

July 15, 2010

TO: Ramona Hernandez, Student Housing
Faye Perata, Student Housing

FROM: Susan Cummings, REHS
Safety Services, Environmental Health and Safety

RE: July 14, 2010 Inspection of Baggins End Dome # 10

On Wednesday, July 14, 2010 at the Request of Student Housing and as part of a joint inspection team that included UCD Fire, Design and Construction Management and Facilities Services, Susan Cummings, Claire Denham and Sue Fields of EH&S performed an inspection of the unoccupied Dome 10 in Student Housing's Baggins End Housing Area.

Following is a list of the deficiencies noted during the inspection. A number of items noted pose significant current and potential hazards and must be addressed prior to re-occupancy. These items are noted in bold with a ** following the number. For your convenience a document containing pictures, taken during the inspection and that are referenced in the report by number, has been attached.

Please feel free to contact me should you have questions or concerns regarding this report.

Thank you
Susan Cummings

NOTE: PRIOR TO DOING WORK CONTACT PROFESSIONALS – It is possible that lead paint and asbestos containing materials (floor tile, topset adhesives, etc.) are present. Please check and abate work areas prior to working on corrective actions. The disruption of fiberglass can create fibers of a size that pose inhalation hazards. Please speak with an Occupational Health medical professional to determine what type of protection is needed, then obtain the training and the equipment needed to remain safe while working with the fiberglass.

1st Level

Kitchen:

1. Area is approximately 98 sq ft space. Screened window meets minimum 1 sq. ft. size requirement
2. Sheetrock removed from wall beneath kitchen sink to access plumbing lines to bathroom and kitchen. (Picture 1 Kitchen Sink)
Corrective Action:
Replace sheetrock or consider installing an access panel for future plumbing repairs
3. ****Leaking domestic water supply pipe noted at pipes located beneath the kitchen sink and in the space between the kitchen and bathroom walls (Picture 1: Kitchen Sink; pipe behind P-trap)**
Corrective Action:

Retain the services of a State licensed plumber or a plumber approved by Student Housing or the campus Plumbing Shop for an approved repair method. Also, determine if existing pipes meet code for conveyance of domestic water. If they do not, please replace with pipes made of approved materials.

4. ****Silicone (or similar material) is not an approved method for joining two pieces of (sanitary) discharge pipes (Picture 1: Kitchen Sink) –**

Corrective Action:

Retain the services of a State licensed plumber or a plumber approved by Student Housing or the campus Plumbing Shop to obtain an approved method for pipe joining and to find out pipe materials approved for this type of discharge and replace existing if necessary.

5. ****Rat droppings were noted in the drawer located on the bottom shelf in the cabinet beneath the sink/sink counter (Picture 2: Rat Droppings)**

Corrective Action:

Carefully remove and dispose of droppings. Wash and sanitize the drawers. To prevent further/ongoing pest problems, identify and secure all potential rodent entry points.

6. ****The electrical outlet (220?) for the stove is located beneath the kitchen sink lacks a plate cover thereby exposing wiring. (Picture 3: Outlet 1)**

Corrective Action:

Retain the services of a State licensed electrician, or an electrician from, or approved by Student Housing or the campus Electrical Shop to determine if electrical outlet is properly installed and in good repair. If so, or after making needed repairs, install outlet cover.

7. ****Wall covering (sheetrock) has been removed from the area around and beneath a 110 duplex electrical outlet that is located approximately six inches above the floor surface and to the right of the stove. (Picture 4: Outlet 2)**

Corrective Action:

Retain the services of a State licensed electrician, or an electrician from, or approved by Student Housing or the campus Electrical Shop to determine if electrical outlet is properly installed and in good repair. If so, or after making it so, replace sheetrock and seal/paint patch and wall.

8. **Raw/Unsealed wood and sheetrock noted in kitchen cabinets. (Picture 5: Cabinets)**

Corrective Action:

Seal/Paint sheetrock and wood to enable cleaning

9. ****It is unclear if all wall and floor electrical outlets located near water and other potential shock producing sources are GFI/GFCI protected as required by code and campus policy.**

Corrective Action:

Identify all outlets required to be GFI/GFCI protected and determine if the outlets are properly protected with operational GFI/GFCI equipment. If they are not, retain the

services of a State licensed electrician, or an electrician from, or approved by Student Housing or the campus Electrical Shop.

