fixtures-Replace	J. J. J. VV)	EA Fixture	0	2000		\$0			
54		Plumbing Fistures-ADA-R3 Occ (s	see helow)	_, trixture	0	2000		ΨΟ			
55		Hot Water Heater-Replace	. 30 DOIOW)	EA	0	1750		\$0			
56		HVAC Improve-Misc-		Allowance	0			\$0			
57		HVAC Improve-Sleeping Units-Da	mpers-R3		1		\$1,000	Ψ			
58		Other Mech Improvements-Misc-		LS	0		Ψ1,000	\$0			
59		AVISTA Rebate-Verify if Any			J	1000		ΨΟ			
60		voiny ii / uiy									
61		Electrical Improvements									
62		Replace Service Panel		EA	0	2500		\$0			
63		Replace Wiring-Code Deficient		EA Floor	0			\$0			
Š		riassing oods Delicion			J	10000	ΨΟ				

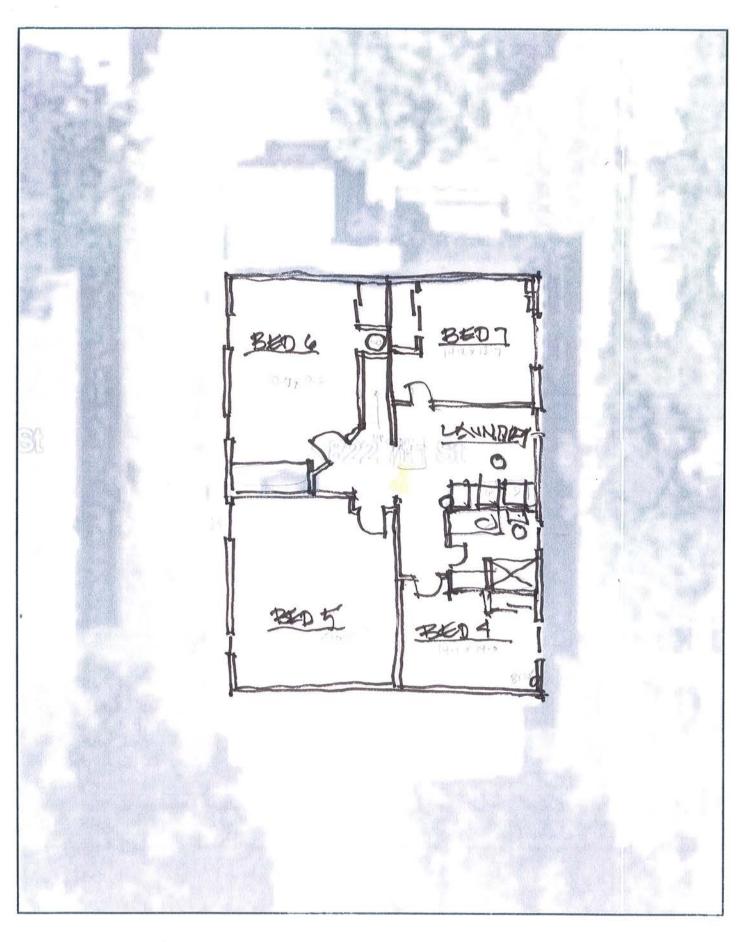
	Α	В	С	D	Е	F	G	Н	ļ	J	K	L
64		Add GFCIs			EA Room	0	600	\$0				
65		Add Elec Receps-R3 Occ			EA	4	150	\$600				
66		Light Fixtures-R	EA Floor	0	4000			\$0				
67		Light Fixtures-R	EA Floor	0	7500			\$0				
68		Fire Alarm-R3 (see below)									
69		Smoke Alarms/	Detectors-R3 (see	below)								
70		CO2 Detectors	(see below)									
71		Other Elec Impr	rovements-Misc-		LS	0	0		\$0			
72		AVISTA Rebate	-Verify if Any									
73												
74			ilding Code Impro									
75			ssification-Misc-R	3 Occ	EA	1	1500	\$1,500				
76		Means of Egres			EA	0	1500	\$0				
77 78		Stair-Improvem			EA	0	1500	\$0				
79			rail EA Side-R3 O	CC	EA	2	1250	\$2,500				
80		Raise Guardrail			EA	0	1500	\$0				
81		Egress Window	•		EA	0	1250	\$0				
82		-	s-Areaway+ Ladd	er 	EA SF	0 2688	3500	\$0				
83		13D Fire Sprink				2000	12	\$32,256	\$0			
84		Fire Extinguisher			EA SF	2688	500 7	¢10 016	\$0			
85			Detectors-R3 Occ		EA	10	500	\$18,816 \$5,000				
86		CO2 Detectors	Detectors-N3 Occ		EA	4	250	\$1,000				
87		Emergency Ligh	nting_R3 Occ		EA Floor	2	950	\$1,900				
88		Exit Signs-R3 C	-		EA Floor	2	500	\$1,000				
89		_	- Ceilings-Sleeping	 Rms_R3 (7	5000	\$35,000				
90			/lin-Sleeping Rms-		EA Rooms		3000	\$21,000				
91			ty Improvements-N			1	1500	\$1,500				
92			ty Improvements-N		LS	0	0	\$0				
93		Other End State						Ψ¢				
94		Accessibility In	mprovements									
95		-	sible-Improvement	s-R3 Occ	EA Space	0	0	\$0				
96		_	e-Improvements-F		LF	0	0	\$0				
97		Ramp-Exterior-l	Install-R3 Occ		EA	0	7500	\$0				
98		Ramp-Exterior-l	Improvements-R3	Осс	EA	0	1500	\$0				
99		Door Hrdwr-Acc	cessible-R3 Occ		EA Room	3	400	\$1,200				
100		Kitchen Improve	ements-Accessible	-R3 Occ	Allowance	1	5000	\$5,000				
101		Kitchen Applian	ices-Accessible (s	ee above)								
102		Bathroom Impro	ovements-Accessi	ble-R3 Occ	Allowance	1	25000	\$25,000				
103		Other Accessibl	le Improvements-l	/lisc-R3 Oc	LS	0	0	\$0				
104												
105		Hazardous Mat	<u>terials</u>									
106		Lead Based Pa	int Construction M	itigate	LS	1	1.00%	\$2,119	\$0	\$73	\$0	\$0
107		Asbestos (ACM) Mitigation-by Ow	ner	by Owner							
108		PCBs Mitigation	n-by Owner		by Owner							
109		Fuel Tank Mitig	ation-Verify-by Ow	ner	by Owner							
110												
	Subtotal							\$211,854 \$6,885	\$0	\$7,265		\$0
									\$0	\$236	\$0	\$0
		Contingency (Unit					10.00%	\$21,874	\$0	\$750	\$0	\$0
4 4 -	•	of Probable Co				\$240,613	\$0	\$8,251	\$0	\$0		
4.4.0			struction contingency, e			ject costs.		Change of Occ	Immediate	Improve	Enhance	Other
	**Note: Cos	t model developed do	es not include cost esca	llation (inflation				R3 Occupancy	Prevent Needs	Efficiency	Aesthetic	Issues
117							ccupants	7				
118				Imj	provement (Cost per	Occupant	\$34,373	\$0	\$1,179		
119												





FIRST FLOOR





CONDITION IMAGES













BUILDING CONDITION EVALUATION

CKA

LEWIS-CLARK STATE COLLEGE

ADDRESS: 822 7th Street-LCSC, Lewiston, Idaho

Date: 02 / 26 / 2024

BUILDING DESCRIPTION

Wood framed residential building originally constructed as a single-family residence. Current use is as a residential rental unit. The desired use is congregate residential housing for students.

Occupancy of Building-

Original Occupancy-_x_ Single Family- UBC R3, Dwellings Occupancy
Current Occupancy-_x_ Congregate Living (non-related tenants)- IBC R3 Occupancy
Proposed Occupancy-_x_ Congregate Living- IBC R3 Occupancy

Current Occupants- 7 total- 4 up / 3 down Building Area (Approx)- Main Level- 1344 SF Basement - 1344 SF

EXTERIOR BUILDING CONDITION

- 1. Foundation/Structure
 - a. Findings
 - i. Concrete Masonry Foundation Walls
 - 1. Grade Slope- Mostly slopes away
 - 2. Cracking- None noticed
 - b. Condition Rating- _x_Excellent __ Very Good __Good __ Fair __ Poor
 - c. Recommendation(s):
 - i. _x_ Routine maintenance
 - ii. Repair skim coat
 - iii. ___ Other-
- 2. Walls, Soffits & Trim
 - a. Findings
 - i. Siding-Type-Composite
 - 1. Paint- Very Good
 - 2. Some peeling of paint West wall
 - ii. Trim-
 - 1. Wood- Painted
 - b. Condition Rating- __Excellent _x Very Good __Good __ Fair __ Poor
 - c. Recommendation(s):
 - i. _x__ Routine maintenance
 - ii. ___ Other-
- 3. Roof & Gutters
 - a. Findings
 - i. House-
 - 1. Roof
 - a. Type- Composition
 - b. Life Expectancy Remaining- Estimated- 15-20 years
 - c. No curling noticed
 - d. Moss on North & South sides
 - 2. Gutters & Downspouts
 - a. Comments- Drain extensions are in place
 - ii. Out Building- Not included in analysis

