

SUNRISE RESIDENCE INN

BUILDING CONDITION DUE DILIGENCE

July 3, 2024



Engineering & Consulting, Inc.

Kimley»»Horn



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June 14, 2024

Brame Heck ARCHITECTS INC
606 NE 1st Street
Gainesville FL 32601

Alachua County
Sunrise Residence Inn
Due Diligence Report
2105 & 2120 SW 14TH ST
Gainesville, FL 32608

BUILDING CONDITION DUE DILIGENCE EVALUATION

1.0 EXECUTIVE SUMMARY

On June 6th, 20114 and June 7th, 2024 our team visited the subject property located at the above address to review and evaluate the building.

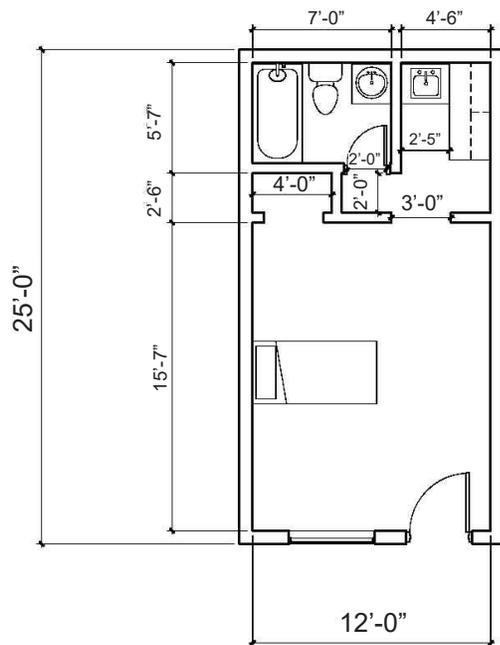
The purpose of this report is to:

- 1) Identify maintenance items or deficiencies that require immediate attention.
- 2) Evaluate the overall functionality, safety, and suitability of the facility for continued use.
- 3) Review the property for basic code compliance from the viewpoint of Alachua County taking over the property.
- 4) Evaluate and provide recommendations for renovation of the buildings.
- 5) Report below includes:
 - a. Architectural Building Envelope Review (this section)
 - b. Structural Assessment
 - c. Mechanical and Electrical systems Review
 - d. Site and Building ADA Compliance Review
 - e. Site Utility, paving, and stormwater Review
 - f. Lead Paint, Asbestos, and Mold Survey
 - g. Phase 1 Environmental Report

2.0 OVERVIEW

2.1 PROPERTY DESCRIPTION

The property consists of three parcels containing two buildings. The Northeast building, located on parcel 15552-005-000, was constructed in 1971. The Southwest building, located on parcel 15552-002-000, was constructed in 1973. Both buildings are currently apartments, (Florida Building Code Occupancy Residential Group R2). Rough dimension sketches were obtained through the Property Appraiser's, but no drawings or documents for the original building are available. We have included the dimensions of a typical unit in both the buildings (*see photo/figure 1*).



TYPICAL UNIT PLAN

Figure 1 - Typical Unit Plan

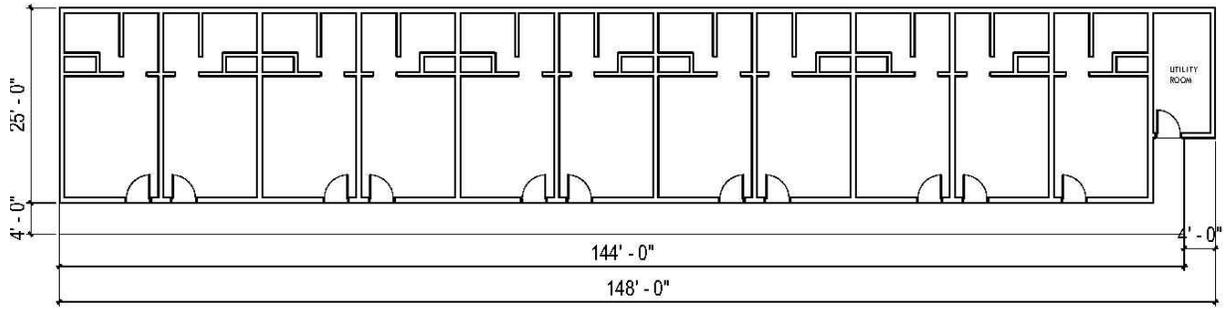
The Northeast building's interior footprint is approximately 7,000 SF of the total 8,000 SF area. The Southwest building's interior footprint is approximately 5,100 SF of the total 5,815 SF area. The difference in the interior footprint and the total area is due to the balcony walkways.

