

## CONDITION EVALUATION

### 826 7<sup>TH</sup> STREET

The 826 7<sup>th</sup> 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.

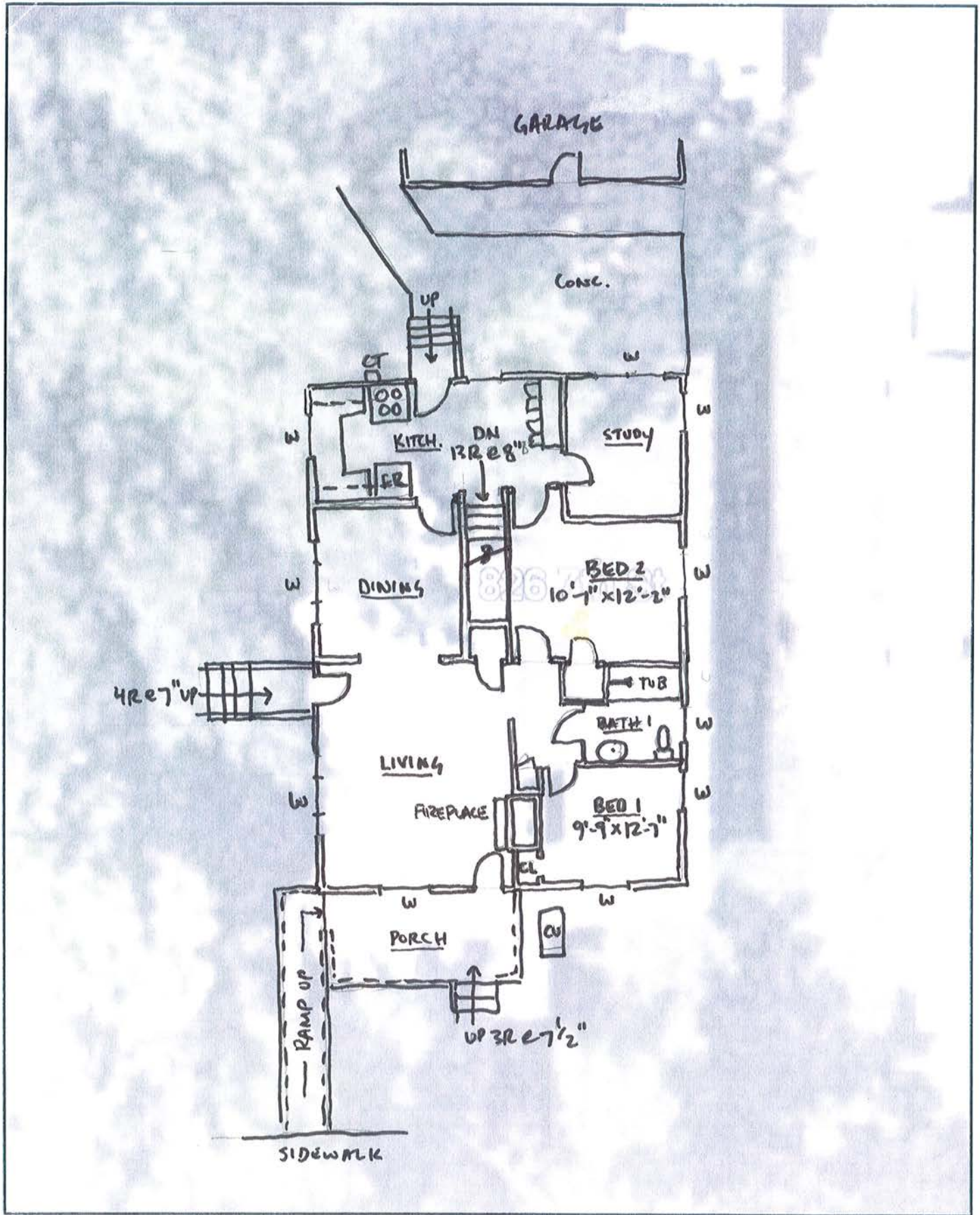


	A	B	C	D	E	F	G	H	I	J	K	L	M	N
1	<b>BUILDING CONDITION SUMMARY</b>													
2	<b>826 7th Street</b>													
3	<b>Lewis-Clark State College</b>			<b>CKA Castellaw Kom Architects</b>										
4	Lewiston, ID			1126 Main Street										
5	CKA PN 23059			Lewiston, Idaho										
6														
7	02/26/24			Project Phase: <i>Facility Needs Assessment</i>										
8	<b>Scope of Work</b>			<b>Item Condition</b>										
				Excellent Condition	Very Good Condition	Good Condition	Fair Condition	Poor Condition	Not Applicable-N/A	Not Included in Study				
9	Item Description										Remarks			
10	<b>Exterior Items-</b>													
11	Building Foundation/Structure					X								
12	Walls, Soffit, Trim					X								
13	Roof & Gutters					X						Composition roof		
14	Windows & Doors					X								
15	Grounds				X							Upgrade ramp; add handrails, raise guards		
16	<b>Interior Items-</b>													
17	Floors				X									
18	Walls				X									
19	Ceilings				X									
20	Doors/Casing				X									
21	Fixed Equipment				X									
22	Basement				X							Monitor moisture		
23	Attic Space					X								
24	<b>Mechanical Systems-</b>													
25	Plumbing					X								
26	Heating/Cooling				X									
27	<b>Electrical Systems-</b>													
28	Service					X								
29	Power				X									
30	Lighting					X						Replace incandescent fixtures where applicable		
31	Systems						X					Provide new systems (see Life Safety/Building Code below)		
32	<b>Life Safety/Building Code-</b>													
33	Occupancy Classification						X					Change of Occupancy requirements		
34	Means of Egress				X									
35	Stairs					X						Upgrade handrails- Provide second		
36	Egress Windows				X							Provide emergency & escape windows w/ ladders at bedrooms		
37	Fire Control Capability							X				R3- Requires 13D fire sprinklers		
38	Fire/Smoke Alarm System(s)							X				R3- Provide interconnected SA, FA & CO detectors		
39	Emergency Lighting & Exit Signs							X				R3- Add emergency & exit signs		
40	Fire Resistance						X					R3- Improve sleeping rooms to R3 rooms		
41	<b>Accessibility-</b>													
42	Occupancy Accessibility Requirements							X				R3- IEBC accessible requirements- see list		
43	Exterior						X					R3- Accessible path to front door reqd.		
44	Interior							X				R3- provide accessible & bathroom, bedroom & kitchen.		
45	<b>Hazardous Materials-</b>													
46	Lead Based Paint									X		Assume present- Lead testing & TCLPs by Owner.		
47	Asbestos (ACM)									X		ACM identification & mitigation by Owner		
48	PCBs									X		PCB identification & mitigation by Owner		
49	Fuel Tank-Buried									X		Owner to verify if any buried fuel tanks- Mitigate as reqd		
50														

	A	B	C	D	E	F	G	H	I	J	K	L
1	<b>OPINION OF PROBABLE CONSTRUCTION COSTS- Gross Magnitude</b>											
2												
3	<b>826 7th Street</b>											
4	<b>Lewis-Clark State College</b>				<b>CKA Castellaw Kom Architects</b>							
5	Lewiston, Idaho				850 Main Street							
6					Lewiston, Idaho							
7	CKA PN 23059											
8	02/26/24				Project Phase: Facility Needs Assessment							
9												
10									<b>1-Code</b>	<b>2-Needs</b>	<b>3-Efficiency</b>	<b>4-Aesthetic</b>
11												<b>5-Other</b>
12	<b>Item</b>	<b>Item Description</b>	<b>Units</b>	<b>Quantity</b>	<b>Unit Cost</b>	<b>Change of Occ R3 Occupancy</b>	<b>Immediate Prevent Needs</b>	<b>Improve Efficiency</b>	<b>Enhance Aesthetic</b>	<b>Other Issues</b>		
13	Div 1	General Conditions	LS	Project	25.00%	\$46,493	\$1,074	\$2,824	\$0	\$0		
14												
15		<b><u>Exterior Improvements</u></b>										
16		Foundation-Isolated Improvements	EA	0	3500		\$0					
17		Foundation-Wall Improvements	SF	0	35		\$0					
18		Wall- Siding & Trim Improvements	SF	0	30		\$0					
19		Soffit Improvements	LF	0	30		\$0					
20		Roof Improvements- Moss removal	SF	1090	2		\$2,180					
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-Improvements	SF	0	10		\$0					
26		Grounds-Hard Scape-Improvements	EA	0	15000		\$0					
27		Grounds-Step/Stair-Improvements	EA	1	2500	\$2,500						
28		Other-Ext Imprvmts-Misc-Guards/rails/ramp	LS	1	10000	\$10,000						
29												
30		<b><u>Interior Improvements</u></b>										
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	0	20		\$0					
35		Doors-Interior-Fire Rated (see below)										
36		Doors-Interior-Replace-Non-Rated + Hrdwr	EA	0	3500		\$0					
37		Cabinets-Kitchen-Replace-Not ADA	LF	0	450		\$0					
38		Counter Tops-Kitchen-Replace- Not ADA	LF	0	200		\$0					
39		Cabinets-Bathroom-Replace- Not ADA	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					
43		Fireplace-Improvements	EA	0	850		\$0					
44		Shower-Improvements	EA	0	1500		\$0					
45		Window Coverings-Replace	EA Floor	0	850		\$0					
46		Crawlspace Improvements	SF	0	3		\$0					
47		Attic Insulation-Additional	SF	1090	4			\$4,360				
48		Other Interior Improvements-Misc-	LS	0	0		\$0					
49		AVISTA Rebate-Verify if Any	by Owner									
50												
51		<b><u>Mechanical Improvements</u></b>										
52		13D Fire Sprinklers-R3 Occ (see below)										
53		Plumbing Fixtures-Replace	EA Fixture	0	2000		\$0					
54		Plumbing Fistures-ADA-R3 Occ (see below)										
55		Hot Water Heater-Replace	EA	0	1750		\$0					
56		HVAC Improve-Misc-	Allowance	0	15000		\$0					
57		HVAC Improve-Sleeping Units-Dampers-R3	EA Room	1	1000	\$1,000						
58		Other Mech Improvements-Misc-bath fan	LS	1	1000		\$1,000					
59		AVISTA Rebate-Verify if Any										
60												
61		<b><u>Electrical Improvements</u></b>										
62		Replace Service Panel	EA	0	2500		\$0					
63		Replace Wiring-Code Deficient	EA Floor	0	15000	\$0						

	A	B	C	D	E	F	G	H	I	J	K	L
64		Add GFCIs			EA Room	0	600	\$0				
65		Add Elec Recepts-R3 Occ			EA	4	150	\$600				
66		Light Fixtures-Replace-50%			EA Floor	1	4000			\$4,000		
67		Light Fixtures-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 Improvements-Misc-			LS	0	0		\$0			
72		AVISTA Rebate-Verify if Any										
73												
74		<b><u>Life Safety/Building Code Improvements</u></b>										
75		Occupancy Classification-Misc-R3 Occ			EA	1	1500	\$1,500				
76		Means of Egress-Misc-R3 Occ			EA	0	1500	\$0				
77		Stair-Improvements-Misc			EA	0	1500	\$0				
78		Stair-Add Handrail EA Side-R3 Occ			EA	2	1250	\$2,500				
79		Raise Guardrail Height			EA	0	1500	\$0				
80		Egress Windows-Replace			EA	0	1250	\$0				
81		Egress Windows-Areaway+ Ladder			EA	2	3500	\$7,000				
82		13D Fire Sprinklers-R3 Occ			SF	2180	12	\$26,160				
83		Fire Extinguishers			EA	0	500		\$0			
84		Fire Alarm-R3 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 Lighting-R3 Occ			EA Floor	2	950	\$1,900				
88		Exit Signs-R3 Occ			EA Floor	2	500	\$1,000				
89		Fire Partitions + Ceilings-Sleeping Rms-R3 Occ			EA Room	4	5000	\$20,000				
90		Fire Doors-20 Min-Sleeping Rms-R3 Occ			EA Rooms	4	3000	\$12,000				
91		Other Life Safety Improvements-Misc-R3 Occ			LS	1	1500	\$1,500				
92		Other Life Safety Improvements-Misc-			LS	0	0	\$0				
93												
94		<b><u>Accessibility Improvements</u></b>										
95		Parking-Accessible-Improvements-R3 Occ			EA Space	0	0	\$0				
96		Walk-Accessible-Improvements-R3 Occ			LF	0	0	\$0				
97		Ramp-Exterior-Install-R3 Occ			EA	0	7500	\$0				
98		Ramp-Exterior-Improvements-R3 Occ			EA	0	1500	\$0				
99		Door Hrdwr-Accessible-R3 Occ			EA Room	3	400	\$1,200				
100		Kitchen Improvements-Accessible-R3 Occ			Allowance	1	5000	\$5,000				
101		Kitchen Appliances-Accessible (see above)										
102		Bathroom Improvements-Accessible-R3 Occ			Allowance	1	25000	\$25,000				
103		Other Accessible Improvements-Misc-R3 Occ			LS	0	0	\$0				
104												
105		<b><u>Hazardous Materials</u></b>										
106		Lead Based Paint Construction Mitigate			LS	1	1.00%	\$1,860	\$43	\$113	\$0	\$0
107		Asbestos (ACM) Mitigation-by Owner			by Owner							
108		PCBs Mitigation-by Owner			by Owner							
109		Fuel Tank Mitigation-Verify-by Owner			by Owner							
110												
111		<b>Subtotal</b>						<b>\$185,973</b>	<b>\$4,297</b>	<b>\$11,297</b>	<b>\$0</b>	<b>\$0</b>
112		Idaho Sales Tax (State/Local Material Only-)					6.50%	\$6,044	\$140	\$367	\$0	\$0
113		Design Contingency (Unitemized Work)					10.00%	\$19,202	\$444	\$1,166	\$0	\$0
114		<b>Opinion of Probable Constuction Cost</b>						<b>\$211,219</b>	<b>\$4,881</b>	<b>\$12,831</b>	<b>\$0</b>	<b>\$0</b>
115		*Cost model does not include construction contingency, extensive haz-mat costs, or project costs.						<i>Change of Occ</i>	<i>Immediate</i>	<i>Improve</i>	<i>Enhance</i>	<i>Other</i>
116		**Note: Cost model developed does not include cost escalation (inflation).						<i>R3 Occupancy</i>	<i>Prevent Needs</i>	<i>Efficiency</i>	<i>Aesthetic</i>	<i>Issues</i>
117					<b>Number of Occupants</b>			<b>4</b>				
118					<b>Improvement Cost per Occupant</b>			<b>\$52,805</b>	<b>\$1,220</b>	<b>\$3,208</b>		
119												