		Condition RatingExcellent _x_ Very GoodGood Fair Poor Recommendation(s): ix Routine maintenance ii Other-
4.	Windov	ws/Doors (exterior)
	_	Findings
		i. Windows-
		1. Typex Vinyl Wood Alum Metal
		2. Glazingx_ Single pane glass _x_ Thermal pane glass
		ii. Exterior Doors
		 Accessible Lever Handles Yes _x No Weather Strippingx Yes No
		3. Comments- 36 inch entry door
	b.	Condition RatingExcellent _x_ Very Good Good Fair Poor
		Recommendation(s):
		ix Routine maintenance
		ii Other-
_	Cutania	v. Cvasva da
5.		o <u>r Grounds</u> Findings
	u.	i. Trees & shrubs-
		ii. Lawn-
		iii. Irrigation sprinkler system-
		1. ProvidedxYesNo
		iv. Walks, Steps, Ramps, Porch & Patios- Comments
		 Ramp at front entry- Verify slope (1:20 slope?)- No handrails- Abrupt edge
		Back entry- 3 risers- No handrails- Low guard
		v. Areaways- See below (Exterior Building Condition)
		Condition RatingExcellent _x_ Very GoodGood Fair Poor
	C.	Recommendation(s):
		ix Routine maintenance
		iix Ramp- Verify ramp slope (walk or ramp?) iiix Back entry- provide handrails- raise guard
		iv Other-
		<u> </u>
INTER	RIOR B	UILDING CONDITION
1.	Floors	
	a.	•
		i. <u>Kitchen</u> 1. TypexVinylCptWdCTConcOther-
		2. Conditionx_ Excellent Very Good Good Fair Poor
		ii. Dining Room
		1. Typex Vinyl Cpt Wd CT Conc Other-
		Conditionx_ Excellent Very GoodGood Fair Poor
		iii. <u>Living Room</u>
		1. Typex Vinyl Cpt Wd CT Conc Other-
		Conditionx_ Excellent Very GoodGood Fair Poor iv. Main Floor Bedrooms
		1. TypexVinyl Cpt Wd CT Conc Other-
		2. Conditionx_ Excellent Very GoodGood Fair Poor
		v. <u>Main Floor Hallway</u>
		1. Typex Vinyl Cpt Wd CT Conc Other-
		2. Conditionx_ Excellent Very GoodGood Fair Poor
		vi. Main Floor Bathroom
		1. TypexVinyl Cpt Wd CT Conc Other-

			Conditionx _ Excellent Very Good Good Fair Poor
		vii.	<u>Laundry Room</u>
			1. Typex Vinyl Cpt Wd CT Conc Other-
			2. Conditionx_ExcellentVery GoodGoodFairPoor
		VIII.	Stairs 1 Type v Visul Cet Wd CT Cene Other
			 Typex Vinyl Cpt Wd CT Conc Other- Condition Excellent _x_ Very Good Good Fair Poor
		iv	Basement Hallway
		IX.	1. Typex_ Vinyl Cpt Wd CT Conc Other-
			2. Conditionx_ExcellentVery GoodGoodFairPoor
		Χ.	Basement Bathroom
		7	1. Typex Vinyl Cpt Wd CT Conc Other-
			2. Conditionx_ Excellent Very GoodGood Fair Poor
		xi.	Basement Bedrooms
			1. TypexVinyl Cpt Wd CT Conc Other-
			2. Conditionx_ExcellentVery GoodGoodFairPoor
			on Rating Overallx_Excellent Very GoodGood Fair Poor
	C.		mendation(s):
			_x Routine maintenance
2	\\/alla	II.	Other-
۷.	<u>Walls</u>	Finding	
	a.	-	Typical Walls-
		١.	1. Type- GWB
			2. Finish- Paint
		ii.	Insulation
			Wall insulation not verified
		iii.	Bathroom Walls
			1. Type- Paint
		iv.	Showers
		0	1. Type- Fiberglass
			on Ratingx_ Excellent Very GoodGood Fair Poor
	С.		<u>mendation(s):</u> _x Routine maintenance.
			x Routine maintenancex See wall construction for R3 Congregate Living requirements under Life
			Safety / Building Code section below.
		iii.	Other-
3.	Ceiling		
	a.	Finding	ıs .
			GWB
	_		Finish- Paint
			on Ratingx_ Excellent Very GoodGood Fair Poor
	C.		mendation(s):
			 _x Routine maintenance. _x See ceiling construction for R3 Congregate Living requirements under Life
		11.	Safety / Building Code section below.
		iii.	Other-
4.	Doors (& Casing	g (interior)
		Finding	
		i.	Doors & Casing- Main Floor- Interior-
			1. Type- Hollow Core
		ii.	Doors & Casing- Other Floor(s)-
	L	Can-1:1:	Type- Solid Core Pating v. Evaplent Very Cood Cood Fair Boor
	b.		on Ratingx_ Excellent Very GoodGood Fair Poor
	C.		<u>_x Routine maintenance.</u>
		١.	Noutine maintenance.

		_x See door requirements for R3 Congregate Living requirements under Life Safety / Building Code Section below.
		_x See ADA accessible door hardware where required- See Accessibility Section below.
	iv.	Other-
5.	Fixed Equipmen	
	a. Findings	
	I.	Cabinetry- Kitchen 1. Type Plam _x_ Wd Metal Other-
	ii.	Counter Tops- Kitchen 1. Typex Plam CT Solid Sur Lino Other-
	iii.	Cabinetry- Main Level- Bathroom
	iv.	Type Plam _x Wd Metal Other- Counter Tops- Main Level- Bathroom
	V	1. Typex Plam CT Solid Sur Lino Other- Cabinetry- Other Level(s)-
		1. Type Plam x Wd Metal Other-
	vi.	Counter Tops- Other Level(s)- 1. Typex Plam CT Solid Sur Lino Other-
	vii.	Appliances- Kitchen 1. Condition Excellent _x Very Good Good Fair Poor
		2. New Clothes Washer & Dryer
	Viii.	Fireplace(s) 1. Fireplace(s) Existx_ Yes No
		 Type of Fireplace(s)- x Wd Gas Gas N/A Flue Verified Yes x No
	ix.	Shower &/or Tub-
	Х.	Water Tightness Verified Yes _x_ No Window Coverings
		 Type- Curtains Comments-
	b. Conditio	n Rating Excellent _x_ Very Good Good Fair Poor
		nendation(s):
		x Routine maintenance.
	ii.	x Verify/clean fireplace flue
	iii.	Other-
6.	Basement/Craw	
	a. Findings	
	I.	_x Basement
	ii	1x_ Finished Unfinished Crawl Space
		n Ratingx_Excellent Very GoodGood Fair Poor
		nendation(s):
		x Routine maintenance.
	ii.	x Monitor basement walls/floor for moisture in the future
	iii.	Other-
7.	Attic Space	
	a. Findings	
		Attic Accessx Yes No
	II.	Insulation- 1. Typex Blown Batt None
		2. Depth (approx.)6 inches
	iii.	Ventilated Attic- x Yes No
		on RatingExcellent Very Good _x_ Good Fair Poor

	C.	Recommendation(s):
		ix_ Routine maintenance
		iix_ Verify and add additional attic insulation to energy code requirements if
		lacking
		iii Add attic ventilation
		iv. Other-
		IV Other-
MEQUAN		LOVOTEMO CONDITION
		L SYSTEMS CONDITION
1. <u>Plu</u>		
	a.	Findings
		i. Plumbing fixtures- Conditions Noted-
		1. No ADA access
		2. Appear to be good condition
		ii. Hot water heaterx Elec Gas
		1. Size- 50 gal.
		2. AgeNewer
	b.	Condition RatingExcellent _x_ Very Good Good Fair Poor
		Recommendation(s):
		ix Routine maintenance
		ii. Other-
2. He	ating	g/Cooling System
		Typex Forced Air Other- Heat pump
		Fuel Elec _x Gas
	C.	
		i. HVAC Unit(s)
		1. Age2002
		2x Maintenance appears to be current & consistent.
		Assumed condition of systemVery Good
		4x_ HVAC system operation was not verified, but appeared to be
		operational
		ii. Central Air Conditioning _x Yes No
		iii. Window A/C UnitsYes _x_ No
		iv. Bathroom Fan(s)x Yes No
	Ч	Condition RatingExcellent _x_ Very GoodGood Fair Poor
		Recommendation(s):
	€.	
		ix Routine maintenance.
		iix Mechanical service contractor should verify system conditions and provide
		improvements as deemed required for anticipated occupancy
		iii Verify A/C
		iv Other-
		<u>. SYSTEMS CONDITION</u>
1. <u>Ele</u>		eal Service
	a.	Findings
		i. <u>200</u> Amp Service
		ii120/_240 Voltage Service
		iiix Single Phase Service- Assumed
		iv Three Phase service- assumed
		vx_ Breakers
		viFuses
		vii. Findings-
		1. None
	b.	Condition Ratingx_ Excellent Very GoodGood Fair Poor
		Recommendation(s):
		i. x Routine Maintenance.
		iix_ Verify actual system condition with electrical maintenance contractor

	iii.	Other-
2. <u>Pow</u>	/er	
	a. Findings	S
	į.	_x Grounded Outlets
	ii. 	_x_ GFCI Outlets
	III.	_xRomex Wiring
	IV.	Cloth Wiring Knob & Tube Wiring
	v. Vi	Conduit- Some conduit in basement
	vii.	Other-
		on RatingExcellent _x_ Very GoodGood Fair Poor
		mendation(s):
		_x Routine Maintenance.
		Replace wiring- schedule cloth wiring replacement
	iii.	Provide GFCI outlets as required by code.
		Provide GFCI outlets required at wet locations GFCI outlets can be provided in liqu of grounded outlets at general
		GFCI outlets can be provided in lieu of grounded outlets at general locations (TBD)
		3. Work closely with electrical contractor to meet GFCI requirements
	iv.	_x Provide at least two electrical outlets in required rooms per IEBC Level 2
		alterations & Change of Occupancy.
	٧.	Correct unsafe electrical conditions per NFPA 70 in a Change of Occupancy
	vi.	Other-
0 1:	4!	
3. <u>Ligh</u>		
	a. Findings	s TypexLED Florescent Incandescent
		on Ratingx_ Excellent Very Good Good Fair Poor
		mendation(s):
		_x Routine maintenance
	ii.	Replace light fixtures
	iii.	Other-
4 0		
	<u>tems- Electr</u> a. Findings	
		Alarms
		Smoke/Fire- See below (Life Safety/Building Code Analysis)
		2. Carbon Monoxide Detectors- See below (Life Safety/Building Code
		Analysis)
	ii.	Emergency Egress & Exit Lighting
		1. Emergency Egress Lighting- See below (Life Safety/Building Code
		Analysis)
	:::	Exit Lighting- See below (Life Safety/Building Code Analysis) Deta/Code
	111.	_x Data/Cable- 1. Server/Routerx Yes No
	h Conditio	on Rating Excellent Very Good _ Good _x_ Fair Poor
		mendation(s):
		_x Routine maintenance.
		x See "Life Safety/Building Code Analysis" below.
	iii.	Other-
		DING CODE ANALYSIS
	e Construct	
		niform Building Code (UBC) _x R3 Occupancy- Dwellings & Congregate Living 10 or less
		_x R3 Occupancy- Dwellings & Congregate Living 10 of less ernational Residential Code (IRC)
		····································