No formal documentation (architectural or engineering drawings) is available, and no destructive testing was performed during our visits, however field measurements and observations indicate that the building construction is CMU exterior and interior bearing walls. Some interior surfaces of the masonry walls have gypsum wallboard (GWB) applied. Interior partitions within the units are constructed of wood stud framing and GWB.

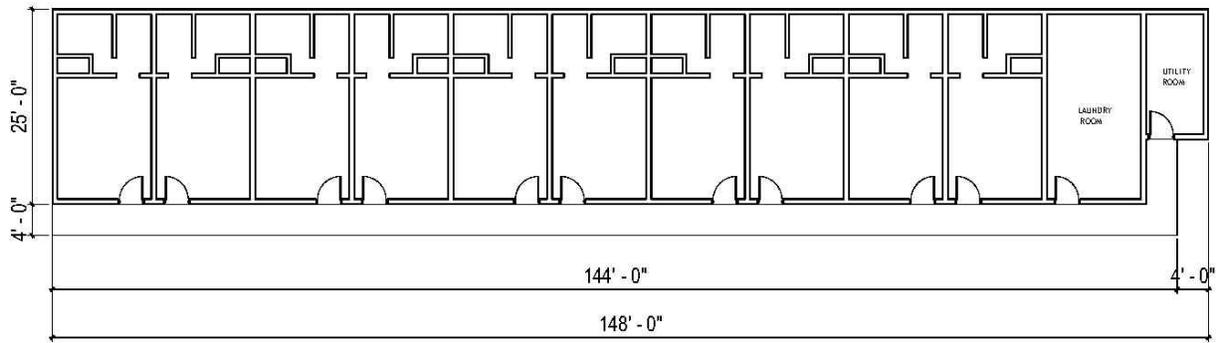
The Northeast building (15552-005-000) has 21 studio apartments, a laundry room, and a utility room on both floors. Ten units and the laundry room make up the first floor, with the remaining 11 units on the second floor. Buildings are configured with each unit entrance from a common exterior walkway. The lower units exit at grade to a concrete walk. Second level units are entered from an elevated walkway accessed from two exterior stairs at each end (*see photo/figures 2 and 3*).

The Southwest building (15552-002-000) has 15 total apartments. Fourteen of the apartments are studios, with interior layouts identical to the Northeast building. The remaining apartment is a two-bedroom unit on the second floor. This building is constructed similar to the northeast building, and has an exterior walkway with two stairs connecting the apartments. Both buildings include a utility room on the second floor.

All of the studio units contain one window, one door, and one window A/C unit. The interior of the units is one room which contains a bedroom, kitchen nook, bathroom, and closet. The roof structure is wood trusses with asphalt shingle roof material. The exterior walkway and stairs are concrete with steel supports.

