

From: Emily Galindo [ecgalindo@ucdavis.edu]
Sent: Friday, October 15, 2010 10:52 AM
To: 'Hernandez, Ramona'
Subject: FW: Dome 10 Findings

From: Clayton Halliday
Sent: Thursday, October 07, 2010 3:39 PM
To: Emily Galindo
Cc: Clayton Halliday
Subject: Dome 10 Findings

Dear Emily,

I am writing to provide you with my findings concerning the physical condition of Dome 10. These findings are based on my July 14, 2010 inspection along with representatives from Facilities, Fire, Safety Services and Student Affairs, and a subsequent inspection by our Engineering staff in late August.

During the 7/14/2010 inspection, I focused my attention primarily on the condition of the structural and egress elements of the unit. The subsequent inspection by our Engineering staff focused primarily on the condition of the mechanical, electrical, and fire life safety systems with respect to code compliance.

Findings:

The interior foam insulation system, which appears to be integral to the Dome's structure, is failing and needs to be renovated or replaced. The scope of this work, compared to the present value of the structure, will likely require that other systems and elements be brought into compliance with current applicable building codes. Specific non-code compliant building elements that we believe will need to be addressed as a result of the foam renovation work are as follows:

Bathroom Ventilation:

- The bathroom does not comply with the Building Code (2007 BCB 1203.4.2.1) requirements for mechanical ventilation. It does not have a mechanical ventilation system (exhaust fan). It does have an operable window but that does not count as far as the 2007 CBC is concerned.

Kitchen Exhaust:

- The Kitchen does not have any mechanical ventilation. A kitchen cabinet is located about 24" above the cooking range top.
- The Mechanical Code (2007 CMC 916.1B) requires a minimum 30" of vertical clearance between the top of the cooking range and combustible materials located above it (i.e. kitchen cabinet). A minimum 24" vertical clearance is permitted if the underside of the cabinet is protected as prescribed, a metal ventilating hood is installed above the cooking surface or a listed cooking appliance or microwave is installed above the cooking surface.
- Given the existing 24" of vertical clearance and the lack of a ventilating hood or listed cooking appliance above the cooking surface, the Kitchen does not comply with the code requirements.

Electrical:

- The building does not comply with the Electrical Code requirements for Ground Fault outlets in the Kitchen and Bathroom.

Life Safety:

- The Bedroom loft does not comply with the Building Code requirements for smoke detection - it does not have a smoke detector.

Other observations:

Structural Modifications:

- During my walk through of Dome 10, I noted that it appeared as though a 4"x 4" vertical support post had been removed from under the horizontal framing of the Bedroom loft. As a result, I question if the Bedroom loft has adequate structural integrity.

Egress from the Bedroom loft

- Egress from the bedroom loft is provided by a vertical ladder. My observation is that the ladder in its current condition may not be adequate to provide safe egress. The ladder may need to be upgraded or replaced.

Summary and Recommendations

Based on my inspection of 7/14/10 and the subsequent inspection by our Engineering staff, I believe that physical condition of Dome 10 should be considered sub-standard with respect to providing suitable living conditions for UC Davis students. It is also my opinion that the necessary foam renovation work will trigger significant upgrades and/or replacement of other building elements and systems.

At this juncture, I would recommend that the remaining structures be inspected to the same level as was done for Dome 10 in order to ascertain if similar types of issues and conditions are present.

Thank you for the opportunity to assist with this effort – please let me know if you need any further information.

Clayton Halliday

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