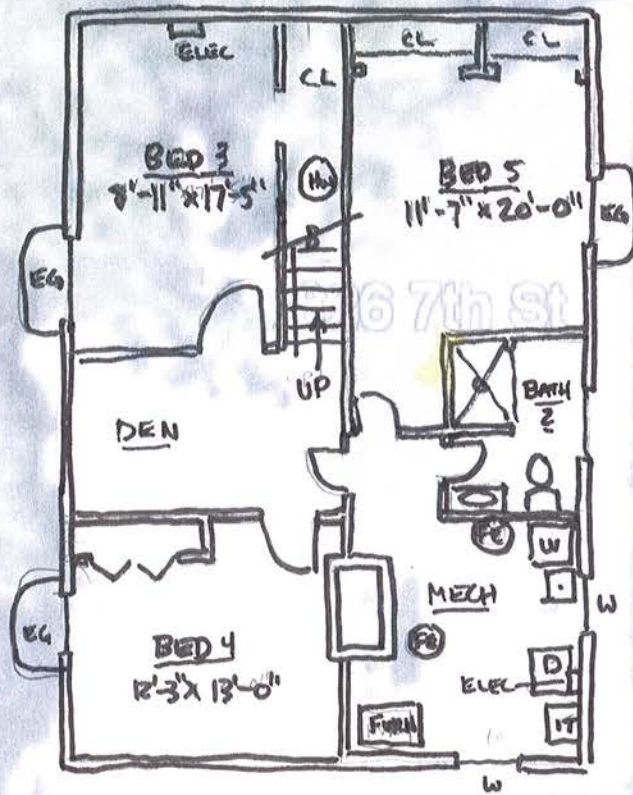
826 TTH STREET

SCALE: 1" = 10'

FIRST FLOOR







826 7TH STREET

SCALE: 1" = 10'

BASEMENT FLOOR



## CONDITION IMAGES



# BUILDING CONDITION EVALUATION

## LEWIS-CLARK STATE COLLEGE

CKA

ADDRESS: 826 7<sup>th</sup> 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- ☒ Single Family- UBC R3, Dwellings Occupancy

Current Occupancy- ☒ Congregate Living (non-related tenants)- IBC R3 Occupancy

Proposed Occupancy- ☒ 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**

#### 1. Foundation/Structure

##### a. Findings

##### i. Concrete Masonry Foundation Walls

1. Grade Slope- Level

2. Cracking- None noticed

3. Skim foundation coat spalling

b. Condition Rating- \_\_\_Excellent \_\_\_ Very Good ☒ Good \_\_\_ Fair \_\_\_ Poor

##### c. Recommendation(s):

i. ☒ 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 ☒ Good \_\_\_ Fair \_\_\_ Poor

##### c. Recommendation(s):

i. ☒ 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



2. Gutters & Downspouts
    - a. Comments- Need cleaning
    - ii. Out Building- Not included in analysis
  - b. Condition Rating- ☐ Excellent ☐ Very Good ☒ Good ☐ Fair ☐ Poor
  - c. Recommendation(s):
    - i. ☒ Routine maintenance
    - ii. ☒ Clean moss
    - iii. ☒ Clean gutters
    - iv. ☐ Other-
4. Windows/Doors (exterior)
- a. Findings
    - i. Windows-
      1. Type- ☒ Vinyl ☒ Wood ☐ Alum ☐ Metal
      2. Glazing- ☒ Single pane glass ☒ Thermal pane glass
    - ii. Exterior Doors
      1. Accessible Lever Handles- ☐ Yes ☒ No
      2. Weather Stripping- ☐ Yes ☒ No
      3. Recently replaced- 36" solid wood entry door
  - b. Condition Rating- ☐ Excellent ☐ Very Good ☒ Good ☐ Fair ☐ Poor
  - c. Recommendation(s):
    - i. ☒ Routine maintenance
    - ii. ☐ Other-
5. Exterior Grounds
- a. Findings
    - i. Trees & shrubs-
    - ii. Lawn-
    - iii. Irrigation sprinkler system-
      1. Provided- ☒ Yes ☐ No
    - iv. Walks, Steps, Ramps, Porch & Patios- Comments
      1. Ramp at front entry- One on one side- No edge protection- No handrails
      2. Front entry- 3 risers- 7" risers, 12" treads, 33" wide- Handrail not graspable
      3. Side entry- 4 risers- 7" risers- 11" treads- Handrail (not graspable)- Guard 32"
      4. Back entry- 4 risers- 7" risers- 11" treads- Handrail (not graspable)- Guard 32"
    - v. Areaways- See below (Exterior Building Condition)
  - b. Condition Rating- ☐ Excellent ☒ Very Good ☐ Good ☐ Fair ☐ Poor
  - c. Recommendation(s):
    - i. ☒ Routine maintenance
    - ii. ☒ Ramp- Provide edge protection & handrails
    - iii. ☒ Front entry- provide handrails
    - iv. ☒ Side entry- provide handrails- raise guard
    - v. ☒ Back entry- provide handrails- raise guard
    - vi. ☐ Other-

## **INTERIOR BUILDING CONDITION**

1. Floors
  - a. Findings
    - i. Kitchen
      1. Type- ☒ Vinyl ☐ Cpt ☐ Wd ☐ CT ☐ Conc ☐ Other-
      2. Condition- ☐ Excellent ☒ Very Good ☐ Good ☐ Fair ☐ Poor
    - ii. Dining Room
      1. Type- ☐ Vinyl ☐ Cpt ☒ Wd ☐ CT ☐ Conc ☐ Other-
      2. Condition- ☐ Excellent ☒ Very Good ☐ Good ☐ Fair ☐ Poor

- iii. Living Room
  - 1. Type- ☐ Vinyl ☐ Cpt ☒ Wd ☐ CT ☐ Conc ☐ Other-
  - 2. Condition- ☐ Excellent ☒ Very Good ☐ Good ☐ Fair ☐ Poor
- iv. Main Floor Bedrooms
  - 1. Type- ☐ Vinyl ☐ Cpt ☒ Wd ☐ CT ☐ Conc ☐ Other-
  - 2. Condition- ☐ Excellent ☒ Very Good ☐ Good ☐ Fair ☐ Poor
- v. Main Floor Hallway
  - 1. Type- ☐ Vinyl ☐ Cpt ☒ Wd ☐ CT ☐ Conc ☐ Other-
  - 2. Condition- ☐ Excellent ☒ Very Good ☐ Good ☐ Fair ☐ Poor
- vi. Main Floor Bathroom
  - 1. Type- ☒ Vinyl ☐ Cpt ☐ Wd ☐ CT ☐ Conc ☐ Other-
  - 2. Condition- ☐ Excellent ☒ Very Good ☐ Good ☐ Fair ☐ Poor
- vii. Main Floor Office
  - 1. Type- ☐ Vinyl ☐ Cpt ☒ Wd ☐ CT ☐ Conc ☐ Other-
  - 2. Condition- ☐ Excellent ☒ Very Good ☐ Good ☐ Fair ☐ Poor
- viii. Laundry Room
  - 1. Type- ☒ Vinyl ☐ Cpt ☐ Wd ☐ CT ☐ Conc ☐ Other-
  - 2. Condition- ☐ Excellent ☒ Very Good ☐ Good ☐ Fair ☐ Poor
- ix. Stairs
  - 1. Type- ☐ Vinyl ☐ Cpt ☒ Wd ☐ CT ☐ Conc ☐ Other-Coated
  - 2. Condition- ☐ Excellent ☐ Very Good ☒ Good ☐ Fair ☐ Poor
- x. Basement Hallway
  - 1. Type- ☐ Vinyl ☐ Cpt ☐ Wd ☒ CT ☐ Conc ☐ Other-
  - 2. Condition- ☐ Excellent ☒ Very Good ☐ Good ☐ Fair ☐ Poor
- xi. Basement Bathroom
  - 1. Type- ☒ Vinyl ☐ Cpt ☐ Wd ☐ CT ☐ Conc ☐ Other-
  - 2. Condition- ☐ Excellent ☒ Very Good ☐ Good ☐ Fair ☐ Poor
- xii. Basement Bedrooms
  - 1. Type- ☐ Vinyl ☒ Cpt ☐ Wd ☐ CT ☐ Conc ☐ Other-
  - 2. Condition- ☐ Excellent ☐ Very Good ☐ Good ☐ Fair ☐ Poor
- b. Condition Rating Overall- ☐ Excellent ☒ Very Good ☐ Good ☐ Fair ☐ Poor
- c. Recommendation(s):
  - i. ☒ Routine maintenance
  - ii. ☐ Other-

## 2. Walls

- a. Findings
  - i. Typical Walls-
    - 1. Type- GWB
    - 2. Finish- Paint
  - ii. Insulation
    - 1. Wall insulation not verified
  - iii. Bathroom Walls
    - 1. Type- Paint
  - iv. Showers
    - 1. Type- Fiberglass
- b. Condition Rating- ☐ Excellent ☒ Very Good ☐ Good ☐ Fair ☐ Poor
- c. Recommendation(s):
  - i. ☒ Routine maintenance.
  - ii. ☒ See wall construction for R3 Congregate Living requirements under Life Safety / Building Code section below.
  - iii. ☐ Other-

## 3. Ceilings

- a. Findings
  - i. GWB
  - ii. Finish- Paint
- b. Condition Rating- ☐ Excellent ☒ Very Good ☐ Good ☐ Fair ☐ Poor
- c. Recommendation(s):

- i. ☒ *Routine maintenance.*
- ii. ☒ *See ceiling construction for R3 Congregate Living requirements under Life Safety / Building Code section below.*
- iii. ☐ *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 ☒ Very Good ☐ Good ☐ Fair ☐ Poor
- c. Recommendation(s):
  - i. ☒ *Routine maintenance.*
  - ii. ☒ *See door requirements for R3 Congregate Living requirements under Life Safety / Building Code Section below.*
  - iii. ☒ *See ADA accessible door hardware where required- See Accessibility Section below.*
  - iv. ☐ *Other-*

5. Fixed Equipment

- a. Findings
  - i. Cabinetry- Kitchen
    - 1. Type- ☐ Plam ☒ Wd ☐ Metal ☐ Other-
  - ii. Counter Tops- Kitchen
    - 1. Type- ☒ Plam ☐ CT ☐ Solid Sur ☐ Lino ☐ Other-
  - iii. Cabinetry- Main Level- Bathroom
    - 1. Type- ☐ Plam ☒ Wd ☐ Metal ☐ Other-
  - iv. Counter Tops- Main Level- Bathroom
    - 1. Type- ☒ Plam ☐ CT ☐ Solid Sur ☐ Lino ☐ Other-
  - v. Cabinetry- Other Level(s)-
    - 1. Type- ☐ Plam ☒ Wd ☐ Metal ☐ Other-
  - vi. Counter Tops- Other Level(s)-
    - 1. Type- ☒ Plam ☐ CT ☐ Solid Sur ☐ Lino ☐ Other-
  - vii. Appliances- Kitchen
    - 1. Condition- ☐ Excellent ☐ Very Good ☒ Good ☐ Fair ☐ Poor
    - 2. New Clothes Washer & Dryer
  - viii. Fireplace(s)
    - 1. Fireplace(s) Exist- ☒ Yes ☐ No
    - 2. Type of Fireplace(s)- ☒ Wd ☐ Gas ☐ N/A
    - 3. Flue Verified ☐ Yes ☒ No
  - ix. Shower &/or Tub-
    - 1. Water Tightness Verified ☐ Yes ☒ No
  - x. Window Coverings
    - 1. Type- Vinyl- Horizontal
    - 2. Comments-
- b. Condition Rating- ☐ Excellent ☒ Very Good ☐ Good ☐ Fair ☐ Poor
- c. Recommendation(s):
  - i. ☒ *Routine maintenance.*
  - ii. ☒ *Verify/clean fireplace flue*
  - iii. ☐ *Other-*

6. Basement/Crawlspace

- a. Findings
  - i. ☒ Basement
    - 1. ☒ Finished ☐ Unfinished
  - ii. ☐ Crawl Space



- b. Condition Rating- ☒ Excellent ☐ Very Good ☐ Good ☐ Fair ☐ Poor
- c. Recommendation(s):
  - i. ☒ Routine maintenance.
  - ii. ☒ Monitor basement walls/floor for moisture in the future
  - iii. ☐ Other-

7. Attic Space

- a. Findings
  - i. Attic Access- ☒ Yes ☐ No
  - ii. Insulation-
    - 1. Type- ☒ Blown ☐ Batt ☐ None
    - 2. Depth (approx.)- ☒ 6 inches
  - iii. Ventilated Attic- ☒ Yes ☐ No
- b. Condition Rating- ☐ Excellent ☐ Very Good ☒ Good ☐ Fair ☐ Poor
- c. Recommendation(s):
  - i. ☒ Routine maintenance
  - ii. ☒ Verify and add additional attic insulation to energy code requirements if lacking
  - iii. ☐ Add attic ventilation
  - iv. ☐ Other-

**MECHANICAL SYSTEMS CONDITION**

1. Plumbing

- a. Findings
  - i. Plumbing fixtures- Conditions Noted-
    - 1. No ADA access
    - 2. Appear to be very good condition
  - ii. Hot water heater- ☒ Elec ☐ Gas
    - 1. Size- 50 gal.
    - 2. Age- 2006
- b. Condition Rating- ☐ Excellent ☐ Very Good ☒ Good ☐ Fair ☐ Poor
- c. Recommendation(s):
  - i. ☒ Routine maintenance
  - ii. ☐ Other-