	C.	International Building Code (IBC)
2.	Curren	t Code Applicability
		Code Path Summary
	b.	 i. It has been determined by the AHJ (IDOPL / ID State Fire Marshal) that the proposed use of single family and two-family dwelling units used for student housing of nonrelated, unmarried or adopted family members will be an IBC Change of Occupancy. Adopted IEBC requirements are to be followed. _x_ International Existing Building Code (IEBC) current edition- applicable sections: _x_ Chapter 3- All Compliance Methods Requirements
		ii Alteration- Prescriptive Compliance Method iiix_ Alteration Method- Level 1
		1. Removal & replacement of like materials / equipment ivx Alteration Method- Level 2
		1. Space/ equipment reconfiguration or window / door change
		vx Alteration Method- Level 3 1. Work area exceeds 50% of building area
		vix Change of Occupancy or Use
		 _x R3 Occupancy- Congregate Living 16 or less (non-transient)
	C.	_x International Building Code (IBC) current edition. ix New Construction
	d.	International Residential Code (IRC) current edition.
		 i New Construction ii. *Note: International Residential Code (current edition) applicable if single family
		dwelling, duplex, or townhouse
3.	Occupa	ancy
		Existing Occupancy
		i Single Family ii Duplex
		iiix R3 Occupancy- Congregate Living 16 or less (non-transient)
	h	iv Other- Proposed Occupancy
	D.	i Single Family
		ii Duplex iiix_ R-3 Occupancy- Congregate Living 16 or less (non-transient)
		iv Other-
	C.	Occupancy Classification RatingExcellent Very GoodGood _x_ Fair Poor
4.		of Egress
	a.	Findings i. Bedrooms- 7
		ii. Beds9(_6 Basement, _3 Main Floor Upper Floor)
		ii. Beds9 (_6 Basement, _3 Main Floor Upper Floor) iiix Single Exit Stair. See "Stair" below.
		ii. Beds9(_6 Basement, _3 Main Floor Upper Floor)
	b.	ii. Beds9(_6 Basement, _3 Main Floor Upper Floor) iiix Single Exit Stair. See "Stair" below. iv. Egress Dead End Length- 1. IEBC Level 2 Alteration- 50 ft allowed with AFSS Condition RatingExcellent _x_ Very Good Good Fair Poor
	b. <i>c</i> .	ii. Beds9(_6 Basement, _3 Main Floor Upper Floor) iiix Single Exit Stair. See "Stair" below. iv. Egress Dead End Length- 1. IEBC Level 2 Alteration- 50 ft allowed with AFSS Condition RatingExcellent _x_ Very Good Good Fair Poor Recommendation(s):
		ii. Beds9(_6 Basement, _3 Main Floor Upper Floor) iiix Single Exit Stair. See "Stair" below. iv. Egress Dead End Length- 1. IEBC Level 2 Alteration- 50 ft allowed with AFSS Condition RatingExcellent _x_ Very Good Good Fair Poor
5.	C.	ii. Beds9(_6 Basement, _3 Main Floor Upper Floor) iiix Single Exit Stair. See "Stair" below. iv. Egress Dead End Length- 1. IEBC Level 2 Alteration- 50 ft allowed with AFSS Condition RatingExcellent _x_ Very GoodGood Fair Poor Recommendation(s): i. Maintain Means of Egress
5.		 ii. Beds9(_6 Basement, _3 Main Floor Upper Floor) iiix Single Exit Stair. See "Stair" below. iv. Egress Dead End Length- 1. IEBC Level 2 Alteration- 50 ft allowed with AFSS Condition RatingExcellent _x_ Very GoodGood Fair Poor Recommendation(s): i. Maintain Means of Egress ii Other- Findings
5.	c. <u>Stair</u>	 ii. Beds9(_6 Basement, _3 Main Floor Upper Floor) iiix Single Exit Stair. See "Stair" below. iv. Egress Dead End Length- IEBC Level 2 Alteration- 50 ft allowed with AFSS Condition RatingExcellent _x_ Very GoodGood Fair Poor Recommendation(s): Maintain Means of Egress ii Other-

		iv.	Handrailsx One side Two Sides N/A 1. Handrails- IEBC Change of Occupancy- Handrail allowed on one side of
			stair <u>WITH</u> AHJ approval.
			2. Handrails- IEBC Level 2 Alteration- Handrail on one side of stair allowed, but handrail must meet current IBC requirements.
		٧.	Guard Height- Approximately _N/A in high.
			Stair Enclosure-
			 Per IEBC Change of Occupancy- Enclosed stair not required.
			on RatingExcellent Very Good _x_ Good Fair Poor
	C.		<u>mendation(s):</u> _x Provide second handrail at stair with IBC required configuration
		1.	(extensions, height, circumference, etc.) per Change of Occupancy to
			congregate living OR obtain AHJ approval for handrail on one side. Handrail(s) to
			meet current IBC requirements.
		II.	Other-
6.	Emera	encv & E	scape Windows
		Finding	S
		i.	IEBC Level 1 Alteration- Requires Emergency & Rescue Windows required in
		ii	bedrooms. Size of Operable Bedroom Window(s)-
		".	1. Upstairs24 in wide33 in high47 inches AFF
			 a. Emergency windows too high per code requirements
			2. Basement22 in wide39 in high37 inches AFF
		III.	Areas Ways- 1. Providedx_Yes No
			2. Ladder- x Yes No
			 Ladderx Yes No Areaway Depth42 inches deep
			on Rating Excellent _x_ Very GoodGood Fair Poor
	C.		<u>mendation(s):</u> _x Routine maintenance.
			_x Provide emergency & escape windows per IEBC Level 1 Alteration
			Provide basement bedroom egress areaway & ladder assembly per IEBC
			Level 1 Alteration
		IV.	Other-
7.	Fire Co	ontrol Ca	pability
		Finding	IS .
		i.	Fire Sprinklers (AFFS)- NFPA 13 Type 13R Type 13D X No AFFS
			 Single Family Dwelling does not require fire sprinkler system. Congregate Living occupancy (R3) (change of occupancy) requires
			NFPA 13D (residential) fire sprinkler system per IEBC Change of
			Occupancy.
			a. Type 13D AFSS is a much simpler system that focuses on life safety (protect occupants) with less focus on protecting the
			structure.
			b. AFSS water service is allowed to be shared with the domestic
			service.
			 Areas such as smaller rooms, garages, carports, attics, and other concealed non-living spaces are not required to be sprinklered.
		ii.	_x Fire Extinguishers-
			 Location Ax _ Main Floor _x _ Other Floors
			on RatingExcellent Very GoodGood Fair _x_ Poor
	C.		<u>mendation(s):</u> _x Provide NFPA 13D (residential) fire sprinkler system for current building
			occupancy (Change of Occupancy).
			· · · · · · · · · · · · · · · · · · ·

		iiix Review whether or not the Congregate Living building occupancy to be maintained
		iv Other-
		iv Other-
8. Ala	arm S	System(s)
		Findings
		i. Smoke Detectors/Alarms-
		 _x Existing smoke detectors are residential standalone units.
		ax Battery Units
		2 Single Dwelling Unit- Requires residential smoke detectors be
		located within and outside of bedrooms and on each floor (including
		basement).
		a. Requires multi-station smoke alarms be located within and
		 a. Requires multi-station smoke alarms be located within and outside of bedrooms and on each floor (including basement).
		Congregate Living smoke detectors are required to be tied
		together.
		ii. Fire Alarms-
		Coordinate with AFSS
		iii. Carbon Monoxide Detectors-
		1. Required in all R-occupancies with fuel burning appliances &/or fireplace.
		2. Requiredx Yes No
		3. Exist- Yes x No
		Condition RatingExcellent Very GoodGood Fair _x_ Poor Recommendation(s):
	C.	ix_ Routine maintenance.
		iix Modify smoke alarm system to code requirements for current building
		occupancy per IEBC Level 2 Alteration & Change of Occupancy.
		iiix_ Provide carbon monoxide detectors as required by code per IEBC Level 2
		Alterations & Change of Occupancy.
		ivx Review whether or not Congregate Living occupancy to be maintained
		v Other-
		1.10 0 5 40
9. <u>Er</u>		ency Lighting & Exit Signs
	a.	Findings
		i. Emergency Lighting-1 Does not exist and not required for this occupancy.
		2x_ Does not exist and is required for R3 occupancy per IEBC Level 2
		Alteration & Change of Occupancy.
		ii. Exit Signs-
		 Do not exist and are not required for this occupancy.
		2x Do not exist and are required for R3 occupancy per IEBC Level 2
		Alteration & Change of Occupancy.
		Condition Rating- ConditionExcellent Very GoodGood Fair _x_ Poor
	C.	Recommendation(s):
		i Noneiix Provide Emergency Lighting per IEBC Level 2 Alteration & Change of
		Occupancy
		iiix_ Provide Exit Signs per IEBC Level 2 Alteration & Change of Occupancy
		ivOther-
10. <u>Fir</u>		<u>esistance</u>
	a.	Findings
		i. Single Dwelling Unit- Fire resistance of walls not required in a single dwelling
		unit.