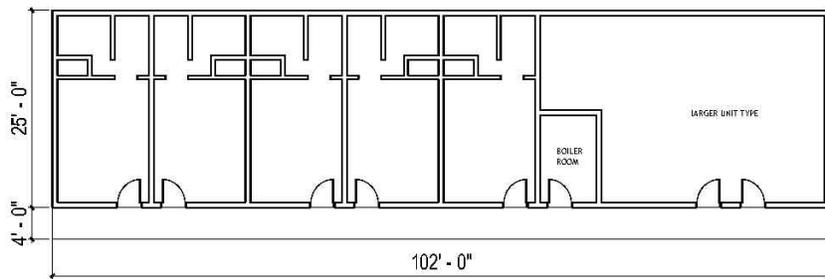


SECOND FLOOR PLAN - NE BUILDING

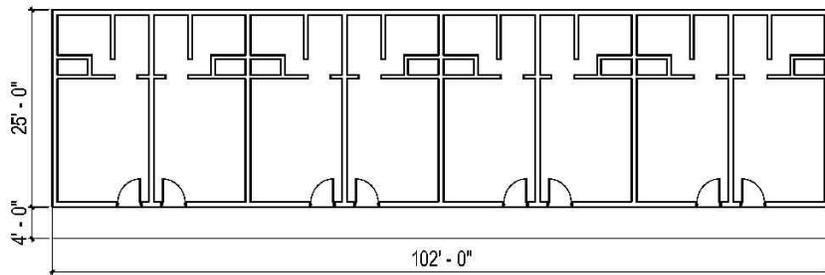


FIRST FLOOR PLAN - NE BUILDING

Figure 2 - Northeast Building Layout



SECOND FLOOR PLAN - SW BUILDING



FIRST FLOOR PLAN - SW BUILDING

Figure 3 - Southwest Building Layout

2.2 HIGH PRIORITY CONCERNS

Both buildings are generally suitable for continued use in their current condition, with the exception of the following items:

- 1) Condensation from A/C units on both buildings should be corrected. On the Northeast building, this has led to rusting on the steel structure, as well as cracking and movement in the concrete walkway and stairs. (See *photo/figure 4*) On the Southwest building, there appears to be cosmetic repairs to the steel structure. (Refer to the structural report for additional discussion of the walkway structure).
- 2) At the southwest building, the handrail/guardrail on the north stair is broken. It appears to have been hit by a vehicle, and is sheared off at the base. This is a significant hazard to life safety and should be corrected as soon as possible. (See *photo/figure 5*).
- 3) The Southwest building exhibits a significant amount of erosion at grade on the southwest corner, and the west side, due to water falling from the roof. At the southwest corner of the building, the footing appears to be exposed. (See *photo/figure 6*) The recommendation would be to provide gutters and downspouts at both buildings. (See structural report for additional discussion of the southeast building foundation.)



Figure 4 - Rusting Steel Structure NE Building



Figure 6 - Exposed Footing SW Building

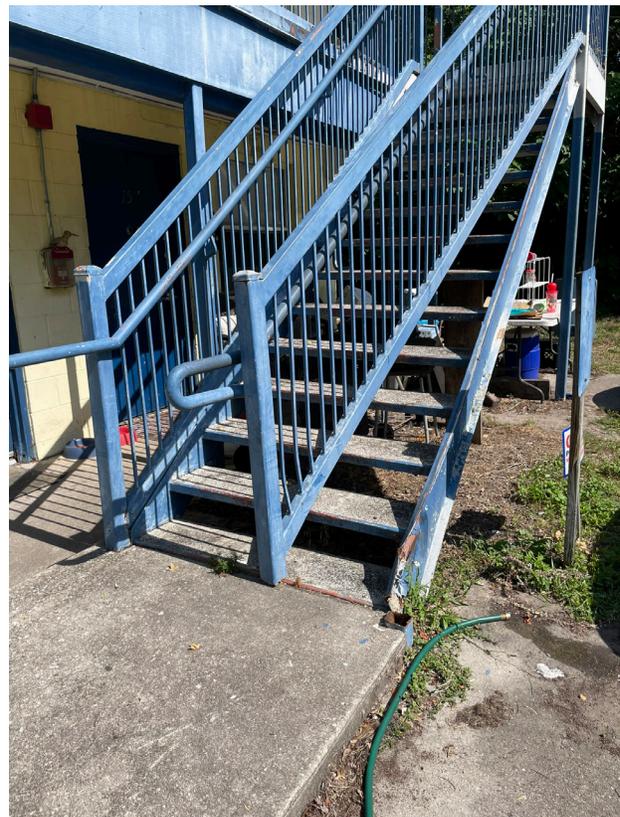


Figure 5 - Guard Rail SW Building

2.3 MEDIUM/LOW PRIORITY CONCERNS

It is recommended that the items below be addressed, although they do not present an immediate issue with life safety or code compliance. Maintenance items, such as reroofing, will need to be performed at some point in the future.

