

# NC Rehab Code Case Study

## Piedmont Charter School

March 2, 2002; rev 4/12/02

### Part A: Project Data and Classification

#### 1. Project name & location

Piedmont Community Charter School, East Second St., Gastonia, N. C.

#### 2. Project description

The circa 1915 existing building contains about 47,130 square feet; 15,854 sq. ft. on the lower level, 17,407 sq. ft. On the first floor, 13,869 sq. ft. on the second floor.

Construction is IBC Type VB (SBC VIP).

The use of the building is "E" for school, so a change of use would not apply. The proposed plan calls for:

- Demolition of floor and wall finishes
- Removal of bath rooms in a janitor room and kindergarten room
- Removal of existing toilet partitions
- Removal of existing exhaust hood
- Removal of A. C. units and supply and return registers
- Removal of electrical lighting and receptacles.
- Removal of existing doors and frames and in-fill
- Removal and reinstallation of exit doors
- Removal of canopies over exterior stairs
- Removal of balcony seats

The creation of the following spaces:

- 6 classrooms
- Media Center and a computer lab
- Exit stair (balcony) and an exit corridor
- Elevator shaft and equipment room
- 2 New Restrooms and a teachers lounge

#### 3. Plan availability

Both existing and proposed plans are attached.

#### 4. Scope declaration and justification

The work is extensive, involving subdividing several rooms into new classrooms. At the same time exits are to be improved to meet DFS requirements and bathrooms upgraded and created along with an elevator to meet ADA requirements. Work involves primary function spaces. The proposed scope is re-construction, alterations and renovation.

## **PART B: NC Rehab Code Requirements**

### **1. For Renovation**

Work may not diminish conditions below original building code or current NCBC:1.4c

- Existing alarms, standpipes and suppression may not be removed: 1.4c.2
- May not diminish accessibility: 1.4c.3

Some products prohibited: 1.4d

Some products/practices required if working with 1.4e

- glass in hazardous locations
- electrical
- door hardware
- handrails/guardrails
- refrigerants

Products prohibited includes added limitations: 1.5d

- Bars, grilles, screens
- Paint removal procedures

Added products/practices requirements: 1.5e

- Water saver toilets: 1.5e.1
- Accessibility requirements at bath/toilet renovations: 1.5e.2
- Replacement doors at selected use: 1.5e.3.ii

All new materials shall comply with Materials and Methods section 1.8: 1.5g

### **2. For Alteration**

Same as renovation, plus the following:

Added products/practices requirements: 1.6e

- Do accessibility requirements provisions for technically infeasible apply: 1.6e.2 iii
- Is accessible entrance work in excess of 20% disproportionate cost: 1.6e.4.

Work may not make the building less conforming with Basic Requirements: 1.6g

- If the Basic Requirements are exceeded, may not decrease below NCBC: 1.6g.1

Do all new building elements comply with section 1.9-: 1.6j

Regarding accessibility, is the altered space a primary function space? 1.6k

- Is accessible path of travel work in excess of 20% disproportionate cost: 1.6k

### **3. For Reconstruction**

Same as alteration, plus the following

Added products/practices requirements: 1.7e

- Any new entrance steps shall provide a ramp, unless work is in excess of 20% disproportionate cost: 1.7e/4

Does the work area comply with the Basic Requirements for the specified use: 1.7h, and

Does the scope of work trigger the specified supplemental requirements?

- Use group A-1 Basic Requirements: 1.12 ----Supplemental Requirements 1.12
- Use group E Basic Requirements: 1.18 ----- Supplemental Requirements 1.18A

- Check Special Technical Requirements 1.30

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