ii. _x__ Check/Service fire extinguishers

- ii. _x__ Congregate Living Occupancy- Separating sleeping units of a congregate living occupancy with fewer than 16 occupants shall be constructed as follows:
 - *Note: The IEBC appears to be silent pertaining to a Change in Occupancy on the issue of sleeping room separation. It is assumed that fire partition separation of the sleeping rooms will be required per the IBC.
 - 2. 1 HR Fire Partitions- Between Sleeping Rooms & Other Occupancies
 - a. Fire partitions to extend to roof sheathing OR stop at the ceiling of a fire rated assembly (ceiling/roof assembly or ceiling/floor assembly).
 - 3. 1/2 HR Fire Partitions- Between Sleeping Rooms & Corridor / Hallways
 - a. Walls between a sleeping room and corridor/hall are required to be fire rated.
 - b. 20 minute fire rated door assemblies required at bedrooms.
 - 4. 1 HR Horizontal Assemblies- Between Sleeping Rooms & Other Occupancies or Sleeping Rooms
- b. Condition Rating- __Excellent __ Very Good _x Good __ Fair __ Poor
- c. Recommendation(s):
 - i. _x__ Verify with AHJ if providing a NFPA 13D AFSS would provide any relief from providing sleeping room separation improvements (TBD).
 - ii. _x__ Provide 1 hour fire partition between bedrooms with system continuity.
 - 1. It is assumed that the use of intumescent paint meeting manufacturer's tested assembly would meet this requirement.
 - 2. Wall penetrations to be verified.
 - iii. _x__ Provide 1 hour horizontal assemblies between bedrooms with system continuity.
 - 1. It is assumed that the use of intumescent paint meeting manufacturer's tested assembly would meet this requirement.
 - 2. Ceiling penetrations to be verified.
 - iv. _x__ Provide 1/2 hour fire partition between bedrooms & corridor with system continuity.
 - 1. It is assumed that the existing GWB wall assemblies will meet this rating requirement.
 - 2. Doors (20 minute required) and wall penetrations to be verified.
 - v. _x__ Review whether or not Congregate Living occupancy to be maintained vi. ___ Other-

ACCESSIBLITY

- 1. Applicable- X Yes (IBC R3 Occupancy) No (IRC Single-family or Duplex)
 - a. Note: Even though the ADA does not pertain to single family residences, the International Building Code (IBC) does apply to Congregate Living facilities including accessibility provisions. Additionally, any Change of Occupancy or new construction is to follow the requirements of the IBC.
- 2. Exterior & Building Interior
 - a. Findings
 - i. ___ Single Dwelling Unit(s)- Accessibility not required for detached single-family dwelling units and duplexes.
 - ii. _x__ Congregate Dwelling Occupancy- Accessibility does appear to be required for Congregate Living occupancies with 4 or more sleeping units.
 - 1. Owner occupancy does not exist (no bed & breakfast classification).
 - 2. Accessible route (ramp/access improvements) to Main Floor required where 4 or more sleeping units are present.
 - 3. Main Level sleeping units required to be Type B (accessible) units.
 - 4. Basement or Upper Floor sleeping units not required to be accessible if Main Level unit accessibility is provided.

- Kitchen & a Main Floor Bathroom would require accessibility modification to comply with Congregate Living accessibility requirements due to 4 or more sleeping units being present.
- iii. _x_ Requirements of IEBC Chapter 3, Provisions for All Compliance Methods, appears to be applicable requiring accessibility as follows:
 - 1. One accessible building entrance
 - 2. Accessible route from accessible entry to primary function areas
 - 3. Accessible signage
 - 4. Accessible parking
 - 5. Accessible route from parking to main entry
 - 6. Thresholds limited to 3/4 inch maximum
 - 7. The IBC required number of Type B sleeping units is required where at least 50 of the building under goes alteration (50% threshold)
 - 8. Where technically infeasible to alter existing toilet and bathing rooms, an accessible family or assisted bathing room may be provided on the accessible level.
- b. Condition Rating- Excellent Very Good Good Fair x Poor
- c. Recommendation(s):
 - i. _x__ Review whether or not Congregate Living occupancy to be provided (especially the number of sleeping units).
 - ii. _x__ If Congregate Living occupancy is to be maintained with 4 or more sleeping units provide accessible improvements listed above.
 - iii. ___ Other-

HAZARDOUS MATERIALS

- 1. Hazardous Material Presence Not Identified
 - a. Investigation of hazardous material was NOT included in the scope of this study.
- 2. Lead Based Paint
 - Verification
 - i. Presence of lead-based paint was NOT determined as a part of this study and should be investigated prior to any construction/remodel work.
 - ii. Renters/Lessees are to be informed of lead-based paint hazards.
 - b. Recommendation(s):
 - Due to the age of the building, it is assumed that lead based paint is likely present.
 - ii. Have a lead-based paint investigation completed prior to any construction/remodel activities.
 - iii. Follow required procedures for construction/remodel activities where lead-based paint is present.
 - iv. If the building is rented/leased the following should be provided to the lessee:
 - 1. Disclosure of information on lead-based paint per federal government requirements.
 - 2. A federally approved pamphlet on lead poisoning protection
 - v. ___ Other-
- 3. Asbestos Containing Materials (ACM)
 - a. Verification
 - Presence of suspected asbestos containing material was NOT determined as a part of this study. Suspect ACM should be investigated, especially prior to any construction/remodel activities.
 - b. Recommendation(s):
 - i. Due to the age of the building, it is assumed that ACM may be present.
 - ii. Protect any suspect ACM that may be identified prior to removal.
 - iii. Have an ACM investigation completed prior to any construction/remodel activities. Remove items that are determined to be ACM by a certified Hazardous Material Contractor following required procedures
 - iv. _x_ Other- Popcorn ceiling Main Floor- Verify ACM content if any
- 4. PCBs

- a. Verification
 - i. Presence of PCB containing materials was not determined as a part of this study.
- b. Recommendation(s):
 - i. Suspect PCB containing material should be disposed of properly prior to any construction/remodel activities following required procedures
 - ii. Other-

5. Heating Oil Fuel Tank

- a. Verification
 - i. Presence of an existing heating fuel oil tank was not verified. It appears that there may be a fuel oil tank service cap in the Carport. Verification of fuel oil tank presence was not a part of this study.
- b. Recommendation(s):
 - i. It should be verified if a fuel tank exists.
 - ii. If it is determined that a fuel oil tank exists, precautions should be taken to remedy the presence as required which may include, but not be limited to purging of the tank and filling with sand
 - iii. ___ Other-

CONDITION EVALUATION 324 11TH AVENUE

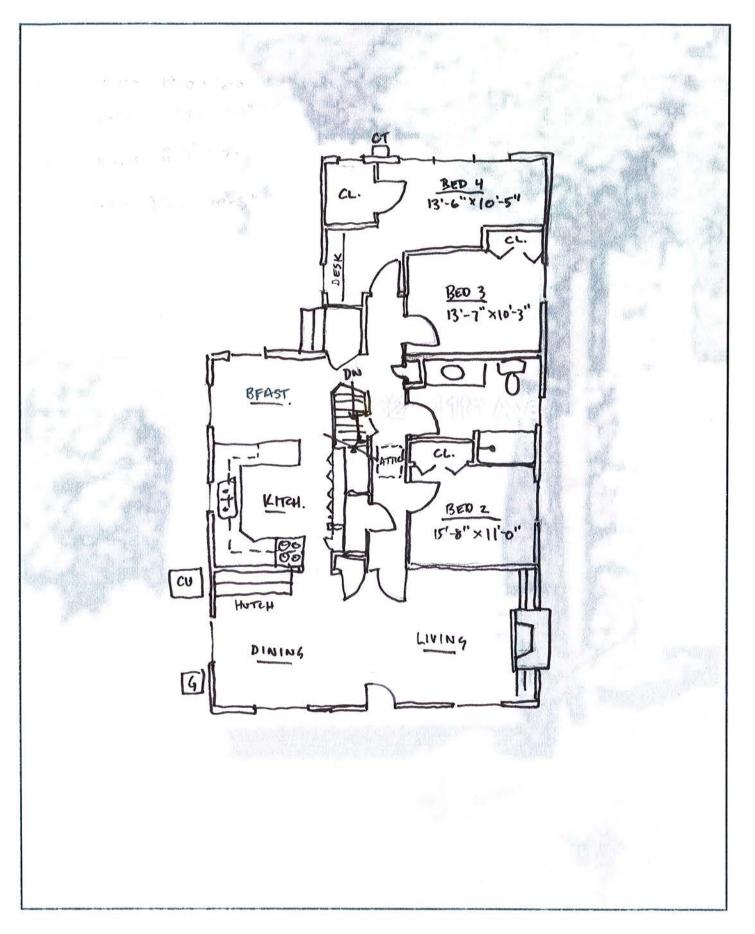
The 324 11th Avenue is single story consisting of Type VB combustible wood framed construction and concrete basement. The building was originally constructed as a single-family dwelling and most recently has been used for congregate living. It is assumed that LCSC may desire to maintain the building as a congregate living residence used to house students. It appears the R-3 occupancy consisting of congregate living rather than the original single-family occupancy will require significant code required improvements. The following condition evaluation includes facility images, condition summary, and detailed building condition evaluation.