- 1) No existing apartment units are fully compliant with the FBC-Accessibility. Future renovations would likely require accessibility upgrades (*see sections 3.2 and 4.8 below.*)
- 2) Interior layout of the units includes doorways into the bathroom and kitchen that are very narrow, at 24" (*see typical unit plan.*) While the code minimum door width of 32" does not apply to Group R2 Residential units (*FBC-B Section 1010.1.1*), 24" is very narrow, and it would be advisable to enlarge these openings.
- 3) In both buildings, there are no gutters or downspouts. On the southwest building, it appears that a section of gutter has been added over the north stair landing, possibly by a tenant or a maintenance person. At the southwest building, the lack of gutters and downspouts has led to a significant amount of erosion at the rear of the building, particularly at the southwest corner - which is a major concern (*see above.*) However, we would also recommend adding gutters and downspouts to both buildings - all the way around, to manage the flow of water on the properties.
- 4) While the roof on the Northeast building is relatively new, the roof on the southwest building is in need of replacement. We estimate approximately 6 years remaining service life.
- 5) While we assume these buildings were code compliant when constructed, the current code (*8th ed. FBC-B Section 420.2*) would require 1Hr fire separation between all units. While units are separated by 8" CMU walls, which can probably be calculated to provide the required separation, these walls do not extend through the attic to the roof deck as required. In addition, observation of one unit interior that was partially demolished for repairs shows that the floor/ceiling assembly is also not a rated assembly. Walls between the units and the storage/electrical spaces on the end are stenciled with a rating label, however since they also do not extend to the underside of the roof deck, they would not be considered as compliant fire separation under the current code. It is our understanding that the occupancy of these buildings will not change, so we do not anticipate a code required upgrade.
- 6) Neither building is protected by a sprinkler system. The FBC-B (*section 903.2.8*) would require these units to be protected by a sprinkler system were they to be constructed today. Similar to the above discussion on fire separation, while a sprinkler system would be desirable, and it would be required by the FBC-Existing Building, if Level 2 or Level 3 renovations were to be undertaken. Life safety code would also require an upgrade under similar circumstances.
- 7) It was noted that several units in the Northeast building have flooded. We observed repairs on these ground floor units, and were told that the water resulted from the stormwater system on the neighboring property. Water damage appears to have been corrected, although there is evidence of peeling exterior paint on the walls facing walkway specifically in front of these units.

3.0 ARCHITECTURAL OBSERVATIONS:

3.1 EXTERIOR / BUILDING ENVELOPE

NORTHEAST BUILDING

- 1) Each unit has one single hung window and one exterior hollow metal door located on the same wall facing the exterior walkways. Both the windows and doors are generally in good condition. (See *photo/figures 7 & 8*)
- 2) Each unit is heated and cooled by a single wall mounted AC unit located below the windows. (See *photo/figure 9*)



Figure 7 - Typical Door



Figure 8 - Typical Window



Figure 9 - Typical AC Unit

- 3) The condensation from the A/C units is not managed. There appears to be condensate drain piping in place that is intended to carrying the water away in a controlled fashion, however this seems to have mostly been abandoned, and currently the condensation is being collected in a bus pan under each AC unit. Many of the bus pans were full and overflowing during our visit. This creates a breeding environment for mosquitoes, algae, etc., and the pans overflow water onto the concrete walkways, which pools and runs over the edge of the second level walkways. On the second floor of this building, this has led to rusting on the steel structure of the walkway (Figures 4, 5, 6, & 7). See the structural report below for additional discussion of the second level walkways.

- 4) It was reported that three units (Units 13, 15, & 17) on the ground floor flooded recently from a retention pond on the adjacent property. There are signs of this in paint discoloration at the base of the building. (See photo/figure 10). The interior of these units has been repaired and the flooring has been replaced, there is currently no remaining indication of water intrusion inside these units. One of the units was still partially demoed, and the floor/ceiling assembly was visible. This unit was being used as storage.