2. Heating/Cooling System

- a. Type- ☒ Forced Air ☐ Other-
- b. Fuel- ☐ Elec ☒ Gas
- c. Findings
  - i. HVAC Unit(s)
    - 1. Age- 2014
    - 2. ☒ Maintenance appears to be current & consistent.
    - 3. Assumed condition of system- ☐ Very Good
    - 4. ☒ HVAC system operation was not verified, but appeared to be operational
  - ii. Central Air Conditioning ☒ Yes ☐ No
  - iii. Window A/C Units- ☐ Yes ☒ No
  - iv. Bathroom Fan(s)- ☒ Yes ☐ No
    - 1. Main bath fan
    - 2. No basement bath fan
- d. Condition Rating- ☐ Excellent ☒ Very Good ☐ Good ☐ Fair ☐ Poor
- e. Recommendation(s):
  - i. ☒ Routine maintenance.
  - ii. ☒ Mechanical service contractor should verify system conditions and provide improvements as deemed required for anticipated occupancy
  - iii. ☐ Verify A/C
  - iv. ☒ Add basement bathroom fan

v. ☐ Other-

## **ELECTRICAL SYSTEMS CONDITION**

### **1. Electrical Service**

#### **a. Findings**

- i. ☐ 60 Amp Service
- ii. ☐ 120 / 240 Voltage Service
- iii. ☒ Single Phase Service- Assumed
- iv. ☐ Three Phase service- assumed
- v. ☒ Breakers
- vi. ☐ Fuses
- vii. Findings-

1. None

b. Condition Rating- ☐ Excellent ☐ Very Good ☒ Good ☐ Fair ☐ Poor

#### **c. Recommendation(s):**

- i. ☒ Routine Maintenance.
- ii. ☒ Verify actual system condition with electrical maintenance contractor
- iii. ☐ Other-

### **2. Power**

#### **a. Findings**

- i. ☒ Grounded Outlets
- ii. ☒ GFCI Outlets
- iii. ☒ Romex Wiring
- iv. ☐ Cloth Wiring
- v. ☐ Knob & Tube Wiring
- vi. ☐ Conduit- Some conduit in basement
- vii. ☐ Other-

b. Condition Rating- ☐ Excellent ☒ Very Good ☐ Good ☐ Fair ☐ Poor

#### **c. Recommendation(s):**

- i. ☒ Routine Maintenance.
- ii. ☐ Replace wiring- schedule cloth wiring replacement
- iii. ☐ Provide GFCI outlets as required by code.
  - 1. 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
- iv. ☒ 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-

### **3. Lighting**

#### **a. Findings**

i. Type- ☐ LED ☒ Florescent ☒ Incandescent

b. Condition Rating- ☐ Excellent ☐ Very Good ☒ Good ☐ Fair ☐ Poor

#### **c. Recommendation(s):**

- i. ☒ Routine maintenance
- ii. ☒ Replace light fixtures
- iii. ☐ Other-

### **4. Systems- Electrical**

#### **a. Findings**

##### **i. Alarms**

- 1. 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)
  - 2. Exit Lighting- See below (Life Safety/Building Code Analysis)
- iii. ☒ Data/Cable-
  - 1. Server/Router- ☒ Yes ☐ No
- b. Condition Rating- ☐ Excellent ☐ Very Good ☐ Good ☒ Fair ☐ Poor
- c. Recommendation(s):
  - i. ☒ Routine maintenance.
  - ii. ☒ See "Life Safety/Building Code Analysis" below.
  - iii. ☐ Other-

## **LIFE SAFETY/BUILDING CODE ANALYSIS**

1. Code Constructed Under
  - a. ☒ Uniform Building Code (UBC)
    - i. ☒ R3 Occupancy- Dwellings & Congregate Living 10 or less
  - b. ☐ International Residential Code (IRC)
  - c. ☐ International Building Code (IBC)
2. Current Code Applicability
  - a. Code Path Summary
    - 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. ☒ International Existing Building Code (IEBC) current edition- applicable sections:
    - i. ☒ Chapter 3- All Compliance Methods Requirements
    - ii. ☐ Alteration- Prescriptive Compliance Method
    - iii. ☒ Alteration Method- Level 1
      - 1. Removal & replacement of like materials / equipment
    - iv. ☒ Alteration Method- Level 2
      - 1. Space/ equipment reconfiguration or window / door change
    - v. ☒ Alteration Method- Level 3
      - 1. Work area exceeds 50% of building area
    - vi. ☒ Change of Occupancy or Use
      - 1. ☒ R3 Occupancy- Congregate Living 16 or less (non-transient)
  - c. ☒ International Building Code (IBC) current edition.
    - i. ☒ 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. Occupancy
  - a. Existing Occupancy
    - i. ☐ Single Family
    - ii. ☐ Duplex
    - iii. ☒ R3 Occupancy- Congregate Living 16 or less (non-transient)
    - iv. ☐ Other-
  - b. Proposed Occupancy
    - i. ☐ Single Family
    - ii. ☐ Duplex
    - iii. ☒ R-3 Occupancy- Congregate Living 16 or less (non-transient)
    - iv. ☐ Other-
  - c. Occupancy Classification Rating- ☐ Excellent ☐ Very Good ☐ Good ☒ Fair ☐ Poor



4. Means of Egress

- a. Findings
  - i. Bedrooms- 4
  - ii. Beds- 4 (2 Basement, 2 Main Floor \_\_\_ Upper Floor)
  - iii. x Single Exit Stair. See "Stair" below.
  - iv. Egress Dead End Length-
    - 1. IEBC Level 2 Alteration- 50 ft allowed with AFSS
- b. Condition Rating- \_\_\_ Excellent x Very Good \_\_\_ Good \_\_\_ Fair \_\_\_ Poor
- c. Recommendation(s):
  - i. *Maintain Means of Egress*
  - ii. \_\_\_ Other-

5. Stair

- a. Findings
  - i. Width- Approximately 36 in wide.
  - ii. Risers- Approximately 8 in high.
  - iii. Treads- Approximately 9.5 in long.
  - iv. Handrails- x One side \_\_\_ Two Sides \_\_\_ N/A
    - 1. Handrails- IEBC Change of Occupancy- Handrail allowed on one side of stair WITH 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-
    - 1. Per IEBC Change of Occupancy- Enclosed stair not required.
- b. Condition Rating- \_\_\_ Excellent \_\_\_ Very Good x Good \_\_\_ Fair \_\_\_ Poor
- c. Recommendation(s):
  - i. x *Provide second handrail at stair with IBC required configuration (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. Emergency & Escape Windows

- a. Findings
  - 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. Provided- x 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):
  - i. x *Routine maintenance.*
  - ii. \_\_\_ *Provide emergency & escape windows per IEBC Level 1 Alteration*
  - iii. x *Provide basement bedroom egress areaway & ladder assembly per IEBC Level 1 Alteration*
  - iv. \_\_\_ Other-

7. Fire Control Capability

- a. Findings
  - i. \_\_\_ Fire Sprinklers (AFFS)- \_\_\_ NFPA 13 \_\_\_ Type 13R \_\_\_ Type 13D x No AFFS
    - 1. Single Family Dwelling does not require fire sprinkler system.

2. 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.
    - c. Areas such as smaller rooms, garages, carports, attics, and other concealed non-living spaces are not required to be sprinklered.
  - ii. ☒ Fire Extinguishers-
    1. Location A- ☒ Main Floor ☒ Other Floors
  - b. Condition Rating- ☐ Excellent ☐ Very Good ☐ Good ☐ Fair ☒ Poor
  - c. Recommendation(s):
    - i. ☒ Provide NFPA 13D (residential) fire sprinkler system for current building occupancy (Change of Occupancy).
    - ii. ☒ Check/Service fire extinguishers
    - iii. ☒ Review whether or not the Congregate Living building occupancy to be maintained
    - iv. ☐ Other-
8. Alarm System(s)
- a. Findings
    - i. Smoke Detectors/Alarms-
      1. ☒ Existing smoke detectors are residential standalone units.
        - a. ☒ Battery Units
      2. ☐ Single Dwelling Unit- Requires residential smoke detectors be located within and outside of bedrooms and on each floor (including basement).
      3. ☒ 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-
      1. Coordinate with AFSS
    - iii. Carbon Monoxide Detectors-
      1. Required in all R-occupancies with fuel burning appliances &/or fireplace.
      2. Required- ☒ Yes ☐ No
      3. Exist- ☐ Yes ☒ No
  - b. Condition Rating- ☐ Excellent ☐ Very Good ☐ Good ☐ Fair ☒ Poor
  - c. Recommendation(s):
    - i. ☒ Routine maintenance.
    - ii. ☒ Modify smoke alarm system to code requirements for current building occupancy per IEBC Level 2 Alteration & Change of Occupancy.
    - iii. ☒ Provide carbon monoxide detectors as required by code per IEBC Level 2 Alterations & Change of Occupancy.
    - iv. ☒ Review whether or not Congregate Living occupancy to be maintained
    - v. ☐ Other-
9. Emergency Lighting & Exit Signs
- a. Findings
    - i. Emergency Lighting-
      1. ☐ Does not exist and not required for this occupancy.
      2. ☒ 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. ☒ 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 ☒ Poor
- c. Recommendation(s):
  - i. ☐ None
  - ii. ☒ Provide Emergency Lighting per IEBC Level 2 Alteration & Change of Occupancy
  - iii. ☒ Provide Exit Signs per IEBC Level 2 Alteration & Change of Occupancy
  - iv. ☐ Other-

#### 10. Fire Resistance

- a. Findings
  - i. ☐ Single Dwelling Unit- Fire resistance of walls not required in a single dwelling unit.
  - ii. ☒ 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.
    - 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 & 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.
    - 4. 1 HR Horizontal Assemblies- Between Sleeping Rooms & Other Occupancies or Sleeping Rooms
- b. Condition Rating- ☐ Excellent ☐ Very Good ☐ Good ☒ Fair ☐ Poor
- c. Recommendation(s):
  - i. ☒ Verify with AHJ if providing a NFPA 13D AFSS would provide any relief from providing sleeping room separation improvements (TBD).
  - ii. ☒ 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. ☒ 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. ☒ 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. ☒ Review whether or not Congregate Living occupancy to be maintained
  - vi. ☐ Other-

#### ACCESSIBILITY

- 1. Applicable- ☒ 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.
  5. 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

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):

- i. 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
    - i. 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 7<sup>TH</sup> STREET

The 822 7<sup>th</sup> 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.

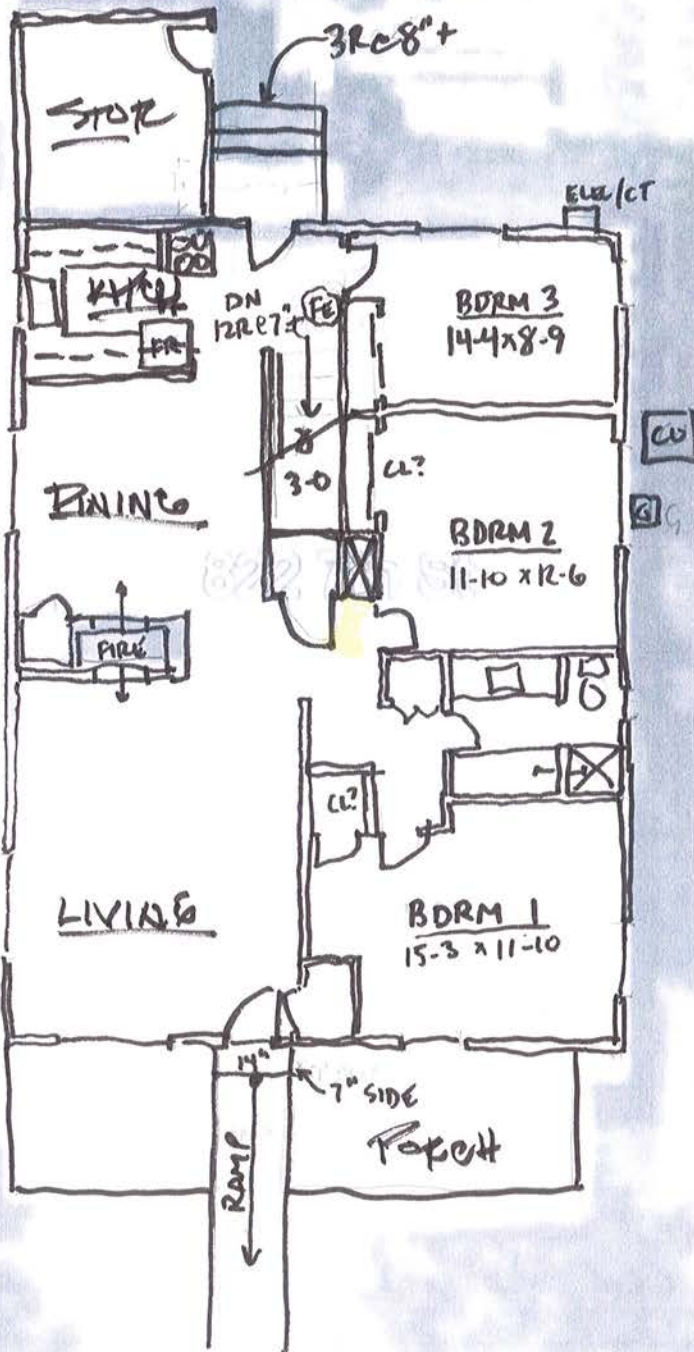


	A	B	C	D	E	F	G	H	I	J	K	L	M	N
1	<b>BUILDING CONDITION SUMMARY</b>													
2	<b>822 7th Street</b>													
3	<b>Lewis-Clark State College</b>			<b>CKA Castellaw Kom Architects</b>										
4	Lewiston, ID			1126 Main Street										
5	CKA PN 23059			Lewiston, Idaho										
6														
7	02/26/24			Project Phase: <i>Facility Needs Assessment</i>										
8	<b>Scope of Work</b>			<b>Item Condition</b>										
				Excellent Condition	Very Good Condition	Good Condition	Fair Condition	Poor Condition	Not Applicable-N/A	Not Included in Study				
9	Item Description										Remarks			
10	<b>Exterior Items-</b>													
11	Building Foundation/Structure			X										
12	Walls, Soffit, Trim				X									
13	Roof & Gutters				X						Composition roof			
14	Windows & Doors				X									
15	Grounds				X						Verify ramp; Back stair- add handrails & raise guard			
16	<b>Interior Items-</b>													
17	Floors			X										
18	Walls			X										
19	Ceilings			X										
20	Doors/Casing			X										
21	Fixed Equipment				X									
22	Basement			X							Monitor moisture			
23	Attic Space					X								
24	<b>Mechanical Systems-</b>													
25	Plumbing				X									
26	Heating/Cooling				X									
27	<b>Electrical Systems-</b>													
28	Service			X										
29	Power				X									
30	Lighting			X										
31	Systems						X				Provide new systems (see Life Safety/Building Code below)			
32	<b>Life Safety/Building Code-</b>													
33	Occupancy Classification						X				Change of Occupancy requirements			
34	Means of Egress				X									
35	Stairs					X					Upgrade handrails- Provide second			
36	Egress Windows				X						Provide emergency & escape windows w/ ladders at bedrooms			
37	Fire Control Capability							X			R3- Requires 13D fire sprinklers			
38	Fire/Smoke Alarm System(s)							X			R3- Provide interconnected SA, FA & CO2 detectors			
39	Emergency Lighting & Exit Signs							X			R3- Add emergency & exit signs			
40	Fire Resistance						X				R3- Improve sleeping rooms to R3 rooms			
41	<b>Accessibility-</b>													
42	Occupancy Accessibility Requirements							X			R3- IEBC accessible requirements- see list			
43	Exterior						X				R3- Accessible path to front door reqd.			
44	Interior							X			R3- provide accessible & bathrm, bedrm & kitchen.			
45	<b>Hazardous Materials-</b>													
46	Lead Based Paint									X	Assume present- Lead testing & TCLPs by Owner.			
47	Asbestos (ACM)									X	ACM identification & mitigation by Owner			
48	PCBs									X	PCB identification & mitigation by Owner			
49	Fuel Tank-Buried									X	Owner to verify if any buried fuel tanks- Mitigate as reqd			
50														