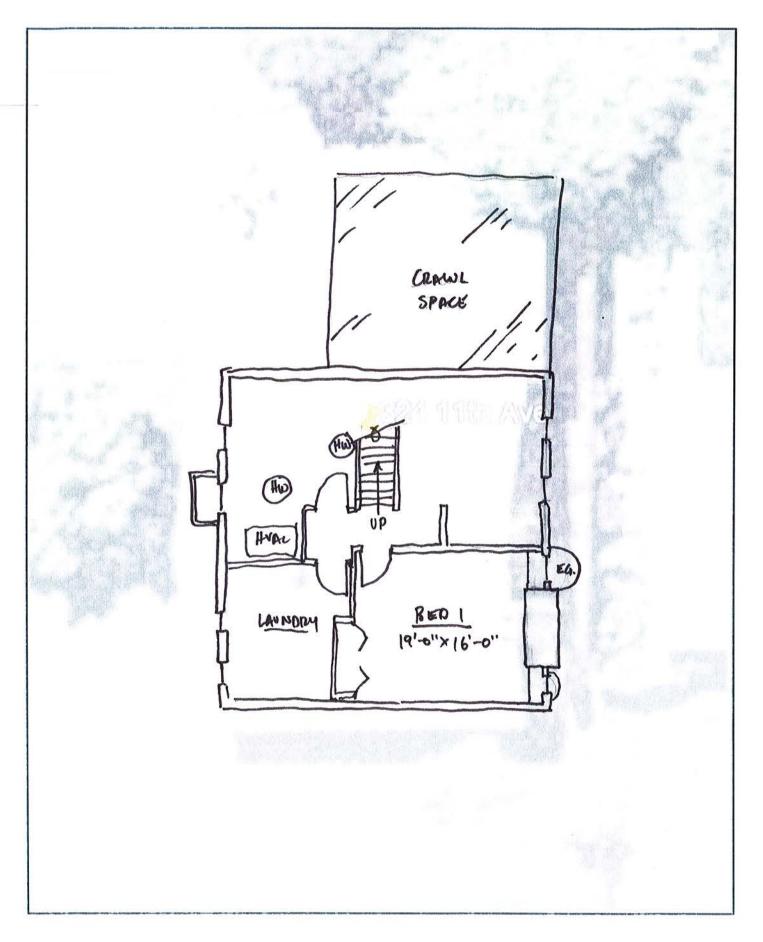


	A B C	Гр	E	ΙF	G	Н	lι	J	KLMN
1	BUILDING CONDITION SUMMARY								
2	324 11th Avenue								
3	Lewis-Clark State College CKA Castellaw Kom Architects								•
4	Lewiston, ID 1126 Main Street								
	CKA PN 23059	Lewis	ton, Id	aho					
6									
	02/26/24	Projec	ct Phas	se:	Facilit	y Need	ds Ass	essme	ent
8	8 Scope of Work Item Condition								
			ے ا					≥	
		ion	litio				₹ ¥	Stuc	
		ndi	Son	ţi	드	l o	<u> </u>	.⊑	
		ğ	b b) jpuc	ditic	ndit	<u>ia</u>	papr	
		aller	Very Good Condition	Good Condition	Co	ပြိ	Not Applicable-N/A	Not Included in Study	
9	Item Description	Excellent Condition	Very	မို	Fair Condition	Poor Condition	Ş	Ş	Remarks
	Exterior Items-								
11	Building Foundation/Structure	Х							
12	Walls, Soffit, Trim		Х						
13	Roof & Gutters		Х						Composition roof
	Windows & Doors		Х						
-	Grounds			X					Verify ramp; Add handrails & guard
	Interior Items-				1				1
_	Floors			X					1
	Walls		Х						
	Ceilings			X					
	Doors/Casing		Х						
	Fixed Equipment Basement			X					
	Attic Space			X					Monitor moisture
	Mechanical Systems-		<u> </u>	Х					
25	Plumbing		Х	l .					1
	Heating/Cooling		X						1
27	Electrical Systems-								1
	Service	Х							
29	Power			Х					No GFCIs
30	Lighting			Х					
31	Systems				Х				Provide new systems (see Life Safety/Building Code below)
32	Life Safety/Building Code-								-
	Occupancy Classification				Х				Change of Occupancy requirements
	Means of Egress			Х					
	Stairs			X					Upgrade handrails- Provide second
	Egress Windows			X		<u> </u>			Provide emergency & escape windows w/ ladders at bedrooms
	Fire Control Capability					X			R3- Requires 13D fire sprinklers
	Fire/Smoke Alarm System(s)			<u> </u>		X			R3- Provide interconnected SA, FA & CO2 detectors
	Emergency Lighting & Exit Signs	-		-		X			R3- Add emergency & exit signs
	Fire Resistance Accessibility-				Х				R3- Improve sleeping roms to R3 rqmts
	Occupancy Accessiblity Requirements			1	1	Х			R3- IEBC accessible requirements- see list
	Exterior					X			R3- Accessible path regd.
	Interior					X			R3- provide accessible bathrm, bedrm & kitchen.
	Hazardous Materials-	L	<u> </u>		I		I		2 F 1.85 855558.55 Sattimit, South & Monon.
	Lead Based Paint							Х	Assume present- Lead testing & TCLPs by Owner.
— —	Asbestos (ACM)							X	ACM identification & mitigation by Owner
	PCBs								PCB identification & mitigation by Owner
	Fuel Tank-Buried								Owner to verify if any buried fuel tanks- Mitigate as reqd
50					_			-	-

	Α	ВС	D	ΙE	F	G	Н	I	J	K	L
1		N OF PROBABLE CONST			- Gross			-			
2											
3	324 11	th Avenue									
4	Lewis-Cl	ark State College			CKA Ca	stellaw Ko	m Architects				
5	Lewiston,	Idaho			850 Main	Street					
6					Lewiston	, Idaho					
7		CKA PN 23059									
8		02/26/24			Project P	hase:	Facility Needs A	ssessment			
9											
10							1-Code	2-Needs	3-Efficiency	4-Aesthetic	5-Other
11							Change of Occ	Immediate	Improve	Enhance	Other
	Item	Item Description		Units	-		R3 Occupancy	Prevent Needs	Efficiency	Aesthetic	Issues
13	Div 1	General Conditions		LS	Project	25.00%	\$54,170	\$845	\$4,831	\$0	\$0
14											
15		Exterior Improvements			_						
16 17		Foundation-Isolated Improvement	S	EA	0			\$0			
		Foundation-Wall Improvements		SF	0	35		\$0			
18 19		Wall- Siding & Trim Improvement	.S	SF	0			\$0 \$0			
20		Soffit Improvements Roof Improvements-		LF SF	0	30		\$0 \$0			
21		Gutter/Downspout Improvements		LF	0			\$0 \$0			
22		Window-Exterior-Replace		EA	0			φυ	\$0		
23		Door-Exterior-Replace + Hrdwr		EA	0				\$0		
24		Areaways (see below)			0	5750			ΨΟ		
25		Grounds-Soft Scape-Improvemen	ts	SF	0	10		\$0			
26		Grounds-Hard Scape-Improvemen		EA	0	15000		\$0			
27		Grounds-Step/Stair-Improvements		EA	2	1500	\$3,000	***			
28		Other-Ext Imprvmts-Misc-		LS	0	10000	\$0				
29											
30		Interior Improvements									
31		Floors-Replace		SF	0	12		\$0			
32		Floors-Sand & Refinish		SF	0	6		\$0			
33		Walls-Patch & Repair		SF	0	10		\$0			
34		Ceilings-Patch & Repair		SF	100	20		\$2,000			
35		Doors-Interior-Fire Rated (see bel	ow)								
36		Doors-Interior-Replace-Non-Rated	d + Hrdwr	EA	0	3500		\$0			
37		Cabinets-Kitchen-Replace-Not AD		LF	0	450		\$0			
38		Counter Tops-Kitchen-Replace- N		LF	0	200		\$0			
39		Cabinets-Bathroom-Replace- Not		EA	0			\$0			
40		Counter Tops-Bathroom-Replace-	Not ADA	LF	0			\$0			
41		Kitchen Appliances-Replace		SF	0			\$0			
43		Laundry Appliances-Replace		EA	0			\$0 ¢o			
44		Fireplace-Improvements Shower-Improvements		EA EA	0			\$0 \$0			
45		Window Coverings-Replace		EA Floor	0	850		\$0 \$0			
46		Crawlspace Improvements		SF	0			\$0 \$0			
47		Attic Insulation-Additional		SF	1700			ΨΟ	\$6,800		
48		Other Interior Improvements-Misc	-	LS	0			\$0	\$2,230		
49		AVISTA Rebate-Verify if Any		by Owner				+0			
50				<u> </u>							
51		Mechanical Improvements									
52		13D Fire Sprinklers-R3 Occ (see I	pelow)								
53		Plumbing Fixtures-Replace		EA Fixture	0	2000		\$0			
54		Plumbing Fistures-ADA-R3 Occ (s	see below)								
55		Hot Water Heater-Replace		EA	0	1750		\$0			
56		HVAC Improve-Misc-		Allowance	0			\$0			
57		HVAC Improve-Sleeping Units-Da	mpers-R3		4		\$4,000				
58		Other Mech Improvements-Misc-		LS	0	1000		\$0			
59		AVISTA Rebate-Verify if Any									
60											
61		Electrical Improvements									
62		Replace Service Panel		EA	0		A	\$0			
63		Replace Wiring-Code Deficient		EA Floor	1	10000	\$10,000				