10. ****Ceiling light fixture connection to electrical supply appears not conform with Electrical Code.** (Picture 6: Ceiling Light Fixture Connection)

Corrective Action:

Retain the services of a State licensed electrician, or an electrician from, or approved by, Student Housing or the campus Electrical Shop to make needed repairs.

11. Food overspill accumulation noted in oven and beneath the range top drip pans (Picture 7: Stove)

Corrective Action:

Clean food spill accumulations

NOTE: Food spill accumulations attract and provide sustenance for rodents and pests.

12. There are several holes in walls at the wall – floor juncture. (Picture 8: Walls)

NOTE: These opening provide access for rodents, insects and other pests.

Corrective Action:

Patch holes and seal/paint patches.

13. Refrigerator is not level

Corrective Action:

Level refrigerator using leveling feet

14. A chip on the interior of the microwave, near the closing seal line, was noted.

Corrective Action:

Check to see if the unit is leaking. If it is replace and properly dispose of damaged unit.

15. ****Outlet used to power the refrigerator is loose.**

Corrective Action:

Properly secure outlet

16. Section of concrete floor in hallway is elevated indicating moisture intrusion. (Picture 9: Floor)

Corrective Action:

Identify reason for elevated concrete and repair as needed. Replace any removed floor covering.

Bathroom:

1. Area is approximately 55 sq ft space. The 20”x20” screened, openable window meets lighting and ventilation requirements. NOTE: Although window is openable and screened, installing a mechanical exhaust fan with an integral (on-off) humidity sensor is strongly recommended. (refer to numbers 5 and 3 below)

2. Room's ceiling light fixture uses a CFL bulb with no covering or shield. (Picture 10: Light Fixture)
Corrective Action:
Install appropriate bulb shield.
3. ****Mold growth noted on walls and ceiling. (Pictures 11-13)**
Corrective Action:
If mold has not grown into wall material, clean walls then bleach until mold and spores are destroyed. If mold has grown into the base wall material, remove material see <http://www.nyhealth.gov/environmental/indoors/air/mold.htm> for guidance.
4. Wall outlet at wall-floor juncture, is partially buried. (Picture 14: outlet).
Corrective Action:
Retain the services of a State licensed electrician, or an electrician from, or approved by Student Housing or the campus Electrical Shop who will properly locate the electrical outlet.
5. ****Wall cracks and exposed structural foam noted (Picture 15 Exposed Foam 1)**
Corrective Action:
Repair cracked walls. If foam is structurally sound and not crumbling or flaking, replace missing foam and properly seal walls to enable cleaning and to retard moisture intrusion from showers and baths.
6. Accumulation of debris, etc. noted on shelf below sink.
Corrective Action:
Clean shelf and area under sink counter

Bedroom 1:

1. Area is approximately 88 sq ft in size. Openable Window meets lighting and ventilation requirements.
2. The 4x4 vertical wooden beam behind and north of the front door, one of several supporting the loft, is not plumb
Corrective Action:
Under direction of Student housing, determine if beam is installed to properly support loft.
3. ****Two floor-mounted Simpson ties, one broken and neither supporting a beam, present tripping and cutting hazards. (Picture 16: Simpson Ties)**
Corrective Action:
Remove metal ties and seal holes.
4. Window screen is deteriorating
Corrective Action:
Replace screening material.

5. ****Foam fill is exposed between the loft and wall near the doorway closest to hallway. (Picture 17: Foam 2)**

Corrective Action:

Seal foam for cleaning and to prevent flaking/chipping.

LOFT

Bedroom 2 (identified as such by Domes tenants):

1. Passive building fan located at the apex of the dwelling is not secured against the entry of rodents, insects or other pests. (Picture 18: Vent)

Corrective Action:

Install material (e.g., metal screen) to prevent entrance of insects, rodents and other pests.