	A	B	C	D	E	F	G	H	I	J	K	L
1	OPINION OF PROBABLE CONSTRUCTION COSTS- Gross Magnitude											
2												
3	822 7th Street											
4	Lewis-Clark State College					CKA Castellaw Kom Architects						
5	Lewiston, Idaho					850 Main Street						
6						Lewiston, Idaho						
7		CKA PN 23059										
8		02/26/24				Project Phase:		Facility Needs Assessment				
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 Improvements			EA	0	3500		\$0			
17		Foundation-Wall Improvements			SF	0	35		\$0			
18		Wall- Siding & Trim Improvements			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-Improvements			SF	0	10		\$0			
26		Grounds-Hard Scape-Improvements			EA	0	15000		\$0			
27		Grounds-Step/Stair-Improvements			EA	1	2500	\$2,500				
28		Other-Ext Imprvrmts-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	0	20		\$0			
35		Doors-Interior-Fire Rated (see below)										
36		Doors-Interior-Replace-Non-Rated + Hrdwr			EA	0	3500		\$0			
37		Cabinets-Kitchen-Replace-Not ADA			LF	0	450		\$0			
38		Counter Tops-Kitchen-Replace- Not ADA			LF	0	200		\$0			
39		Cabinets-Bathroom-Replace- Not ADA			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			
43		Fireplace-Improvements			EA	0	850		\$0			
44		Shower-Improvements			EA	0	1500		\$0			
45		Window Coverings-Replace			EA Floor	0	850		\$0			
46		Crawlspace Improvements			SF	0	3		\$0			
47		Attic Insulation-Additional			SF	1344	4			\$5,376		
48		Other Interior Improvements-Misc-			LS	0	0		\$0			
49		AVISTA Rebate-Verify if Any			by Owner							
50												
51		Mechanical Improvements										
52		13D Fire Sprinklers-R3 Occ (see below)										
53		Plumbing Fixtures-Replace			EA Fixture	0	2000		\$0			
54		Plumbing Fistures-ADA-R3 Occ (see below)										
55		Hot Water Heater-Replace			EA	0	1750		\$0			
56		HVAC Improve-Misc-			Allowance	0	15000		\$0			
57		HVAC Improve-Sleeping Units-Dampers-R3			EA Room	1	1000	\$1,000				
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	2500		\$0			
63		Replace Wiring-Code Deficient			EA Floor	0	15000	\$0				

	A	B	C	D	E	F	G	H	I	J	K	L
64		Add GFCIs			EA Room	0	600	\$0				
65		Add Elec Recepts-R3 Occ			EA	4	150	\$600				
66		Light Fixtures-Replace-50%			EA Floor	0	4000			\$0		
67		Light Fixtures-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 Improvements-Misc-			LS	0	0		\$0			
72		AVISTA Rebate-Verify if Any										
73												
74		<b><u>Life Safety/Building Code Improvements</u></b>										
75		Occupancy Classification-Misc-R3 Occ			EA	1	1500	\$1,500				
76		Means of Egress-Misc-R3 Occ			EA	0	1500	\$0				
77		Stair-Improvements-Misc			EA	0	1500	\$0				
78		Stair-Add Handrail EA Side-R3 Occ			EA	2	1250	\$2,500				
79		Raise Guardrail Height			EA	0	1500	\$0				
80		Egress Windows-Replace			EA	0	1250	\$0				
81		Egress Windows-Areaway+ Ladder			EA	0	3500	\$0				
82		13D Fire Sprinklers-R3 Occ			SF	2688	12	\$32,256				
83		Fire Extinguishers			EA	0	500		\$0			
84		Fire Alarm-R3 Occ			SF	2688	7	\$18,816				
85		Smoke Alarms/Detectors-R3 Occ			EA	10	500	\$5,000				
86		CO2 Detectors			EA	4	250	\$1,000				
87		Emergency Lighting-R3 Occ			EA Floor	2	950	\$1,900				
88		Exit Signs-R3 Occ			EA Floor	2	500	\$1,000				
89		Fire Partitions + Ceilings-Sleeping Rms-R3 Occ			EA Room	7	5000	\$35,000				
90		Fire Doors-20 Min-Sleeping Rms-R3 Occ			EA Rooms	7	3000	\$21,000				
91		Other Life Safety Improvements-Misc-R3 Occ			LS	1	1500	\$1,500				
92		Other Life Safety Improvements-Misc-			LS	0	0	\$0				
93												
94		<b><u>Accessibility Improvements</u></b>										
95		Parking-Accessible-Improvements-R3 Occ			EA Space	0	0	\$0				
96		Walk-Accessible-Improvements-R3 Occ			LF	0	0	\$0				
97		Ramp-Exterior-Install-R3 Occ			EA	0	7500	\$0				
98		Ramp-Exterior-Improvements-R3 Occ			EA	0	1500	\$0				
99		Door Hrdwr-Accessible-R3 Occ			EA Room	3	400	\$1,200				
100		Kitchen Improvements-Accessible-R3 Occ			Allowance	1	5000	\$5,000				
101		Kitchen Appliances-Accessible (see above)										
102		Bathroom Improvements-Accessible-R3 Occ			Allowance	1	25000	\$25,000				
103		Other Accessible Improvements-Misc-R3 Occ			LS	0	0	\$0				
104												
105		<b><u>Hazardous Materials</u></b>										
106		Lead Based Paint Construction Mitigate			LS	1	1.00%	\$2,119	\$0	\$73	\$0	\$0
107		Asbestos (ACM) Mitigation-by Owner			by Owner							
108		PCBs Mitigation-by Owner			by Owner							
109		Fuel Tank Mitigation-Verify-by Owner			by Owner							
110												
111	Subtotal							\$211,854	\$0	\$7,265	\$0	\$0
112	Idaho Sales Tax (State/Local Material Only-)						6.50%	\$6,885	\$0	\$236	\$0	\$0
113	Design Contingency (Unitemized Work)						10.00%	\$21,874	\$0	\$750	\$0	\$0
114	Opinion of Probable Constuction Cost							\$240,613	\$0	\$8,251	\$0	\$0
115	*Cost model does not include construction contingency, extensive haz-mat costs, or project costs.							Change of Occ	Immediate	Improve	Enhance	Other
116	**Note: Cost model developed does not include cost escalation (inflation).							R3 Occupancy	Prevent Needs	Efficiency	Aesthetic	Issues
117					Number of Occupants			7				
118					Improvement Cost per Occupant			\$34,373	\$0	\$1,179		
119												



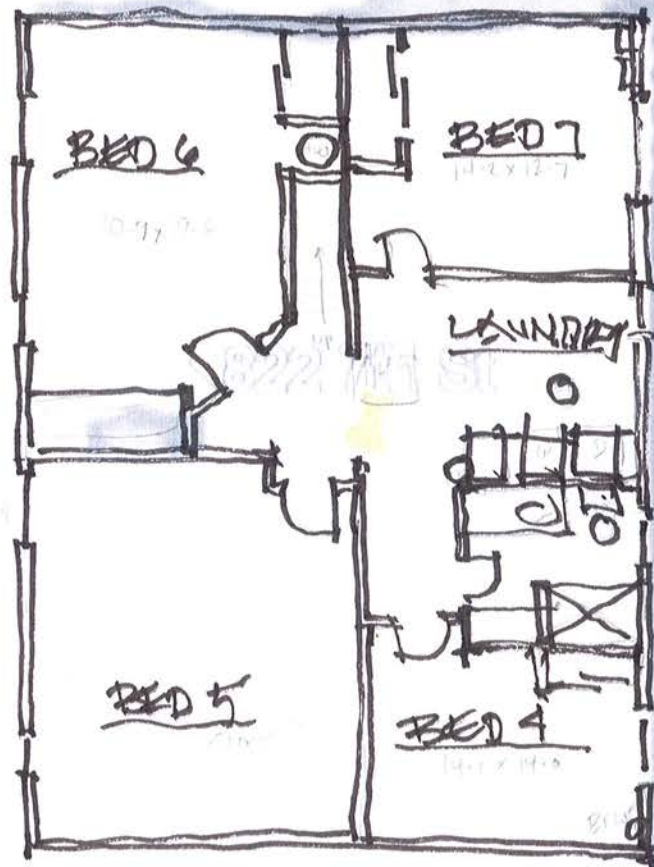


822 7TH STREET

SCALE: 1" = 10'

FIRST FLOOR





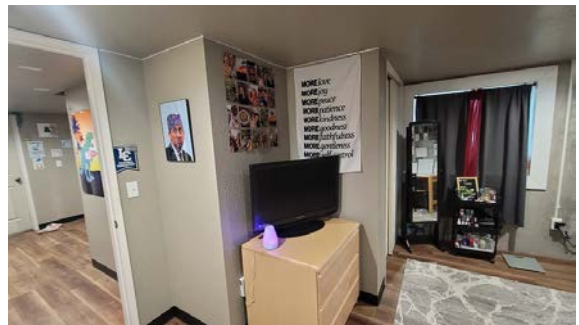
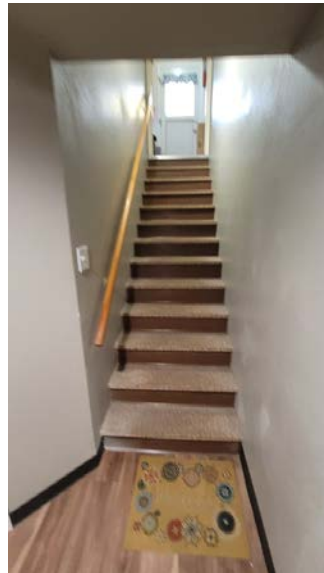
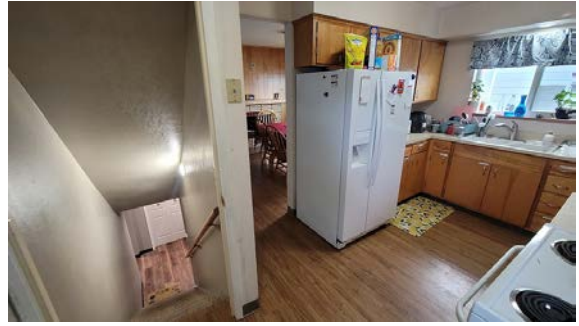
822 7TH STREET

SCALE: 1" = 10'

BASEMENT FLOOR



## CONDITION IMAGES



# BUILDING CONDITION EVALUATION

## LEWIS-CLARK STATE COLLEGE

CKA

ADDRESS: 822 7<sup>th</sup> 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- ☒ Single Family- UBC R3, Dwellings Occupancy

Current Occupancy- ☒ Congregate Living (non-related tenants)- IBC R3 Occupancy

Proposed Occupancy- ☒ 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- ☒ Excellent ☐ Very Good ☐ Good ☐ Fair ☐ Poor

##### c. Recommendation(s):

i. ☒ 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 ☒ Very Good ☐ Good ☐ Fair ☐ Poor

##### c. Recommendation(s):

i. ☒ 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

- b. Condition Rating- ☐ Excellent ☒ Very Good ☐ Good ☐ Fair ☐ Poor
- c. Recommendation(s):
- i. ☒ Routine maintenance
- ii. ☐ Other-
4. Windows/Doors (exterior)
- a. Findings
- i. Windows-
1. Type- ☒ Vinyl ☐ Wood ☐ Alum ☐ Metal
2. Glazing- ☒ Single pane glass ☒ Thermal pane glass
- ii. Exterior Doors
1. Accessible Lever Handles- ☐ Yes ☒ No
2. Weather Stripping- ☒ Yes ☐ No
3. Comments- 36 inch entry door
- b. Condition Rating- ☐ Excellent ☒ Very Good ☐ Good ☐ Fair ☐ Poor
- c. Recommendation(s):
- i. ☒ Routine maintenance
- ii. ☐ Other-
5. Exterior Grounds
- a. Findings
- i. Trees & shrubs-
- ii. Lawn-
- iii. Irrigation sprinkler system-
1. Provided- ☒ Yes ☐ No
- iv. Walks, Steps, Ramps, Porch & Patios- Comments
1. Ramp at front entry- Verify slope (1:20 slope?)- No handrails- Abrupt edge
2. Back entry- 3 risers- No handrails- Low guard
- v. Areaways- See below (Exterior Building Condition)
- b. Condition Rating- ☐ Excellent ☒ Very Good ☐ Good ☐ Fair ☐ Poor
- c. Recommendation(s):
- i. ☒ Routine maintenance
- ii. ☒ Ramp- Verify ramp slope (walk or ramp?)
- iii. ☒ Back entry- provide handrails- raise guard
- iv. ☐ Other-