	Α	В	С	D	E	F	G	Н	ļ	J	K	L
64		Add GFCIs			EA Room	3	600	\$1,800				
65		Add Elec Recep		EA	4	150	\$600					
66		Light Fixtures-Replace-50%			EA Floor	0	4000			\$0		
67		Light Fixtures-Replace-100%			EA Floor	1	7500			\$7,500		
68		Fire Alarm-R3 (see below)									
69		Smoke Alarms/	Detectors-R3 (see	below)								
70		CO2 Detectors	(see below)									
71		Other Elec Impr	rovements-Misc-		LS	0	0		\$0			
72		AVISTA Rebate	e-Verify if Any									
73												
74		Life Safety/Bui	ilding Code Impro	<u>vements</u>								
75			ssification-Misc-R3	3 Осс	EA	1	1500	\$1,500				
76		Means of Egres	ss-Misc-R3 Occ		EA	0	1500	\$0				
77		Stair-Improvem	ents-Misc		EA	0	1500	\$0				
78		Stair-Add Hand	rail EA Side-R3 O	СС	EA	2	1250	\$2,500				
79		Raise Guardrail	l Height		EA	0	1500	\$0				
80		Egress Window	/s-Replace		EA	0	1250	\$0				
81		Egress Window	/s-Areaway+ Ladd	er	EA	1	3500	\$3,500				
82		13D Fire Sprink	ders-R3 Occ		SF	2790	12	\$33,480				
83		Fire Extinguishe	ers		EA	1	500		\$500			
84		Fire Alarm-R3 (Осс		SF	2790	7	\$19,530				
85		Smoke Alarms/	Detectors-R3 Occ		EA	7	500	\$3,500				
86		CO2 Detectors			EA	3	250	\$750				
87		Emergency Ligh	hting-R3 Occ		EA Floor	2	950	\$1,900				
88		Exit Signs-R3 C	Осс		EA Floor	2	500	\$1,000				
89		Fire Partitions +	Ceilings-Sleeping	Rms-R3 (EA Room	5	5000	\$25,000				
90		Fire Doors-20 M	/lin-Sleeping Rms-	R3 Occ	EA Rooms	5	3000	\$15,000				
91		Other Life Safet	ty Improvements-N	/lisc-R3 Oc	(LS	1	1500	\$1,500				
92		Other Life Safet	ty Improvements-N	/lisc-	LS	0	0	\$0				
93												
94		Accessibility I	mprovements									
95		Parking-Access	sible-Improvement	s-R3 Occ	EA Space	0	0	\$0				
96		Walk-Accessibl	e-Improvements-F	R3 Occ	LF	0	0	\$0				
97		Ramp-Exterior-	Install-R3 Occ		EA	0	7500	\$0				
98		Ramp-Exterior-	Improvements-R3	Осс	EA	0	1500	\$0				
99		Door Hrdwr-Acc	cessible-R3 Occ		EA Room	3	400	\$1,200				
100		Kitchen Improve	ements-Accessible	-R3 Occ	Allowance	1	5000	\$5,000				
101		Kitchen Applian	ices-Accessible (s	ee above)								
102		•	ovements-Accessi			1	25000	-				
103		Other Accessib	le Improvements-N	Misc-R3 Oc	LS	0	0	\$0				
104												
105		Hazardous Ma										
106			int Construction M		LS	1	1.00%	\$2,167	\$34	\$193	\$0	\$0
107			l) Mitigation-by Ow	ner	by Owner							
108		PCBs Mitigation			by Owner							
109 110		Fuel Tank Mitig	ation-Verify-by Ow	ner	by Owner							
	Subtotal							\$216,097	\$3,378	\$19,324	\$0	\$0
			ocal Material Only-	.)			6.50%	\$7,023	\$110	\$628	\$0	\$0
		Contingency (Unit	•	,			10.00%	\$22,312	\$349	\$1,995	\$0	\$0
		pinion of Probable Constuction Cost							\$3,837	\$21,948	\$0	\$0
	-	nodel does not include construction contingency, extensive haz-mat costs, or project costs.						\$245,432 Change of Occ	Immediate	Improve	Enhance	Other
116			es not include cost esca					R3 Occupancy	Prevent Needs	Efficiency	Aesthetic	Issues
117						nber of O	ccupants	4		•		
118				Imp	provement (Cost per C	Occupant	\$61,358	\$959	\$5,487		
119												





CONDITION IMAGES













BUILDING CONDITION EVALUATION

CKA

LEWIS-CLARK STATE COLLEGE

ADDRESS: 324 11 Avenue- LCSC, Lewiston, Idaho

Date: 02 / 26 / 2024

BUILDING DESCRIPTION

Wood framed residential building originally constructed as a single-family residence. Current use is as a residential rental unit. The desired use is congregate residential housing for students.

Occupancy of Building-

Original Occupancy- _x_ Single Family- UBC R3, Dwellings Occupancy Current Occupancy-_x_ Congregate Living (non-related tenants)- IBC R3 Occupancy Proposed Occupancy- x Congregate Living- IBC R3 Occupancy

Current Occupants-4 total- 3 up / 1 down Building Area (Approx)-Main Level- 1700 SF Basement - 1090 SF

EX

TE	RIOR BUILDING CONDITION
1.	Foundation/Structure
	a. Findings
	i. Concrete Masonry Foundation Walls
	 Grade Slope- Mostly slopes away- Sand bags on site to direct water
	2. Cracking- Limited
	b. Condition Rating- x Excellent Very Good Good Fair Poor
	c. Recommendation(s):
	i. x Routine maintenance
	iix_Re-slope to omit sand bags
	iii. Other-
2.	Walls, Soffits & Trim
	a Findings

- a. Findings
 - i. Siding- Type- Large shingle siding- Possibly transite (ACM)
 - 1. Paint- Very Good
 - 2. Some peeling of paint West wall
 - ii. Trim-
 - 1. Wood- Painted
- b. Condition Rating- __Excellent _x_ Very Good __ Good __ Fair __ Poor
- c. Recommendation(s):
 - i. _x__ Routine maintenance ii. _x__ Verify siding composition iii. ___ Other-

3. Roof & Gutters

- a. Findings
 - i. House-

	1. Roof-
	a. Type- Composition
	b. Life Expectancy Remaining- Estimated15-20 years
	c. A little moss noticed
	2. Gutters & Downspouts
	 a. Comments- Drain extensions are in place
	ii. Out Building- Not included in analysis
	o. Condition RatingExcellent _x_ Very GoodGood Fair Poor
(c. <u>Recommendation(s):</u>
	ix Routine maintenance
	iix Remove moss from roof
	iii Other-
	lows/Doors (exterior)
a	a. Findings
	i. Windows-
	1. Typex Vinyl _x Wood Alum Metal
	2. Glazingx Single pane glass _x_ Thermal pane glass
	Mostly vinyl thermal pane windows
	 West windows are wood single pane windows- Storm windows
	ii. Exterior Doors
	 Accessible Lever Handles Yes _x _ No
	2. Weather Stripping Yes _x_ No
	3. Comments-
	a. Original wood doors- Need weather stripping
	o. Condition RatingExcellent _x_ Very GoodGood Fair Poor
C	c. <u>Recommendation(s):</u>
	ix Routine maintenance
	ii Other-
Б Б 4	i
	rior Grounds
ć	a. Findings
	i. Trees & shrubs- Maintained
	ii. Lawn- Spotty- Needs reseeding
	iii. Irrigation sprinkler system- 1. Provided- x Yes No
	iv. Walks, Steps, Ramps, Porch & Patios- Comments
	1. Moss at paver joints
	Noss at paver joints Back concrete walk cracked
	Front entry- 3 risers- No handrails- No guard
	4. Back entry- 3 risers- No handrails
	v. Areaways- See below (Exterior Building Condition)
ŀ	o. Condition Rating- Excellent Very Good x Good Fair Poor
	c. Recommendation(s):
,	i. x Routine maintenance
	iix Routine maintenance iiix Ramp- Add ramp- See accessibility
	iiix Front entry- Provide handrails- Add guard
	ivx Back entry- Provide handrails
	vx Replace cracked concrete walk
	vi Other-
	VI Other-
INTERIOR	PUIL DING CONDITION
	BUILDING CONDITION
1. Flooi	
6	a. Findings
	i. <u>Kitchen</u> 1 Type Vinyl Cpt Wd CT Cope y Other Linelm
	1. Type Vinyl Cpt Wd CT Conc _x Other-Linolm
	Conditionx_ Excellent Very Good _x_ Good Fair Poor

			3. Needs refinishing
		ii.	<u>Dining Room</u>
			1. Type Vinyl Cpt Wd CT Conc _x Other-Linolm
			2. Conditionx Excellent Very Good _x Good Fair Poor
			3. Needs refinishing
		iii.	<u>Living Room</u>
			 Type Vinyl Cpt _x_ Wd CT Conc Other-
			Condition Excellent Very Good _x Good Fair Poor
		iv.	Main Floor Bedrooms
			1. Typex Vinyl Cpt Wd CT Conc Other-
			2. Condition Excellent Very Good _x_ Good Fair Poor
		٧.	Main Floor Hallway
			1. Typex Vinyl Cpt Wd CT Conc Other-
			2. Condition Excellent Very Good _x _ Good Fair Poor
		VI.	Main Floor Bathroom
			1. Typex Vinyl Cpt Wd CT Conc Other-
			2. Conditionx_ Excellent Very GoodGood Fair Poor
		VII.	Laundry Room- in Kitchen
			1. Type Vinyl Cpt Wd CT Conc Other-
			2. Condition Excellent Very GoodGood Fair Poor
		VIII.	Stairs A Time Visual or Oat Md OT Oat Other
			1. Type Vinyl _x Cpt Wd CT Conc Other-
		1.,	2. ConditionExcellent Very Good _x_ Good Fair Poor
		IX.	Basement Hallway 1 Type X Vinul Cpt Wd CT Cope Other
			 Typex Vinyl Cpt Wd CT Conc Other- ConditionExcellent _x_ Very Good Good Fair Poor
			3.
		v	Basement Bedroom
		Χ.	1. Typex_ Vinyl Cpt Wd CT Conc Other-
			2. ConditionExcellent _x_ Very GoodGood Fair Poor
	h	Conditi	on Rating OverallExcellentVery Good _x GoodFairPoor
			mendation(s):
	0.		_x Routine maintenance
			Other-
2.	<u>Walls</u>		
		Finding	S
			Typical Walls-
			Type- Mostly plaster; Wood at basement
			2. Finish- Paint
		ii.	Insulation
			Wall insulation not verified
		iii.	Bathroom Walls
			1. Type- Paint
		iv.	Showers
			1. Type- Fiberglass
			on Rating Excellent _x_ Very GoodGood Fair Poor
	C.		mendation(s):
			_x Routine maintenance.
		ii.	_x See wall construction for R3 Congregate Living requirements under Life
			Safety / Building Code section below.
_			Other-
3.	Ceiling		
	a.	Finding	
			Type- Plaster- Some cracking
	L		Finish- Paint
			on Rating Excellent Very Good _x_ Good Fair Poor
	C.	<u>kecom</u>	mendation(s):