2. ****Significantly heat, light and water damage and deterioration of structural foam and interior ceiling material (most) noted near and around the building fan. (Pictures 19-22)**

Corrective Action:

*Identify and correct all problems leading to water intrusion. If foam is structurally sound, can be made to discontinue crumbling or flaking and can be fully replaced, replace missing foam and interior (and if needed, exterior) ceiling (roof) material. Be sure to seal the material with an approved substance in a manner that eliminated UV/Sun deterioration **NOTE:** All work must be pre-approved, in writing, by the appropriate UC Davis Student Housing Representative and when required, by UC Davis Fire Department and EH&S. Also, all work must be performed by a State Licensed contractor for whom written approval has been obtained from UC Davis Student Housing.*

3. ****Railing at edge of loft is not secure and is not constructed in accordance with minimum Building Code Requirements. (Picture 23: Handrail)**

Corrective Action:

*With written approval and guidance from UC Davis Student Housing, retain the services of a State Licensed (Construction) Contractor who will provide for the construction of a railing that meets Code. Plans must be submitted to UC Davis Student Housing who will route them in accordance with Campus requirements. **NOTE:** All work must be pre-approved, in writing, by the appropriate UC Davis Student Housing Representative and when required, by UC Davis Fire Department and EH&S. Also, all work must be performed by a State Licensed contractor for whom written approval has been obtained from UC Davis Student Housing.*

4. **** A number of interior wall cracks were noted including one located to the right of the fire alarm; goes to bathroom. It is unknown if the crack affects the operation of the alarm. (Picture 19: Ceiling Damage)**

*Corrective Action: Identify and correct reason(s) for cracks and repair as required. all problems leading to water intrusion. If foam is structurally sound, can be made to discontinue crumbling or flaking and can be fully replaced, replace missing foam and interior (and if needed, exterior) ceiling (roof) material. Be sure to seal the material with an approved substance in a manner that eliminated UV/Sun deterioration **NOTE:** All*

work must be pre-approved, in writing, by the appropriate UC Davis Student Housing Representative and when required, by UC Davis Fire Department and EH&S. Also, all work must be performed by a State Licensed contractor for whom written approval has been obtained from UC Davis Student Housing.

5. ****Electrical outlet box installed on floor may not be to code and poses trip and electrical hazards. (Picture 24: Floor)**

Corrective Action:

Retain the services of a State Licensed electrician, or an electrician from, or approved by Student Housing or the campus Electrical Shop to determine if electrical outlet is properly installed and in good repair. If so, re-install so that outlet cover does not sit on wooden surface and so supply cords do not present a tripping hazard.

6. ****Wooden pieces of wood are secured to, and covering, a section of the loft bedroom. The wooden pieces are elevated above floor level creating a trip hazard. (Picture 24)**

Corrective Action:

Identify the reason the wood was installed to determine if repairs are needed. With written approval and guidance from UC Davis Student Housing (SH), retain the services of a State Licensed (Construction) Contractor and a State Licensed Engineer who will determine if loft is built according to code for the intended use(s).

*If loft is not built to code, either remove (under guidance of SH) or work with the (SH approved) contractor/engineer to design and draw plans for loft. The plans must be submitted to SH for review and approval by (at a minimum) Campus SH, EH&S and Fire. Prior to removing or rebuilding, all work must have a written pre-approval from the appropriate Student Housing Representative. **NOTE:** All work must be performed by a State Licensed contractor for whom written approval has been obtained from UC Davis Student Housing.*

7. **** The area of the loft area identified by several Dome tenants as a Storage Area is fully enclosed with no light or window and a ladder leading directly to it and incidentally to area identified as loft bedroom (2).**

Corrective Action:

Retain the services of a licensed structural engineer to determine if the lofty is structurally sound and its maximum load. If area is a storage area, ensure UCD Fire approves configuration. If it is/becomes a sleeping area it must, at a minimum, meet the Building, Fire and Health and Safety Codes that pertain to this type of room. If the loft is found to be structurally compromised, it must be removed or made code compliant. Decisions and subsequent work must be pre-approved, in writing, by the appropriate Student housing Representative and performed by State Licensed Contractors/Engineers approved by Student Housing.

Exterior:

1. ****Wooden trellis-like porch structure at entrance is wobbly, the skylight supports show signs of dry rot and wooden members show signs of age and deterioration.**

Corrective Action:

With direction from UC Davis Student Housing, determine if structure is structurally sound or can be made structurally sound. If not, the structure must be removed. If it will be refurbished, ensure construction is in accordance with relevant codes and that the replacement trellis has approval from the UCD Fire Dept.