## **INTERIOR BUILDING CONDITION**

1. Floors
- a. Findings
- i. Kitchen
1. Type- ☒ Vinyl ☐ Cpt ☐ Wd ☐ CT ☐ Conc ☐ Other-
2. Condition- ☒ Excellent ☐ Very Good ☐ Good ☐ Fair ☐ Poor
- ii. Dining Room
1. Type- ☒ Vinyl ☐ Cpt ☐ Wd ☐ CT ☐ Conc ☐ Other-
2. Condition- ☒ Excellent ☐ Very Good ☐ Good ☐ Fair ☐ Poor
- iii. Living Room
1. Type- ☒ Vinyl ☐ Cpt ☐ Wd ☐ CT ☐ Conc ☐ Other-
2. Condition- ☒ Excellent ☐ Very Good ☐ Good ☐ Fair ☐ Poor
- iv. Main Floor Bedrooms
1. Type- ☒ Vinyl ☐ Cpt ☐ Wd ☐ CT ☐ Conc ☐ Other-
2. Condition- ☒ Excellent ☐ Very Good ☐ Good ☐ Fair ☐ Poor
- v. Main Floor Hallway
1. Type- ☒ Vinyl ☐ Cpt ☐ Wd ☐ CT ☐ Conc ☐ Other-
2. Condition- ☒ Excellent ☐ Very Good ☐ Good ☐ Fair ☐ Poor
- vi. Main Floor Bathroom
1. Type- ☒ Vinyl ☐ Cpt ☐ Wd ☐ CT ☐ Conc ☐ Other-

2. Condition- ☒ Excellent \_\_\_ Very Good \_\_\_ Good \_\_\_ Fair \_\_\_ Poor
- vii. Laundry Room
1. Type- ☒ Vinyl \_\_\_ Cpt \_\_\_ Wd \_\_\_ CT \_\_\_ Conc \_\_\_ Other-  
 2. Condition- ☒ Excellent \_\_\_ Very Good \_\_\_ Good \_\_\_ Fair \_\_\_ Poor
- viii. Stairs
1. Type- ☒ Vinyl \_\_\_ Cpt \_\_\_ Wd \_\_\_ CT \_\_\_ Conc \_\_\_ Other-  
 2. Condition- \_\_\_ Excellent ☒ Very Good \_\_\_ Good \_\_\_ Fair \_\_\_ Poor
- ix. Basement Hallway
1. Type- ☒ Vinyl \_\_\_ Cpt \_\_\_ Wd \_\_\_ CT \_\_\_ Conc \_\_\_ Other-  
 2. Condition- ☒ Excellent \_\_\_ Very Good \_\_\_ Good \_\_\_ Fair \_\_\_ Poor
- x. Basement Bathroom
1. Type- ☒ Vinyl \_\_\_ Cpt \_\_\_ Wd \_\_\_ CT \_\_\_ Conc \_\_\_ Other-  
 2. Condition- ☒ Excellent \_\_\_ Very Good \_\_\_ Good \_\_\_ Fair \_\_\_ Poor
- xi. Basement Bedrooms
1. Type- ☒ Vinyl \_\_\_ Cpt \_\_\_ Wd \_\_\_ CT \_\_\_ Conc \_\_\_ Other-  
 2. Condition- ☒ Excellent \_\_\_ Very Good \_\_\_ Good \_\_\_ Fair \_\_\_ Poor
- b. Condition Rating Overall- ☒ Excellent \_\_\_ Very Good \_\_\_ Good \_\_\_ Fair \_\_\_ Poor
- c. Recommendation(s):
- i. ☒ Routine maintenance
- ii. \_\_\_ Other-
2. Walls
- a. Findings
- i. Typical Walls-
1. Type- GWB
2. Finish- Paint
- ii. Insulation
1. Wall insulation not verified
- iii. Bathroom Walls
1. Type- Paint
- iv. Showers
1. Type- Fiberglass
- b. Condition Rating- ☒ Excellent \_\_\_ Very Good \_\_\_ Good \_\_\_ Fair \_\_\_ Poor
- c. Recommendation(s):
- i. ☒ Routine maintenance.
- ii. ☒ See wall construction for R3 Congregate Living requirements under Life Safety / Building Code section below.
- iii. \_\_\_ Other-
3. Ceilings
- a. Findings
- i. GWB
- ii. Finish- Paint
- b. Condition Rating- ☒ Excellent \_\_\_ Very Good \_\_\_ Good \_\_\_ Fair \_\_\_ Poor
- c. Recommendation(s):
- i. ☒ Routine maintenance.
- ii. ☒ See ceiling construction for R3 Congregate Living requirements under Life Safety / Building Code section below.
- iii. \_\_\_ 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- Solid Core
- b. Condition Rating- ☒ Excellent \_\_\_ Very Good \_\_\_ Good \_\_\_ Fair \_\_\_ Poor
- c. Recommendation(s):
- i. ☒ Routine maintenance.



- ii. ☒ See door requirements for R3 Congregate Living requirements under Life Safety / Building Code Section below.
- iii. ☒ See ADA accessible door hardware where required- See Accessibility Section below.
- iv. ☐ Other-

5. Fixed Equipment

a. Findings

- i. Cabinetry- Kitchen
    - 1. Type- ☐ Plam ☒ Wd ☐ Metal ☐ Other-
  - ii. Counter Tops- Kitchen
    - 1. Type- ☒ Plam ☐ CT ☐ Solid Sur ☐ Lino ☐ Other-
  - iii. Cabinetry- Main Level- Bathroom
    - 1. Type- ☐ Plam ☒ Wd ☐ Metal ☐ Other-
  - iv. Counter Tops- Main Level- Bathroom
    - 1. Type- ☒ Plam ☐ CT ☐ Solid Sur ☐ Lino ☐ Other-
  - v. Cabinetry- Other Level(s)-
    - 1. Type- ☐ Plam ☒ Wd ☐ Metal ☐ Other-
  - vi. Counter Tops- Other Level(s)-
    - 1. Type- ☒ Plam ☐ CT ☐ Solid Sur ☐ Lino ☐ Other-
  - vii. Appliances- Kitchen
    - 1. Condition- ☐ Excellent ☒ Very Good ☐ Good ☐ Fair ☐ Poor
    - 2. New Clothes Washer & Dryer
  - viii. Fireplace(s)
    - 1. Fireplace(s) Exist- ☒ Yes ☐ No
    - 2. Type of Fireplace(s)- ☒ Wd ☐ Gas ☐ N/A
    - 3. Flue Verified ☐ Yes ☒ No
  - ix. Shower &/or Tub-
    - 1. Water Tightness Verified ☐ Yes ☒ No
  - x. Window Coverings
    - 1. Type- Curtains
    - 2. Comments-
- b. Condition Rating- ☐ Excellent ☒ Very Good ☐ Good ☐ Fair ☐ Poor
- c. Recommendation(s):
- i. ☒ Routine maintenance.
  - ii. ☒ Verify/clean fireplace flue
  - iii. ☐ Other-

6. Basement/Crawlspace

a. Findings

- i. ☒ Basement
    - 1. ☒ Finished ☐ Unfinished
  - ii. ☐ Crawl Space
- b. Condition Rating- ☒ Excellent ☐ Very Good ☐ Good ☐ Fair ☐ Poor
- c. Recommendation(s):
- i. ☒ Routine maintenance.
  - ii. ☒ Monitor basement walls/floor for moisture in the future
  - iii. ☐ Other-

7. Attic Space

a. Findings

- i. Attic Access- ☒ Yes ☐ No
  - ii. Insulation-
    - 1. Type- ☒ Blown ☐ Batt ☐ None
    - 2. Depth (approx.)- ☐ 6 inches
  - iii. Ventilated Attic- ☒ Yes ☐ No
- b. Condition Rating- ☐ Excellent ☐ Very Good ☒ Good ☐ Fair ☐ Poor

- c. Recommendation(s):
- i. ☒ Routine maintenance
  - ii. ☒ Verify and add additional attic insulation to energy code requirements if lacking
  - iii. ☐ Add attic ventilation
  - iv. ☐ Other-

## **MECHANICAL SYSTEMS CONDITION**

### 1. Plumbing

- a. Findings
- i. Plumbing fixtures- Conditions Noted-
    - 1. No ADA access
    - 2. Appear to be good condition
  - ii. Hot water heater- ☒ Elec ☐ Gas
    - 1. Size- 50 gal.
    - 2. Age- ☐ Newer ☐
- b. Condition Rating- ☐ Excellent ☒ Very Good ☐ Good ☐ Fair ☐ Poor
- c. Recommendation(s):
- i. ☒ Routine maintenance
  - ii. ☐ Other-

### 2. Heating/Cooling System

- a. Type- ☒ Forced Air ☐ Other- Heat pump
- b. Fuel- ☐ Elec ☒ Gas
- c. Findings
- i. HVAC Unit(s)
    - 1. Age- ☐ 2002 ☐
    - 2. ☒ Maintenance appears to be current & consistent.
    - 3. Assumed condition of system- ☐ Very Good ☐
    - 4. ☒ HVAC system operation was not verified, but appeared to be operational
  - ii. Central Air Conditioning ☒ Yes ☐ No
  - iii. Window A/C Units- ☐ Yes ☒ No
  - iv. Bathroom Fan(s)- ☒ Yes ☐ No
- d. Condition Rating- ☐ Excellent ☒ Very Good ☐ Good ☐ Fair ☐ Poor
- e. Recommendation(s):
- i. ☒ Routine maintenance.
  - ii. ☒ Mechanical service contractor should verify system conditions and provide improvements as deemed required for anticipated occupancy
  - iii. ☐ Verify A/C
  - iv. ☐ Other-

## **ELECTRICAL SYSTEMS CONDITION**

### 1. Electrical Service

- a. Findings
- i. ☐ 200 ☐ Amp Service
  - ii. ☐ 120 ☐ / ☐ 240 ☐ Voltage Service
  - iii. ☒ Single Phase Service- Assumed
  - iv. ☐ Three Phase service- assumed
  - v. ☒ Breakers
  - vi. ☐ Fuses
  - vii. Findings-
    - 1. None
- b. Condition Rating- ☒ Excellent ☐ Very Good ☐ Good ☐ Fair ☐ Poor
- c. Recommendation(s):
- i. ☒ Routine Maintenance.
  - ii. ☒ Verify actual system condition with electrical maintenance contractor

iii. ☐ Other-

2. Power

a. Findings

- i. ☒ Grounded Outlets
- ii. ☒ GFCI Outlets
- iii. ☒ Romex Wiring
- iv. ☐ Cloth Wiring
- v. ☐ Knob & Tube Wiring
- vi. ☐ Conduit- Some conduit in basement
- vii. ☐ Other-

b. Condition Rating- ☐ Excellent ☒ Very Good ☐ Good ☐ Fair ☐ Poor

c. Recommendation(s):

- i. ☒ Routine Maintenance.
- ii. ☐ Replace wiring- schedule cloth wiring replacement
- iii. ☐ Provide GFCI outlets as required by code.
  - 1. 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
- iv. ☒ 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-

3. Lighting

a. Findings

- i. Type- ☒ LED ☐ Florescent ☐ Incandescent

b. Condition Rating- ☒ Excellent ☐ Very Good ☐ Good ☐ Fair ☐ Poor

c. Recommendation(s):

- i. ☒ Routine maintenance
- ii. ☐ Replace light fixtures
- iii. ☐ Other-

4. Systems- Electrical

a. Findings

i. Alarms

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

iii. ☒ Data/Cable-

- 1. Server/Router- ☒ Yes ☐ No

b. Condition Rating- ☐ Excellent ☐ Very Good ☐ Good ☒ Fair ☐ Poor

c. Recommendation(s):

- i. ☒ Routine maintenance.
- ii. ☒ See "Life Safety/Building Code Analysis" below.
- iii. ☐ Other-

**LIFE SAFETY/BUILDING CODE ANALYSIS**

1. Code Constructed Under

- a. ☒ Uniform Building Code (UBC)
  - i. ☒ R3 Occupancy- Dwellings & Congregate Living 10 or less
- b. ☐ International Residential Code (IRC)

c. \_\_\_\_ International Building Code (IBC)

2. Current Code Applicability

a. Code Path Summary

- 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:

- i. x Chapter 3- All Compliance Methods Requirements  
ii. \_\_\_\_ Alteration- Prescriptive Compliance Method  
iii. x Alteration Method- Level 1  
1. Removal & replacement of like materials / equipment  
iv. x Alteration Method- Level 2  
1. Space/ equipment reconfiguration or window / door change  
v. x Alteration Method- Level 3  
1. Work area exceeds 50% of building area  
vi. x Change of Occupancy or Use  
1. x R3 Occupancy- Congregate Living 16 or less (non-transient)

c. x International Building Code (IBC) current edition.

- i. x 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. Occupancy

a. Existing Occupancy

- i. \_\_\_\_ Single Family  
ii. \_\_\_\_ Duplex  
iii. x R3 Occupancy- Congregate Living 16 or less (non-transient)  
iv. \_\_\_\_ Other-

b. Proposed Occupancy

- i. \_\_\_\_ Single Family  
ii. \_\_\_\_ Duplex  
iii. x R-3 Occupancy- Congregate Living 16 or less (non-transient)  
iv. \_\_\_\_ Other-

c. Occupancy Classification Rating- \_\_\_\_Excellent \_\_\_\_ Very Good \_\_\_\_Good x Fair \_\_\_\_ Poor

4. Means of Egress

a. Findings

- i. Bedrooms- 7  
ii. Beds- 9 ( 6 Basement, 3 Main Floor \_\_\_\_ Upper Floor)  
iii. x Single Exit Stair. See "Stair" below.  
iv. Egress Dead End Length-  
1. IEBC Level 2 Alteration- 50 ft allowed with AFSS

b. Condition Rating- \_\_\_\_Excellent x Very Good \_\_\_\_Good \_\_\_\_ Fair \_\_\_\_ Poor

c. Recommendation(s):

- i. *Maintain Means of Egress*  
ii. \_\_\_\_ Other-

5. Stair

a. Findings

- i. Width- Approximately 37 in wide.  
ii. Risers- Approximately 7.25 in high.  
iii. Treads- Approximately 10 in long.