	 ix Routine maintenance iix Repair ceiling cracking iiix See ceiling construction for R3 Congregate Living requirements under Life Safety / Building Code section below. iv Other-
4.	Doors & Casing (interior) a. Findings i. Doors & Casing- Main Floor- Interior- 1. Type- Hollow Core ii. Doors & Casing- Other Floor(s)- 1. Type- Hollow Core b. Condition Rating Excellent _x_ Very GoodGood Fair Poor
	 c. <u>Recommendation(s):</u> ix Routine maintenance. iix See door requirements for R3 Congregate Living requirements under Life Safety / Building Code Section below. iiix See ADA accessible door hardware where required- See Accessibility Section below. iv Other-
5.	Fixed Equipment a. Findings i. Cabinetry- Kitchen 1. Type Plam _x _ Wd Metal Other-
	ii. Counter Tops- Kitchen 1. Typex Plam CT Solid Sur Lino Other-
	iii. Cabinetry- Main Level- Bathrooms 1. Type Plam _x Wd Metal Other- iv. Counter Tops- Main Level- Bathroom
	1. Typex Plam CT Solid Sur Lino Other- v. Appliances- Kitchen
	 Condition Excellent _x_ Very GoodGood Fair Poor Fireplace(s)
	 Fireplace(s) Existx_ Yes No Type of Fireplace(s)x_ Wd Gas N/A Flue Verified Yes _x_ No
	vii. Shower &/or Tub- 1. Water Tightness Verified Yes _x No
	viii. Window Coverings 1. Type- Miniblinds
	2. Comments- b. Condition Rating Excellent Very Good _x Good Fair Poor c. <u>Recommendation(s):</u> ix Routine maintenance. iix Verify/clean fireplace flue iii Other-
6.	Basement/Crawlspace a. Findings ix Basement 1x_ Finishedx_ Unfinished 2. One bedroom 3. Mechanical room
	ii Crawl Space b. Condition RatingExcellent Very Good _x Good Fair Poor c. <u>Recommendation(s):</u>

		 ix Routine maintenance. iix Monitor basement walls/floor for moisture in the future iii Other-
7.	Attic S	pace
		Findings
		i. Attic AccessxYes No
		ii. Insulation-
		1. Typex Blown Batt None
		2. Depth (approx.)6 inches iii. Ventilated Atticx Yes No
	b	Condition RatingExcellent Very Good _x Good Fair Poor
		Recommendation(s):
		ix Routine maintenance
		iix_ Verify and add additional attic insulation to energy code requirements it
		lacking
		iii Add attic ventilation iv Other-
		IV Other-
MECH	IANICA	L SYSTEMS CONDITION
	Plumbi	
		Findings
		i. Plumbing fixtures- Conditions Noted-
		1. No ADA access
		Appear to be good condition ii. Hot water heater Elec _x Gas
		1. Size- 50 gal.
		2. AgeLess than 6 years
	b.	Condition RatingExcellent _x_ Very GoodGood Fair Poor
	C.	Recommendation(s):
		ixRoutine maintenance
		ii Other-
2.	Heating	g/Cooling System
	a.	Typex Forced Air Other- Heat pump
	b.	Fuel Elec _x Gas
	C.	
		i. HVAC Unit(s)
		 Age2005 _x Maintenance appears to be current & consistent.
		Assumed condition of system- Very Good
		4x_ HVAC system operation was not verified, but appeared to be
		operational
		ii. Central Air Conditioning _x Yes No
		iii. Window A/C Units Yes _x No iv. Bathroom Fan(s)x Yes No
	٦	IV. Bathroom Fan(s)XYesNo Condition Bating Excellent v. Very Cood Cood Fair Boor
		Condition RatingExcellent _x_ Very GoodGood Fair Poor Recommendation(s):
	C.	ix Routine maintenance.
		iix_ Mechanical service contractor should verify system conditions and provide
		improvements as deemed required for anticipated occupancy
		iii Verify A/C
		iv Other-

ELECTRICAL SYSTEMS CONDITION1. Electrical Servicea. Findings

	ii. iii. iv. v. vi.	
	c. <u>Recon</u> i. ii.	ion Ratingx_ Excellent Very GoodGood Fair Poor mmendation(s): _x_ Routine Maintenance. _x_ Verify actual system condition with electrical maintenance contractor Other-
2.	ii. iii. iv. vi. vii. b. Condit c. <u>Recon</u> i. ii. iii.	
3.	b. Condit c. <u>Recon</u> i. ii.	gs Type LED Florescent _x Incandescent ion Rating Excellent Very Good _x_ Good Fair Poor immendation(s): _x Routine maintenance _x Replace light fixtures Other-
4.	Systems- Elec a. Findin i.	

- 4.

 - ii. Emergency Egress & Exit Lighting

 1. Emergency Egress Lighting- See below (Life Safety/Building Code Analysis)
 2. Exit Lighting- See below (Life Safety/Building Code Analysis)

		iiix Data/Cable
FE S	SAFETY	Y/BUILDING CODE ANALYSIS
	Code C	Constructed Under
	a.	_x Uniform Building Code (UBC)
		ix R3 Occupancy- Dwellings & Congregate Living 10 or less
	b.	International Residential Code (IRC)
	C.	International Building Code (IBC)
2	Curron	t Cada Applicability
۷.		t Code Applicability Code Path Summary
	a.	i. It has been determined by the AHJ (IDOPL / ID State Fire Marshal) that the
		proposed use of single family and two-family dwelling units used for student
		housing of nonrelated, unmarried or adopted family members will be an IBC
		Change of Occupancy. Adopted IEBC requirements are to be followed.
	b.	_x International Existing Building Code (IEBC) current edition- applicable sections:
		ix_ Chapter 3- All Compliance Methods Requirements
		ii Alteration- Prescriptive Compliance Method
		iiix Alteration Method- Level 1
		Removal & replacement of like materials / equipment
		ivx Alteration Method- Level 2
		Space/ equipment reconfiguration or window / door change
		vx Alteration Method- Level 31. Work area exceeds 50% of building area
		vix Change of Occupancy or Use
		1x_ R3 Occupancy- Congregate Living 16 or less (non-transient)
		x to occupancy congregate ziving to or loss (non-manolent)
	C.	_x International Building Code (IBC) current edition.
		ix New Construction
	d.	International Residential Code (IRC) current edition.
		i. New Construction
		ii. *Note: International Residential Code (current edition) applicable if single family
		dwelling, duplex, or townhouse
3.	Occupa	ancv
-		Existing Occupancy
		i Single Family
		ii Duplex
		iiix R3 Occupancy- Congregate Living 16 or less (non-transient)
		iv Other-
	b.	Proposed Occupancy
		i Single Family
		ii. Duplex
		iiix R-3 Occupancy- Congregate Living 16 or less (non-transient)
	•	iv Other- Occupancy Classification RatingExcellent Very GoodGood _x _ Fair Poor
	U.	Occupancy Classification RatingExcellent very GoodGood _x_ rail Poor
4.	<u>Me</u> ans	of Egress
		Findings
		i. Bedrooms4
		ii. Beds4(_1 Basement, _3 Main Floor _N/A Upper Floor)

		iiix Single Exit Stair. See "Stair" below.iv. Egress Dead End Length-1. IEBC Level 2 Alteration- 50 ft allowed with AFSS
	b.	Condition RatingExcellent Very Good _x_Good Fair Poor
		Recommendation(s):
		i. Maintain Means of Egress
		ii Other-
5	<u>Stair</u>	
J.	<u>зіан</u> а.	Findings
	u.	i. Width- Approximately _36 in wide.
		ii. Risers- Approximately _7.5 in high.
		iii. Treads- Approximately _10 in long.
		iv. Handrailsx One side Two Sides N/A
		 Handrails- IEBC Change of Occupancy- Handrail allowed on one side of
		stair <u>WITH</u> AHJ approval.
		2. Handrails- IEBC Level 2 Alteration- Handrail on one side of stair allowed,
		but handrail must meet current IBC requirements.
		v. Guard Height- Approximately _N/A in high.vi. Stair Door- Door at top of stair without landing
		vii. Stair Enclosure-
		Per IEBC Change of Occupancy- Enclosed stair not required.
	b.	Condition RatingExcellent Very Good _x _ Good Fair Poor
		Recommendation(s):
		ix Provide second handrail at stair with IBC required configuration
		(extensions, height, circumference, etc.) per Change of Occupancy to
		congregate living <u>OR</u> obtain AHJ approval for handrail on one side. Handrail(s) to
		meet current IBC requirements.
		iix Verify door landing requirements- Possibly remove door- TBD
		iii Other-
6.	Emerge	ency & Escape Windows
٠.		Findings
		i. IEBC Level 1 Alteration- Requires Emergency & Rescue Windows required in
		bedrooms.
		ii. Size of Operable Bedroom Window(s)-
		1. Upstairs- Unit A38 in wide48 in high32 inches AFF
		2. Upstairs- Units B & C38 in wide26 in high32 inches
		AFF
		3. Basement26 in wide38 in high42 inches AFF iii. Areas Ways-
		1 Provided- x Yes No
		 Providedx Yes No Ladder Yes _x No
		3. Areaway DepthTBD inches deep
	b.	Condition Rating Excellent Very Good _x Good Fair Poor
		Recommendation(s):
		ix Routine maintenance.
		ii Provide emergency & escape windows per IEBC Level 1 Alteration
		iiix Provide basement bedroom egress areaway & ladder assembly per IEBC
		Level 1 Alteration
		iv Other-
7	Fire Co	ontrol Capability
• •		Findings
		i Fire Sprinklers (AFFS) NFPA 13 Type 13R Type 13D _X No AFFS
		Single Family Dwelling does not require fire sprinkler system.

