

NC Rehab Code Case Study

Building H-1

January 16, 2002; rev 4/12/02

1. Project name & location

Renovation to Division Headquarters, Building H-1, Wing 1E South
Marine Corps Base, Camp Lejeune, North Carolina

2. Project description

Description: The occupancy of the building is Business and will remain so. The total area of the building is 165,000 square feet and three stories. The construction type is IIIB (Unprotected and sprinkled per NFPA 13) The work is demolition and restoration of finishes, including ceramic tile, marble wainscots, gypsum board and terrazzo floors. The work also consists of extensive removal of lead paint from existing surfaces, door frames, hand rails, walls and ceilings. New work also includes a new and somewhat lower gypsum wallboard ceiling in the lobby. New wood cabinets and metal lockers are also provided. The only electrical work is primarily for new lighting and toilet exhaust fans. The mechanical work consists mostly of diffuser modifications and minor ductwork associated with the lobby ceiling. Plumbing work includes fixture removal and reinstallation over new finishes, new water cooler and fixture repair. This would take these specific toilets out of use for a short period of time however there are other toilets within 100 feet, so adequate facilities are available.

The building is far beyond what could be built under current code for the type construction, even though it is sprinkled and has in excess of 30' perimeter. The building is divided into wings connected by a corridor, which could probably be considered independent fire areas of about 25,000SF. There are no additions under this project.

3. Plan availability

Plans are attached.

4. Scope declaration and justification

Work area in existing building is 5,100 SF on the first floor. Because this project involved mostly finish replacement and repair, it possibly could have been considered a renovation. However, because it modified the ceiling height in the lobby, this space was being reconfigured. Further, it should be noted the work area could not be occupied during the work because the removal of lead paint made it unsuitable. No Certificate of Occupancy is likely to be needed.

This project would likely have been classified as two work areas.

- The Lobby is ALTERATION due to the ceiling height modification
- The remainder of the work is RENOVATION since it involves mostly replacement of finishes.

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