- iv. Handrails- ☒ One side ☐ Two Sides ☐ N/A
  - 1. Handrails- IEBC Change of Occupancy- Handrail allowed on one side of stair WITH 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-
  - 1. Per IEBC Change of Occupancy- Enclosed stair not required.
- b. Condition Rating- ☐ Excellent ☐ Very Good ☒ Good ☐ Fair ☐ Poor
- c. Recommendation(s):
  - i. ☒ Provide second handrail at stair with IBC required configuration (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. Emergency & Escape Windows

- a. Findings
  - i. IEBC Level 1 Alteration- Requires Emergency & Rescue Windows required in bedrooms.
  - ii. Size of Operable Bedroom Window(s)-
    - 1. Upstairs- ☐ 24 ☐ in wide. ☐ 33 ☐ in high. ☐ 47 ☐ inches AFF
      - a. Emergency windows too high per code requirements
    - 2. Basement- ☐ 22 ☐ in wide. ☐ 39 ☐ in high. ☐ 37 ☐ inches AFF
  - iii. Areas Ways-
    - 1. Provided- ☒ Yes ☐ No
    - 2. Ladder- ☒ Yes ☐ No
    - 3. Areaway Depth- ☐ 42 ☐ inches deep
- b. Condition Rating- ☐ Excellent ☒ Very Good ☐ Good ☐ Fair ☐ Poor
- c. Recommendation(s):
  - i. ☒ Routine maintenance.
  - ii. ☒ Provide emergency & escape windows per IEBC Level 1 Alteration
  - iii. ☐ Provide basement bedroom egress areaway & ladder assembly per IEBC Level 1 Alteration
  - iv. ☐ Other-

#### 7. Fire Control Capability

- a. Findings
  - i. ☐ Fire Sprinklers (AFFS)- ☐ NFPA 13 ☐ Type 13R ☐ Type 13D ☒ No AFFS
    - 1. Single Family Dwelling does not require fire sprinkler system.
    - 2. 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.
      - c. Areas such as smaller rooms, garages, carports, attics, and other concealed non-living spaces are not required to be sprinklered.
  - ii. ☒ Fire Extinguishers-
    - 1. Location A- ☒ Main Floor ☒ Other Floors
- b. Condition Rating- ☐ Excellent ☐ Very Good ☐ Good ☐ Fair ☒ Poor
- c. Recommendation(s):
  - i. ☒ Provide NFPA 13D (residential) fire sprinkler system for current building occupancy (Change of Occupancy).

- ii. ☒ Check/Service fire extinguishers
- iii. ☒ Review whether or not the Congregate Living building occupancy to be maintained
- iv. ☐ Other-

8. Alarm System(s)

a. Findings

i. Smoke Detectors/Alarms-

- 1. ☒ Existing smoke detectors are residential standalone units.
  - a. ☒ Battery Units
- 2. ☐ Single Dwelling Unit- Requires residential smoke detectors be located within and outside of bedrooms and on each floor (including basement).
- 3. ☒ 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-

- 1. Coordinate with AFSS

iii. Carbon Monoxide Detectors-

- 1. Required in all R-occupancies with fuel burning appliances &/or fireplace.
- 2. Required- ☒ Yes ☐ No
- 3. Exist- ☐ Yes ☒ No

b. Condition Rating- ☐ Excellent ☐ Very Good ☐ Good ☐ Fair ☒ Poor

c. Recommendation(s):

- i. ☒ Routine maintenance.
- ii. ☒ Modify smoke alarm system to code requirements for current building occupancy per IEBC Level 2 Alteration & Change of Occupancy.
- iii. ☒ Provide carbon monoxide detectors as required by code per IEBC Level 2 Alterations & Change of Occupancy.
- iv. ☒ Review whether or not Congregate Living occupancy to be maintained
- v. ☐ Other-

9. Emergency Lighting & Exit Signs

a. Findings

i. Emergency Lighting-

- 1. ☐ Does not exist and not required for this occupancy.
- 2. ☒ 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. ☒ 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 ☒ Poor

c. Recommendation(s):

- i. ☐ None
- ii. ☒ Provide Emergency Lighting per IEBC Level 2 Alteration & Change of Occupancy
- iii. ☒ Provide Exit Signs per IEBC Level 2 Alteration & Change of Occupancy
- iv. ☐ Other-

10. Fire Resistance

a. Findings

- i. ☐ Single Dwelling Unit- Fire resistance of walls not required in a single dwelling unit.



- ii. ☒ 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.
  - 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 ☒ Good ☐ Fair ☐ Poor
- c. Recommendation(s):
  - i. ☒ Verify with AHJ if providing a NFPA 13D AFSS would provide any relief from providing sleeping room separation improvements (TBD).
  - ii. ☒ 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. ☒ 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. ☒ 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. ☒ Review whether or not Congregate Living occupancy to be maintained
  - vi. ☐ Other-

## **ACCESSIBILITY**

- 1. Applicable- ☒ 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. ☒ 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.

5. 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
  - 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):
    - i. 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
    - i. 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 11<sup>TH</sup> AVENUE

The 324 11<sup>th</sup> 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.

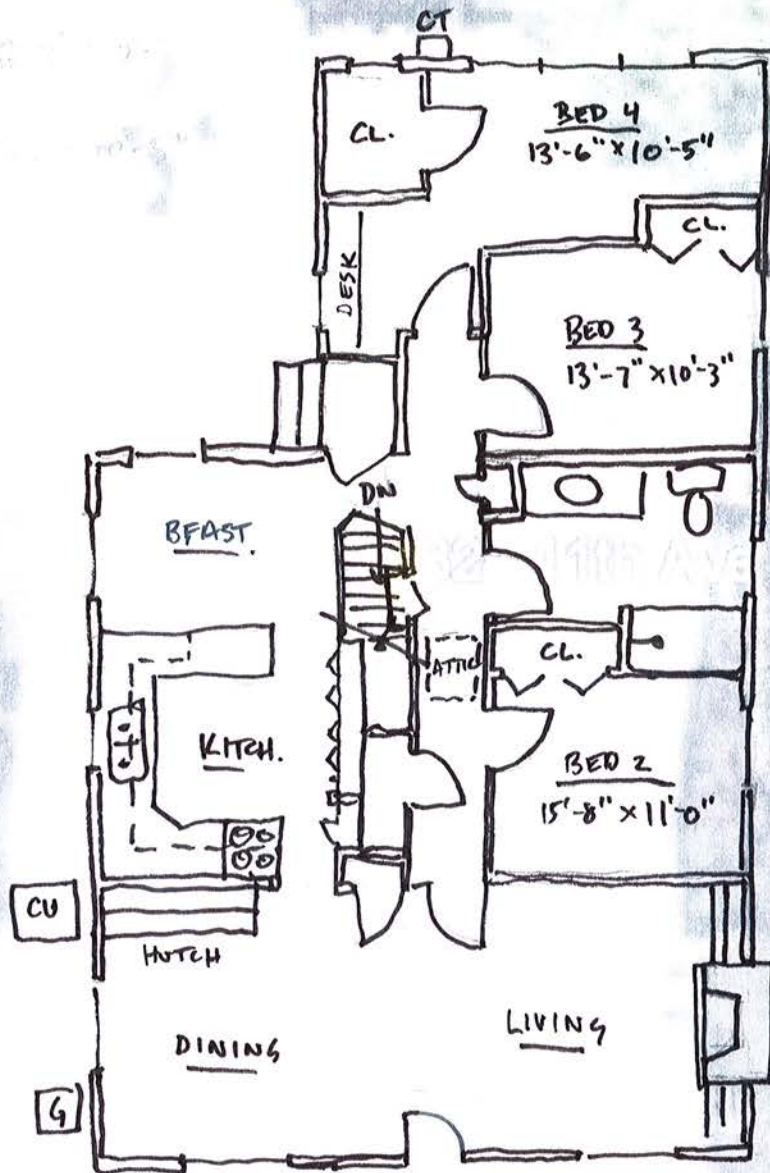


	A	B	C	D	E	F	G	H	I	J	K	L	M	N
1	BUILDING CONDITION SUMMARY													
2	324 11th Avenue													
3	Lewis-Clark State College			CKA Castellaw Kom Architects										
4	Lewiston, ID			1126 Main Street										
5	CKA PN 23059			Lewiston, Idaho										
6														
7	02/26/24			Project Phase: Facility Needs Assessment										
8	Scope of Work			Item Condition										
				Excellent Condition	Very Good Condition	Good Condition	Fair Condition	Poor Condition	Not Applicable-N/A	Not Included in Study				
9	Item Description										Remarks			
10	Exterior Items-													
11	Building Foundation/Structure			X										
12	Walls, Soffit, Trim				X									
13	Roof & Gutters				X							Composition roof		
14	Windows & Doors				X									
15	Grounds					X						Verify ramp; Add handrails & guard		
16	Interior Items-													
17	Floors					X								
18	Walls				X									
19	Ceilings					X								
20	Doors/Casing				X									
21	Fixed Equipment					X								
22	Basement					X						Monitor moisture		
23	Attic Space					X								
24	Mechanical Systems-													
25	Plumbing				X									
26	Heating/Cooling				X									
27	Electrical Systems-													
28	Service			X										
29	Power					X						No GFCIs		
30	Lighting					X								
31	Systems						X					Provide new systems (see Life Safety/Building Code below)		
32	Life Safety/Building Code-													
33	Occupancy Classification						X					Change of Occupancy requirements		
34	Means of Egress					X								
35	Stairs					X						Upgrade handrails- Provide second		
36	Egress Windows					X						Provide emergency & escape windows w/ ladders at bedrooms		
37	Fire Control Capability							X				R3- Requires 13D fire sprinklers		
38	Fire/Smoke Alarm System(s)							X				R3- Provide interconnected SA, FA & CO2 detectors		
39	Emergency Lighting & Exit Signs							X				R3- Add emergency & exit signs		
40	Fire Resistance						X					R3- Improve sleeping rooms to R3 rooms		
41	Accessibility-													
42	Occupancy Accessibility Requirements							X				R3- IEBC accessible requirements- see list		
43	Exterior							X				R3- Accessible path reqd.		
44	Interior							X				R3- provide accessible bathroom, bedroom & kitchen.		
45	Hazardous Materials-													
46	Lead Based Paint									X		Assume present- Lead testing & TCLPs by Owner.		
47	Asbestos (ACM)									X		ACM identification & mitigation by Owner		
48	PCBs									X		PCB identification & mitigation by Owner		
49	Fuel Tank-Buried									X		Owner to verify if any buried fuel tanks- Mitigate as reqd		
50														

	A	B	C	D	E	F	G	H	I	J	K	L
1	OPINION OF PROBABLE CONSTRUCTION COSTS- Gross Magnitude											
2												
3	324 11th Avenue											
4	Lewis-Clark State College					CKA Castellaw Kom Architects						
5	Lewiston, Idaho					850 Main Street						
6						Lewiston, Idaho						
7		CKA PN 23059										
8		02/26/24				Project Phase:		Facility Needs Assessment				
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%	\$54,170	\$845	\$4,831	\$0	\$0
14												
15		Exterior Improvements										
16		Foundation-Isolated Improvements			EA	0	3500		\$0			
17		Foundation-Wall Improvements			SF	0	35		\$0			
18		Wall- Siding & Trim Improvements			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-Improvements			SF	0	10		\$0			
26		Grounds-Hard Scape-Improvements			EA	0	15000		\$0			
27		Grounds-Step/Stair-Improvements			EA	2	1500	\$3,000				
28		Other-Ext Imprvrmts-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 below)										
36		Doors-Interior-Replace-Non-Rated + Hrdwr			EA	0	3500		\$0			
37		Cabinets-Kitchen-Replace-Not ADA			LF	0	450		\$0			
38		Counter Tops-Kitchen-Replace- Not ADA			LF	0	200		\$0			
39		Cabinets-Bathroom-Replace- Not ADA			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			
43		Fireplace-Improvements			EA	0	850		\$0			
44		Shower-Improvements			EA	0	1500		\$0			
45		Window Coverings-Replace			EA Floor	0	850		\$0			
46		Crawlspace Improvements			SF	0	3		\$0			
47		Attic Insulation-Additional			SF	1700	4			\$6,800		
48		Other Interior Improvements-Misc-			LS	0	0		\$0			
49		AVISTA Rebate-Verify if Any			by Owner							
50												
51		Mechanical Improvements										
52		13D Fire Sprinklers-R3 Occ (see below)										
53		Plumbing Fixtures-Replace			EA Fixture	0	2000		\$0			
54		Plumbing Fistures-ADA-R3 Occ (see below)										
55		Hot Water Heater-Replace			EA	0	1750		\$0			
56		HVAC Improve-Misc-			Allowance	0	15000		\$0			
57		HVAC Improve-Sleeping Units-Dampers-R3			EA Room	4	1000	\$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	2500		\$0			
63		Replace Wiring-Code Deficient			EA Floor	1	10000	\$10,000				