2. Weather seal on front door is deteriorated.

Corrective Action:

Replace seal

3. A number of holes, cracks and areas of peeling/bubbled paint were noted on the exterior of the dome. Several openings allowed visual access to deteriorated inner foam and exterior fiberglass coating.

Corrective Action:

Retain the services of a licensed professional to determine if structure is structurally sound. If it is not, determine how to do so and repair as required.



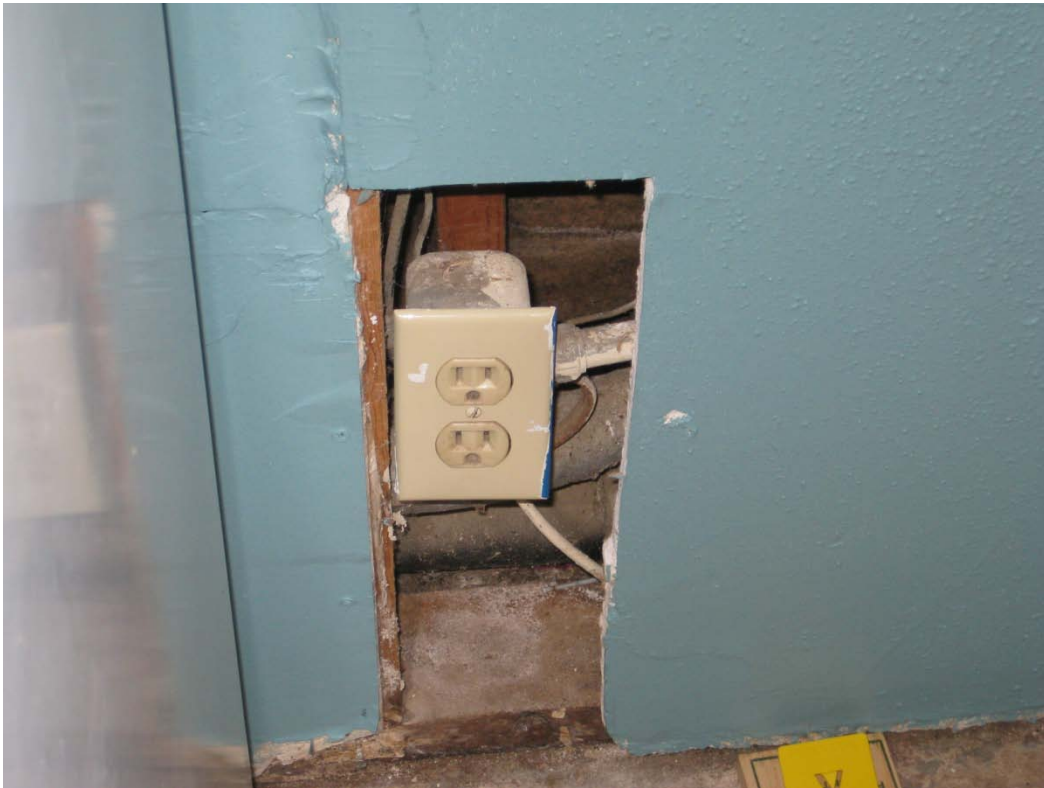
Picture 1: Kitchen Sink



Picture 2: Rat Droppings



Picture 3: Outlet 1



Picture 4: Outlet 2



Picture 5: Cabinets



Picture 6: Ceiling Light Fixture Connection



Picture 7: Stove



Picture 8: Wall



Picture 9: Floor



Picture 10: Uncovered Bulb



Picture 11: Mold, Bathroom Wall



Picture 12: Mold, Bathroom Ceiling



Picture 13: Mold, Bathroom Walls



Picture 14: Outlet 4



Picture 15: Exposed Foam 1



Picture 16: Simpson Tie



Picture 17: Foam 2



Picture 18: Vent



Picture 19: Ceiling Damage 1



Picture 20: Ceiling Damage 2



Picture 21: Ceiling Damage 3



Picture 22: Ceiling Damage 4



Picture 23: Handrail



Picture 24: Loft Floor