	 Congregate Living occupancy (R3) (change of occupancy) requires NFPA 13D (residential) fire sprinkler system per IEBC Change of Occupancy. Type 13D AFSS is a much simpler system that focuses on life safety (protect occupants) with less focus on protecting the structure. AFSS water service is allowed to be shared with the domestic service. Areas such as smaller rooms, garages, carports, attics, and other concealed non-living spaces are not required to be sprinklered. iix Fire Extinguishers- Location Ax Main Floor Other Floors Verify basement fire extinguisher is provided
b.	Condition RatingExcellent Very GoodGood Fair _x Poor
	Recommendation(s):
	 ix Provide NFPA 13D (residential) fire sprinkler system for current building occupancy (Change of Occupancy). iix Check/Service fire extinguishers- Provide basement fire extinguisher iiix Review whether or not the Congregate Living building occupancy to be maintained iv Other-
	Findings i. Smoke Detectors/Alarms- 1x Existing smoke detectors are residential standalone units. ax Battery Units b. Missing Smoke Detector unit in basement 2 Single Dwelling Unit- Requires residential smoke detectors be located within and outside of bedrooms and on each floor (including basement). 3x Congregate Living Occupancy- a. Requires multi-station smoke alarms be located within and outside of bedrooms and on each floor (including basement) Congregate Living smoke detectors are required to be tied together.
	ii. Fire Alarms-
	 Coordinate with AFSS Carbon Monoxide Detectors- Required in all R-occupancies with fuel burning appliances &/or fireplace. Requiredx Yes No Exist Yesx_ No
b.	
C.	Recommendation(s):
	i v Routine maintenance

- <u>Recomm</u>e
 - ii. _x__ Provide fire extinguisher in basement
 - iii. _x__ Modify smoke alarm system to code requirements for current building occupancy per IEBC Level 2 Alteration & Change of Occupancy.
 - iv. _x__ Provide carbon monoxide detectors as required by code per IEBC Level 2 Alterations & Change of Occupancy.
 - v. _x__ Review whether or not Congregate Living occupancy to be maintained
 - vi. ___ Other-

9. Emergency Lighting & Exit Signs

a. Findings

8. Alarm System(s)

i. Emergency Lighting-

- Does not exist and not required for this occupancy. x Does not exist and is required for R3 occupancy per IEBC Level 2 Alteration & Change of Occupancy. ii. Exit Signs-1. ___ Do not exist and are not required for this occupancy. 2. x Do not exist and are required for R3 occupancy per IEBC Level 2 Alteration & Change of Occupancy. b. Condition Rating- Condition- Excellent Very Good Good Fair x Poor c. Recommendation(s): i. ___ None ii. _x__ Provide Emergency Lighting per IEBC Level 2 Alteration & Change of Occupancy iii. _x__ Provide Exit Signs per IEBC Level 2 Alteration & Change of Occupancy iv. ___ Other-Single Dwelling Unit- Fire resistance of walls not required in a single dwelling unit. x Congregate Living Occupancy- Separating sleeping units of a congregate living occupancy with fewer than 16 occupants shall be constructed as follows: 1. *Note: The IEBC appears to be silent pertaining to a Change in Occupancy on the issue of sleeping room separation. It is assumed that fire partition separation of the sleeping rooms will be required per the 2. 1 HR Fire Partitions- Between Sleeping Rooms & Other Occupancies a. Fire partitions to extend to roof sheathing OR stop at the ceiling of a fire rated assembly (ceiling/roof assembly or ceiling/floor assembly). 1/2 HR Fire Partitions- Between Sleeping Rooms & Corridor / Hallway a. Walls between a sleeping room and corridor/hall are required to be fire rated. b. 20 minute fire rated door assemblies required at bedrooms. 4. 1 HR Horizontal Assemblies- Between Sleeping Rooms & Other Occupancies or Sleeping Rooms b. Condition Rating- __Excellent __ Very Good __ Good _x Fair __ Poor i. x Verify with AHJ if providing a NFPA 13D AFSS would provide any relief ii. _x Provide 1 hour fire partition between bedrooms with system continuity. 1. It is assumed that the use of intumescent paint meeting manufacturer's tested assembly would meet this requirement. 2. Wall penetrations to be verified. iii. _x__ Provide 1 hour horizontal assemblies between bedrooms with system
- c. Recommendation(s):

10. Fire Resistance

a. Findings

i.

- from providing sleeping room separation improvements (TBD).
- continuity.
 - 1. It is assumed that the use of intumescent paint meeting manufacturer's tested assembly would meet this requirement.
 - 2. Ceiling penetrations to be verified.
- iv. x Provide 1/2 hour fire partition between bedrooms & corridor with system continuity.
 - 1. It is assumed that the existing GWB wall assemblies will meet this rating
 - 2. Doors (20 minute required) and wall penetrations to be verified.
- v. _x__ Review whether or not Congregate Living occupancy to be maintained
- vi. ___ Other-

- 1. Applicable- X Yes (IBC R3 Occupancy) No (IRC Single-family or Duplex)
 - a. Note: Even though the ADA does not pertain to single family residences, the International Building Code (IBC) does apply to Congregate Living facilities including accessibility provisions. Additionally, any Change of Occupancy or new construction is to follow the requirements of the IBC.
- 2. Exterior & Building Interior
 - a. Findings
 - i. ___ Single Dwelling Unit(s)- Accessibility not required for detached single-family dwelling units and duplexes.
 - ii. _x__ Congregate Dwelling Occupancy- Accessibility does appear to be required for Congregate Living occupancies with 4 or more sleeping units.
 - 1. Owner occupancy does not exist (no bed & breakfast classification).
 - 2. Accessible route (ramp/access improvements) to Main Floor required where 4 or more sleeping units are present.
 - 3. Main Level sleeping units required to be Type B (accessible) units.
 - 4. Basement or Upper Floor sleeping units not required to be accessible if Main Level unit accessibility is provided.
 - Kitchen & a Main Floor Bathroom would require accessibility modification to comply with Congregate Living accessibility requirements due to 4 or more sleeping units being present.
 - iii. _x_ Requirements of IEBC Chapter 3, Provisions for All Compliance Methods, appears to be applicable requiring accessibility as follows:
 - 1. One accessible building entrance
 - 2. Accessible route from accessible entry to primary function areas
 - 3. Accessible signage
 - 4. Accessible parking
 - 5. Accessible route from parking to main entry
 - 6. Thresholds limited to 3/4 inch maximum
 - 7. The IBC required number of Type B sleeping units is required where at least 50 of the building under goes alteration (50% threshold)
 - 8. Where technically infeasible to alter existing toilet and bathing rooms, an accessible family or assisted bathing room may be provided on the accessible level.
 - b. Condition Rating- Excellent Very Good Good Fair x Poor
 - c. Recommendation(s):
 - i. _x__ Review whether or not Congregate Living occupancy to be provided (especially the number of sleeping units).
 - _x__ If Congregate Living occupancy is to be maintained with 4 or more sleeping units provide accessible improvements listed above.
 - iii. x Provide accessible ramp
 - iv. ___ Other-

HAZARDOUS MATERIALS

- 1. <u>Hazardous Material Presence Not Identified</u>
 - a. Investigation of hazardous material was NOT included in the scope of this study.
- 2. Lead Based Paint
 - a. Verification
 - i. Presence of lead-based paint was NOT determined as a part of this study and should be investigated prior to any construction/remodel work.
 - ii. Renters/Lessees are to be informed of lead-based paint hazards.
 - b. Recommendation(s):
 - Due to the age of the building, it is assumed that lead based paint is likely present.
 - ii. Have a lead-based paint investigation completed prior to any construction/remodel activities.
 - iii. Follow required procedures for construction/remodel activities where lead-based paint is present.

- iv. If the building is rented/leased the following should be provided to the lessee:
 - 1. Disclosure of information on lead-based paint per federal government requirements.
 - 2. A federally approved pamphlet on lead poisoning protection
- v. Other-

3. Asbestos Containing Materials (ACM)

- a. Verification
 - Presence of suspected asbestos containing material was NOT determined as a part of this study. Suspect ACM should be investigated, especially prior to any construction/remodel activities.
- b. Recommendation(s):
 - i. Due to the age of the building, it is assumed that ACM may be present.
 - ii. Protect any suspect ACM that may be identified prior to removal.
 - iii. Have an ACM investigation completed prior to any construction/remodel activities. Remove items that are determined to be ACM by a certified Hazardous Material Contractor following required procedures
 - iv. _x__ Other- Verify/test siding- Possibly transite

4. PCBs

- a. Verification
 - i. Presence of PCB containing materials was not determined as a part of this study.
- b. Recommendation(s):
 - i. Suspect PCB containing material should be disposed of properly prior to any construction/remodel activities following required procedures
 - ii. ___ Other-

5. Heating Oil Fuel Tank

- a. Verification
 - Presence of an existing heating fuel oil tank was not verified. It appears that there may be a fuel oil tank service cap in the Carport. Verification of fuel oil tank presence was not a part of this study.
- b. Recommendation(s):
 - i. It should be verified if a fuel tank exists.
 - ii. If it is determined that a fuel oil tank exists, precautions should be taken to remedy the presence as required which may include, but not be limited to purging of the tank and filling with sand
 - iii. ___ Other-