	A	B	C	D	E	F	G	H	I	J	K	L
64		Add GFCIs			EA Room	3	600	\$1,800				
65		Add Elec Recepts-R3 Occ			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 Improvements-Misc-			LS	0	0		\$0			
72		AVISTA Rebate-Verify if Any										
73												
74		<u>Life Safety/Building Code Improvements</u>										
75		Occupancy Classification-Misc-R3 Occ			EA	1	1500	\$1,500				
76		Means of Egress-Misc-R3 Occ			EA	0	1500	\$0				
77		Stair-Improvements-Misc			EA	0	1500	\$0				
78		Stair-Add Handrail EA Side-R3 Occ			EA	2	1250	\$2,500				
79		Raise Guardrail Height			EA	0	1500	\$0				
80		Egress Windows-Replace			EA	0	1250	\$0				
81		Egress Windows-Areaway+ Ladder			EA	1	3500	\$3,500				
82		13D Fire Sprinklers-R3 Occ			SF	2790	12	\$33,480				
83		Fire Extinguishers			EA	1	500		\$500			
84		Fire Alarm-R3 Occ			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 Lighting-R3 Occ			EA Floor	2	950	\$1,900				
88		Exit Signs-R3 Occ			EA Floor	2	500	\$1,000				
89		Fire Partitions + Ceilings-Sleeping Rms-R3 Occ			EA Room	5	5000	\$25,000				
90		Fire Doors-20 Min-Sleeping Rms-R3 Occ			EA Rooms	5	3000	\$15,000				
91		Other Life Safety Improvements-Misc-R3 Occ			LS	1	1500	\$1,500				
92		Other Life Safety Improvements-Misc-			LS	0	0	\$0				
93												
94		<u>Accessibility Improvements</u>										
95		Parking-Accessible-Improvements-R3 Occ			EA Space	0	0	\$0				
96		Walk-Accessible-Improvements-R3 Occ			LF	0	0	\$0				
97		Ramp-Exterior-Install-R3 Occ			EA	0	7500	\$0				
98		Ramp-Exterior-Improvements-R3 Occ			EA	0	1500	\$0				
99		Door Hrdwr-Accessible-R3 Occ			EA Room	3	400	\$1,200				
100		Kitchen Improvements-Accessible-R3 Occ			Allowance	1	5000	\$5,000				
101		Kitchen Appliances-Accessible (see above)										
102		Bathroom Improvements-Accessible-R3 Occ			Allowance	1	25000	\$25,000				
103		Other Accessible Improvements-Misc-R3 Occ			LS	0	0	\$0				
104												
105		<u>Hazardous Materials</u>										
106		Lead Based Paint Construction Mitigate			LS	1	1.00%	\$2,167	\$34	\$193	\$0	\$0
107		Asbestos (ACM) Mitigation-by Owner			by Owner							
108		PCBs Mitigation-by Owner			by Owner							
109		Fuel Tank Mitigation-Verify-by Owner			by Owner							
110												
111	Subtotal							\$216,097	\$3,378	\$19,324	\$0	\$0
112	Idaho Sales Tax (State/Local Material Only-) 6.50%							\$7,023	\$110	\$628	\$0	\$0
113	Design Contingency (Unitemized Work) 10.00%							\$22,312	\$349	\$1,995	\$0	\$0
114	Opinion of Probable Constuction Cost							\$245,432	\$3,837	\$21,948	\$0	\$0
115	*Cost model does not include construction contingency, extensive haz-mat costs, or project costs.							Change of Occ	Immediate	Improve	Enhance	Other
116	**Note: Cost model developed does not include cost escalation (inflation).							R3 Occupancy	Prevent Needs	Efficiency	Aesthetic	Issues
117					Number of Occupants			4				
118					Improvement Cost per Occupant			\$61,358	\$959	\$5,487		
119												

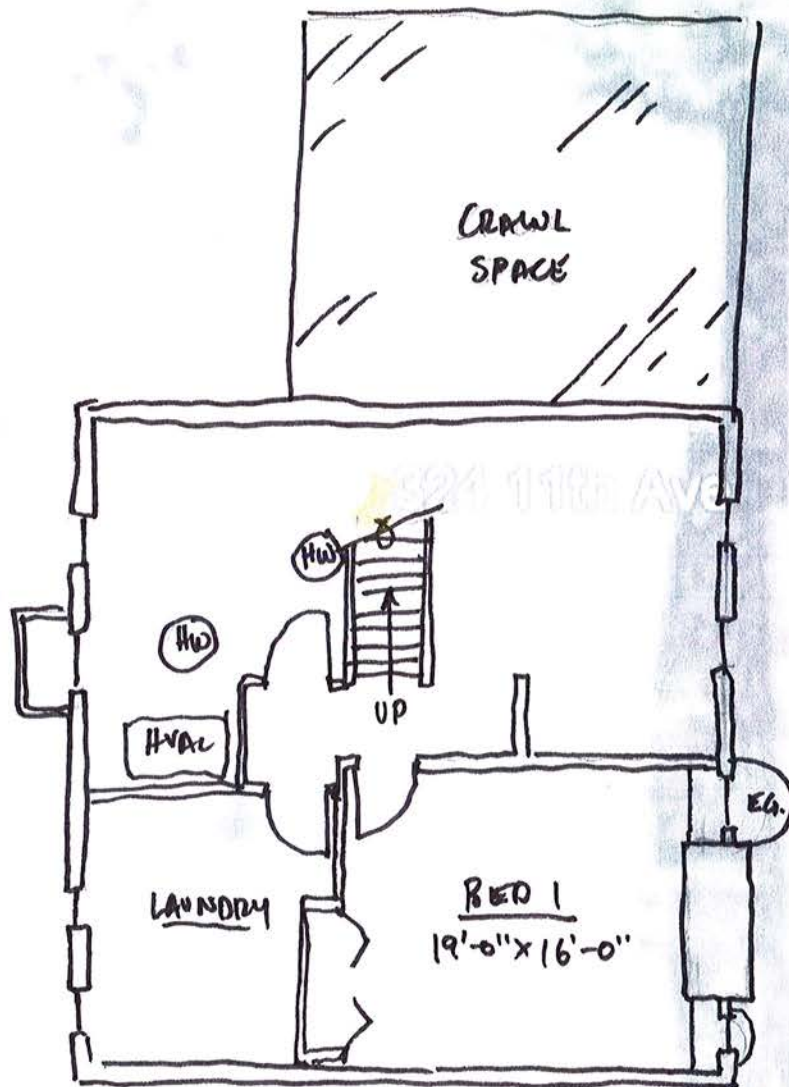


324 11TH AVENUE

SCALE: 1" = 10'

FIRST FLOOR





324 11TH AVENUE

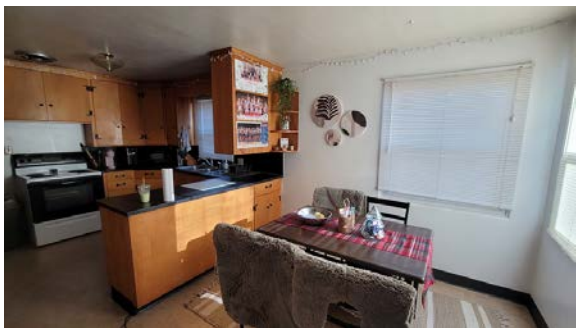
SCALE: 1" = 10'

BASEMENT FLOOR





## CONDITION IMAGES



# BUILDING CONDITION EVALUATION

## LEWIS-CLARK STATE COLLEGE

CKA

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- ☒ Single Family- UBC R3, Dwellings Occupancy

Current Occupancy- ☒ Congregate Living (non-related tenants)- IBC R3 Occupancy

Proposed Occupancy- ☒ Congregate Living- IBC R3 Occupancy

Current Occupants- 4 total- 3 up / 1 down

Building Area (Approx)- Main Level- 1700 SF

Basement - 1090 SF

### **EXTERIOR BUILDING CONDITION**

#### 1. Foundation/Structure

##### a. Findings

##### i. Concrete Masonry Foundation Walls

1. Grade Slope- Mostly slopes away- Sand bags on site to direct water

2. Cracking- Limited

b. Condition Rating- ☒ Excellent ☐ Very Good ☐ Good ☐ Fair ☐ Poor

##### c. Recommendation(s):

i. ☒ Routine maintenance

ii. ☒ Re-slope to omit sand bags

iii. ☐ Other-

#### 2. Walls, Soffits & Trim

##### 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 ☒ Very Good ☐ Good ☐ Fair ☐ Poor

##### c. Recommendation(s):

i. ☒ Routine maintenance

ii. ☒ Verify siding composition

iii. ☐ Other-

#### 3. Roof & Gutters

##### a. Findings

##### i. House-

1. Roof-
    - a. Type- Composition
    - b. Life Expectancy Remaining- Estimated-   15-20   years
    - c. A little moss noticed
  2. Gutters & Downspouts
    - a. Comments- Drain extensions are in place
  - ii. Out Building- Not included in analysis
  - b. Condition Rating-   Excellent   x   Very Good   Good    Fair    Poor
  - c. Recommendation(s):
    - i.   x   Routine maintenance
    - ii.   x   Remove moss from roof
    - iii.        Other-
4. Windows/Doors (exterior)
- a. Findings
    - i. Windows-
      1. Type-   x   Vinyl   x   Wood        Alum        Metal
      2. Glazing-   x   Single pane glass   x   Thermal pane glass
      3. Mostly vinyl thermal pane windows
      4. West windows are wood single pane windows- Storm windows
    - ii. Exterior Doors
      1. Accessible Lever Handles-        Yes   x   No
      2. Weather Stripping-        Yes   x   No
      3. Comments-
        - a. Original wood doors- Need weather stripping
  - b. Condition Rating-   Excellent   x   Very Good   Good    Fair    Poor
  - c. Recommendation(s):
    - i.   x   Routine maintenance
    - ii.        Other-
5. Exterior Grounds
- 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
      2. Back concrete walk cracked
      3. Front entry- 3 risers- No handrails- No guard
      4. Back entry- 3 risers- No handrails
    - v. Areaways- See below (Exterior Building Condition)
  - b. Condition Rating-   Excellent    Very Good   x  Good    Fair    Poor
  - c. Recommendation(s):
    - i.   x   Routine maintenance
    - ii.   x   Ramp- Add ramp- See accessibility
    - iii.   x   Front entry- Provide handrails- Add guard
    - iv.   x   Back entry- Provide handrails
    - v.   x   Replace cracked concrete walk
    - vi.        Other-

## **INTERIOR BUILDING CONDITION**

1. Floors
  - a. Findings
    - i. Kitchen
      1. Type-        Vinyl        Cpt        Wd        CT        Conc   x   Other-Linolm
      2. Condition-   x   Excellent    Very Good   x   Good    Fair    Poor

3. Needs refinishing
  - ii. Dining Room
    1. Type- \_\_\_ Vinyl \_\_\_ Cpt \_\_\_ Wd \_\_\_ CT \_\_\_ Conc x Other-Linlm
    2. Condition- x Excellent \_\_\_ Very Good x Good \_\_\_ Fair \_\_\_ Poor
    3. Needs refinishing
  - iii. Living Room
    1. Type- \_\_\_ Vinyl \_\_\_ Cpt x Wd \_\_\_ CT \_\_\_ Conc \_\_\_ Other-
    2. Condition- \_\_\_ Excellent \_\_\_ Very Good x Good \_\_\_ Fair \_\_\_ Poor
  - iv. Main Floor Bedrooms
    1. Type- x Vinyl \_\_\_ Cpt \_\_\_ Wd \_\_\_ CT \_\_\_ Conc \_\_\_ Other-
    2. Condition- \_\_\_ Excellent \_\_\_ Very Good x Good \_\_\_ Fair \_\_\_ Poor
  - v. Main Floor Hallway
    1. Type- x Vinyl \_\_\_ Cpt \_\_\_ Wd \_\_\_ CT \_\_\_ Conc \_\_\_ Other-
    2. Condition- \_\_\_ Excellent \_\_\_ Very Good x Good \_\_\_ Fair \_\_\_ Poor
  - vi. Main Floor Bathroom
    1. Type- x Vinyl \_\_\_ Cpt \_\_\_ Wd \_\_\_ CT \_\_\_ Conc \_\_\_ Other-
    2. Condition- x Excellent \_\_\_ Very Good \_\_\_ Good \_\_\_ Fair \_\_\_ Poor
  - vii. Laundry Room- in Kitchen
    1. Type- \_\_\_ Vinyl \_\_\_ Cpt \_\_\_ Wd \_\_\_ CT \_\_\_ Conc \_\_\_ Other-
    2. Condition- \_\_\_ Excellent \_\_\_ Very Good \_\_\_ Good \_\_\_ Fair \_\_\_ Poor
  - viii. Stairs
    1. Type- \_\_\_ Vinyl x Cpt \_\_\_ Wd \_\_\_ CT \_\_\_ Conc \_\_\_ Other-
    2. Condition- \_\_\_ Excellent \_\_\_ Very Good x Good \_\_\_ Fair \_\_\_ Poor
  - ix. Basement Hallway
    1. Type- x Vinyl \_\_\_ Cpt \_\_\_ Wd \_\_\_ CT \_\_\_ Conc \_\_\_ Other-
    2. Condition- \_\_\_ Excellent x Very Good \_\_\_ Good \_\_\_ Fair \_\_\_ Poor
    - 3.
  - x. Basement Bedroom
    1. Type- x Vinyl \_\_\_ Cpt \_\_\_ Wd \_\_\_ CT \_\_\_ Conc \_\_\_ Other-
    2. Condition- \_\_\_ Excellent x Very Good \_\_\_ Good \_\_\_ Fair \_\_\_ Poor
  - b. Condition Rating Overall- \_\_\_ Excellent \_\_\_ Very Good x Good \_\_\_ Fair \_\_\_ Poor
  - c. Recommendation(s):
    - i. x Routine maintenance
    - ii. \_\_\_ Other-
2. Walls
    - a. Findings
      - i. Typical Walls-
        1. Type- Mostly plaster; Wood at basement
        2. Finish- Paint
      - ii. Insulation
        1. Wall insulation not verified
      - iii. Bathroom Walls
        1. Type- Paint
      - iv. Showers
        1. Type- Fiberglass
    - b. Condition Rating- \_\_\_ Excellent x Very Good \_\_\_ Good \_\_\_ Fair \_\_\_ Poor
    - c. Recommendation(s):
      - i. x Routine maintenance.
      - ii. x See wall construction for R3 Congregate Living requirements under Life Safety / Building Code section below.
      - iii. \_\_\_ Other-
  3. Ceilings
    - a. Findings
      - i. Type- Plaster- Some cracking
      - ii. Finish- Paint
    - b. Condition Rating- \_\_\_ Excellent \_\_\_ Very Good x Good \_\_\_ Fair \_\_\_ Poor
    - c. Recommendation(s):



- i. ☒ *Routine maintenance*
- ii. ☒ *Repair ceiling cracking*
- iii. ☒ *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 ☒ Very Good ☐ Good ☐ Fair ☐ Poor
- c. Recommendation(s):
  - i. ☒ *Routine maintenance.*
  - ii. ☒ *See door requirements for R3 Congregate Living requirements under Life Safety / Building Code Section below.*
  - iii. ☒ *See ADA accessible door hardware where required- See Accessibility Section below.*
  - iv. ☐ *Other-*

5. Fixed Equipment

- a. Findings
  - i. Cabinetry- Kitchen
    - 1. Type- ☐ Plam ☒ Wd ☐ Metal ☐ Other-
  - ii. Counter Tops- Kitchen
    - 1. Type- ☒ Plam ☐ CT ☐ Solid Sur ☐ Lino ☐ Other-
  - iii. Cabinetry- Main Level- Bathrooms
    - 1. Type- ☐ Plam ☒ Wd ☐ Metal ☐ Other-
  - iv. Counter Tops- Main Level- Bathroom
    - 1. Type- ☒ Plam ☐ CT ☐ Solid Sur ☐ Lino ☐ Other-
  - v. Appliances- Kitchen
    - 1. Condition- ☐ Excellent ☒ Very Good ☐ Good ☐ Fair ☐ Poor
  - vi. Fireplace(s)
    - 1. Fireplace(s) Exist- ☒ Yes ☐ No
    - 2. Type of Fireplace(s)- ☒ Wd ☐ Gas ☐ N/A
    - 3. Flue Verified ☐ Yes ☒ No
  - vii. Shower &/or Tub-
    - 1. Water Tightness Verified ☐ Yes ☒ No
  - viii. Window Coverings
    - 1. Type- Miniblinds
    - 2. Comments-
- b. Condition Rating- ☐ Excellent ☐ Very Good ☒ Good ☐ Fair ☐ Poor
- c. Recommendation(s):
  - i. ☒ *Routine maintenance.*
  - ii. ☒ *Verify/clean fireplace flue*
  - iii. ☐ *Other-*

6. Basement/Crawlspace

- a. Findings
  - i. ☒ Basement
    - 1. ☒ Finished ☒ Unfinished
    - 2. One bedroom
    - 3. Mechanical room
  - ii. ☐ Crawl Space
- b. Condition Rating- ☐ Excellent ☐ Very Good ☒ Good ☐ Fair ☐ Poor
- c. Recommendation(s):

- i. ☒ *Routine maintenance.*
- ii. ☒ *Monitor basement walls/floor for moisture in the future*
- iii. ☐ *Other-*

7. Attic Space

- a. Findings
  - i. Attic Access- ☒ Yes ☐ No
  - ii. Insulation-
    - 1. Type- ☒ Blown ☐ Batt ☐ None
    - 2. Depth (approx.)- ☒ 6 inches
  - iii. Ventilated Attic- ☒ Yes ☐ No
- b. Condition Rating- ☐ Excellent ☐ Very Good ☒ Good ☐ Fair ☐ Poor
- c. Recommendation(s):
  - i. ☒ *Routine maintenance*
  - ii. ☒ *Verify and add additional attic insulation to energy code requirements if lacking*
  - iii. ☐ *Add attic ventilation*
  - iv. ☐ *Other-*

**MECHANICAL SYSTEMS CONDITION**

1. Plumbing

- a. Findings
  - i. Plumbing fixtures- Conditions Noted-
    - 1. No ADA access
    - 2. Appear to be good condition
  - ii. Hot water heater- ☐ Elec ☒ Gas
    - 1. Size- 50 gal.
    - 2. Age- ☐ Less than 6 years ☐
- b. Condition Rating- ☐ Excellent ☒ Very Good ☐ Good ☐ Fair ☐ Poor
- c. Recommendation(s):
  - i. ☒ *Routine maintenance*
  - ii. ☐ *Other-*

2. Heating/Cooling System

- a. Type- ☒ Forced Air ☐ Other- Heat pump
- b. Fuel- ☐ Elec ☒ Gas
- c. Findings
  - i. HVAC Unit(s)
    - 1. Age- ☒ 2005 ☐
    - 2. ☒ Maintenance appears to be current & consistent.
    - 3. Assumed condition of system- ☒ Very Good ☐
    - 4. ☒ HVAC system operation was not verified, but appeared to be operational
  - ii. Central Air Conditioning ☒ Yes ☐ No
  - iii. Window A/C Units- ☐ Yes ☒ No
  - iv. Bathroom Fan(s)- ☒ Yes ☐ No
- d. Condition Rating- ☐ Excellent ☒ Very Good ☐ Good ☐ Fair ☐ Poor
- e. Recommendation(s):
  - i. ☒ *Routine maintenance.*
  - ii. ☒ *Mechanical service contractor should verify system conditions and provide improvements as deemed required for anticipated occupancy*
  - iii. ☐ *Verify A/C*
  - iv. ☐ *Other-*

**ELECTRICAL SYSTEMS CONDITION**

1. Electrical Service

- a. Findings

- i. 200 Amp Service
- ii. 120 / 240 Voltage Service
- iii. x Single Phase Service- Assumed
- iv.      Three Phase service- assumed
- v. x Breakers
- vi.      Fuses
- vii. Findings-
  - 1. Service panel installed 2023
- b. Condition Rating- x Excellent      Very Good      Good      Fair      Poor
- c. Recommendation(s):
  - i. x Routine Maintenance.
  - ii. x Verify actual system condition with electrical maintenance contractor
  - iii.      Other-

## 2. Power

- a. Findings
  - i. x Grounded Outlets (mostly)
  - ii.      GFCI Outlets (none)
  - iii. x Romex Wiring (mostly)
  - iv. x Cloth Wiring
  - v.      Knob & Tube Wiring
  - vi.      Conduit- Some conduit in basement
  - vii.      Other-
- b. Condition Rating-      Excellent      Very Good x Good      Fair      Poor
- c. Recommendation(s):
  - i. x Routine Maintenance.
  - ii. x Replace wiring- schedule cloth wiring replacement
  - iii. x Provide GFCI outlets as required by code.
    - 1. 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
  - iv. x Provide at least two electrical outlets in required rooms per IEBC Level 2 alterations & Change of Occupancy.
  - v. x Correct unsafe electrical conditions per NFPA 70 in a Change of Occupancy
  - vi.      Other-

## 3. Lighting

- a. Findings
  - i. Type-      LED      Florescent x Incandescent
- b. Condition Rating-      Excellent      Very Good x Good      Fair      Poor
- c. Recommendation(s):
  - i. x Routine maintenance
  - ii. x Replace light fixtures
  - iii.      Other-

## 4. Systems- Electrical

- a. Findings
  - i. Alarms
    - 1. 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)
    - 2. Exit Lighting- See below (Life Safety/Building Code Analysis)

- iii. ☒ Data/Cable-
  - 1. Server/Router- ☒ Yes ☐ No
- b. Condition Rating- ☐ Excellent ☐ Very Good ☐ Good ☒ Fair ☐ Poor
- c. Recommendation(s):
  - i. ☒ Routine maintenance.
  - ii. ☒ See "Life Safety/Building Code Analysis" below.
  - iii. ☐ Other-

## **LIFE SAFETY/BUILDING CODE ANALYSIS**

1. Code Constructed Under
  - a. ☒ Uniform Building Code (UBC)
    - i. ☒ R3 Occupancy- Dwellings & Congregate Living 10 or less
  - b. ☐ International Residential Code (IRC)
  - c. ☐ International Building Code (IBC)
2. Current Code Applicability
  - a. Code Path Summary
    - 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. ☒ International Existing Building Code (IEBC) current edition- applicable sections:
    - i. ☒ Chapter 3- All Compliance Methods Requirements
    - ii. ☐ Alteration- Prescriptive Compliance Method
    - iii. ☒ Alteration Method- Level 1
      1. Removal & replacement of like materials / equipment
    - iv. ☒ Alteration Method- Level 2
      1. Space/ equipment reconfiguration or window / door change
    - v. ☒ Alteration Method- Level 3
      1. Work area exceeds 50% of building area
    - vi. ☒ Change of Occupancy or Use
      1. ☒ R3 Occupancy- Congregate Living 16 or less (non-transient)
  - c. ☒ International Building Code (IBC) current edition.
    - i. ☒ 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. Occupancy
  - a. Existing Occupancy
    - i. ☐ Single Family
    - ii. ☐ Duplex
    - iii. ☒ R3 Occupancy- Congregate Living 16 or less (non-transient)
    - iv. ☐ Other-
  - b. Proposed Occupancy
    - i. ☐ Single Family
    - ii. ☐ Duplex
    - iii. ☒ R-3 Occupancy- Congregate Living 16 or less (non-transient)
    - iv. ☐ Other-
  - c. Occupancy Classification Rating- ☐ Excellent ☐ Very Good ☐ Good ☒ Fair ☐ Poor
4. Means of Egress
  - a. Findings
    - i. Bedrooms- 4
    - ii. Beds- 4 (1 Basement, 3 Main Floor N/A Upper Floor)

- iii. ☒ Single Exit Stair. See "Stair" below.
- iv. Egress Dead End Length-
  - 1. IEBC Level 2 Alteration- 50 ft allowed with AFSS
- b. Condition Rating- ☐ Excellent ☐ Very Good ☒ Good ☐ Fair ☐ Poor
- c. Recommendation(s):
  - i. *Maintain Means of Egress*
  - ii. ☐ Other-

## 5. Stair

- a. Findings
  - i. Width- Approximately 36 in wide.
  - ii. Risers- Approximately 7.5 in high.
  - iii. Treads- Approximately 10 in long.
  - iv. Handrails- ☒ One side ☐ Two Sides ☐ N/A
    - 1. Handrails- IEBC Change of Occupancy- Handrail allowed on one side of stair WITH 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-
    - 1. Per IEBC Change of Occupancy- Enclosed stair not required.
- b. Condition Rating- ☐ Excellent ☐ Very Good ☒ Good ☐ Fair ☐ Poor
- c. Recommendation(s):
  - i. ☒ *Provide second handrail at stair with IBC required configuration (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. ☒ *Verify door landing requirements- Possibly remove door- TBD*
  - iii. ☐ Other-

## 6. Emergency & Escape Windows

- a. Findings
  - i. IEBC Level 1 Alteration- Requires Emergency & Rescue Windows required in bedrooms.
  - ii. Size of Operable Bedroom Window(s)-
    - 1. Upstairs- Unit A- 38 in wide. 48 in high. 32 inches AFF
    - 2. Upstairs- Units B & C- 38 in wide. 26 in high. 32 inches AFF
    - 3. Basement- 26 in wide. 38 in high. 42 inches AFF
  - iii. Areas Ways-
    - 1. Provided- ☒ Yes ☐ No
    - 2. Ladder- ☐ Yes ☒ No
    - 3. Areaway Depth- TBD inches deep
- b. Condition Rating- ☐ Excellent ☐ Very Good ☒ Good ☐ Fair ☐ Poor
- c. Recommendation(s):
  - i. ☒ *Routine maintenance.*
  - ii. ☐ *Provide emergency & escape windows per IEBC Level 1 Alteration*
  - iii. ☒ *Provide basement bedroom egress areaway & ladder assembly per IEBC Level 1 Alteration*
  - iv. ☐ Other-

## 7. Fire Control Capability

- a. Findings
  - i. ☐ Fire Sprinklers (AFFS)- ☐ NFPA 13 ☐ Type 13R ☐ Type 13D ☒ No AFFS
    - 1. Single Family Dwelling does not require fire sprinkler system.

2. 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.
      - c. Areas such as smaller rooms, garages, carports, attics, and other concealed non-living spaces are not required to be sprinklered.
    - ii. ☒ Fire Extinguishers-
      1. Location A- ☒ Main Floor ☐ Other Floors
      2. Verify basement fire extinguisher is provided
    - b. Condition Rating- ☐ Excellent ☐ Very Good ☐ Good ☐ Fair ☒ Poor
    - c. Recommendation(s):
      - i. ☒ Provide NFPA 13D (residential) fire sprinkler system for current building occupancy (Change of Occupancy).
      - ii. ☒ Check/Service fire extinguishers- Provide basement fire extinguisher
      - iii. ☒ Review whether or not the Congregate Living building occupancy to be maintained
      - iv. ☐ Other-
8. Alarm System(s)
  - a. Findings
    - i. Smoke Detectors/Alarms-
      1. ☒ Existing smoke detectors are residential standalone units.
        - a. ☒ 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).
      3. ☒ 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-
      1. Coordinate with AFSS
    - iii. Carbon Monoxide Detectors-
      1. Required in all R-occupancies with fuel burning appliances &/or fireplace.
      2. Required- ☒ Yes ☐ No
      3. Exist- ☐ Yes ☒ No
  - b. Condition Rating- ☐ Excellent ☐ Very Good ☐ Good ☐ Fair ☒ Poor
  - c. Recommendation(s):
    - i. ☒ Routine maintenance
    - ii. ☒ Provide fire extinguisher in basement
    - iii. ☒ Modify smoke alarm system to code requirements for current building occupancy per IEBC Level 2 Alteration & Change of Occupancy.
    - iv. ☒ Provide carbon monoxide detectors as required by code per IEBC Level 2 Alterations & Change of Occupancy.
    - v. ☒ Review whether or not Congregate Living occupancy to be maintained
    - vi. ☐ Other-
9. Emergency Lighting & Exit Signs
  - a. Findings
    - i. Emergency Lighting-

1. ☐ Does not exist and not required for this occupancy.
  2. ☒ 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. ☒ 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 ☒ Poor
- c. Recommendation(s):
- i. ☐ None
  - ii. ☒ Provide Emergency Lighting per IEBC Level 2 Alteration & Change of Occupancy
  - iii. ☒ Provide Exit Signs per IEBC Level 2 Alteration & Change of Occupancy
  - iv. ☐ Other-

#### 10. Fire Resistance

- a. Findings
- i. ☐ Single Dwelling Unit- Fire resistance of walls not required in a single dwelling unit.
  - ii. ☒ 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.
    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 / 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 ☒ Fair ☐ Poor
- c. Recommendation(s):
- i. ☒ Verify with AHJ if providing a NFPA 13D AFSS would provide any relief from providing sleeping room separation improvements (TBD).
  - ii. ☒ 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. ☒ 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. ☒ 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. ☒ Review whether or not Congregate Living occupancy to be maintained
  - vi. ☐ Other-

#### ACCESSIBILITY



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.
      5. 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. x Provide accessible ramp
    - iv. \_\_\_ 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
  - 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/Lesseees are to be informed of lead-based paint hazards.
  - b. Recommendation(s):
    - i. 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
    - i. 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
    - 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-*