Figure 10 - Flood Damage in NE Building



Figure 11 - Stair stepping in CMU walls

- 5) CMU walls are in generally good condition. Minor “stair step” cracking was observed but is generally within or below the expected range for a building this age. (See photo/figure 11) Minor remediation may include providing sealant at small cracks the next time the building is painted. See the structural report for additional comments on the CMU condition.
- 6) According to the Owner’s representative, the roof on this building is approximately 3 years old. The property appraiser’s website indicates a roof permit was pulled in 2016. Our observation is that the roof is in “good” to “very good” condition. Estimate this roof has another 12 to 15 years of service remaining. (See photo/figure 12 &13)



Figure 12 - Exterior Roof NE Building



Figure 13 - Interior Roof NE Building



Figure 14 - Damaged soffit NE Building



Figure 15 - Paint peeling on lintels above windows

- 7) Some maintenance is required on parts of the soffit. (See photo/figure 14)
- 8) Paint is peeling on the lintels above the windows on the first floor, but the lintels on the second floor do not have this occurring. We believe that that moisture is causing the paint to peel in these locations, due to the condensation from the A/C units on the second floor. (See photo/figure 15)

SOUTHWEST BUILDING



Figure 16 - Typical door and window SW building

- 1) One of the guard rails on the North staircase is broken and loose. Our hypothesis is a combination of the steel structure rusting and possibly being hit by a vehicle from the parking lot. (See photo/figure 5)
- 2) The Southwest corner of the building possibly has an exposed part of the foundation. We believe erosion on this corner is from water falling from the roof. (See photo/figure 6) This should be corrected - see structural report for additional discussion of this item.
- 3) Each unit in this building has one single hung window and one exterior hollow metal door located on the same wall. Both the windows and doors are generally in good condition. (See photo/figure 16)
- 4) Apartments are heated and cooled by a single through-wall mounted AC unit located below the windows. (See photo/figure 17)



Figure 17 - Typical AC unit SW building

- 5) The condensation from the A/C units is not managed. Condensate drains are in place, but seem to have been abandoned over the years, and currently the condensation is being collected in a bus pan under each window. When these are not emptied, they overflow, and the water runs out across the walkway. (See photos/figures 18 & 19) On this building, the rusting on the exterior walkway is not as prominent, but it also appears that there has been attempts to repair and clean the steel have been undertaken. As we did not perform any destructive observations on these areas, we cannot describe the full extent of potential structural issues with the walkway. See structural report for additional discussion.
- 6) CMU block walls are in good condition. Minor stair step cracking was observed but is generally within the acceptable limits for a building this age. Minor remediation may include providing sealant at small cracks when the building is painted. See the structural report for additional comments on the CMU condition.



Figure 18 - Paint peeling on lintels above windows



Figure 19 - AC unit condensation overflow SW building

- 7) The roof on this building is in “below average” condition. We estimate this roof has another 5 to 7 years of service remaining. (See photo/figure 20)
- 8) Some maintenance is required on parts of the soffit. (See photo/figure 21)
- 9) Paint is peeling on the lintels above the windows on the first floor, but the lintels on the second floor do not have this occurring. We believe that condensation moisture from the A/C units on the second floor is causing the paint to peel in these locations. (See photo/figure 18)



Figure 20 - Roof SW building

3.2 ACCESSIBILITY

As they were constructed prior to 1991, the requirements of the *Fair Housing Act Design Manual* would not apply to either building.

We feel *Section 504 of the Rehabilitation Act of 1973* as referenced in *FBC-Accessibility Section 233.2* would apply, because the County is subject to HUD regulations. This section requires a minimum number of required ADA compliant residential units for facilities where residential units are provided by entities subject to HUD. There are currently no fully ADA compliant units in either building. We interpret these combined code requirements to mean that should the County take ownership, *HUD 24 CFR Subtitle A, Section 8.23 (b)* would require that **future modifications to the property** would have to include renovations to provide units with Accessible Routes, Bathrooms, and Kitchens that are compliant with the *FBC-Accessibility* (sections 809.2 through 809.4.)



Figure 21 - Current condition of soffit in SW building

In order to be fully compliant, the common areas would also need to be made fully ADA compliant, including laundry room(s), and any site elements. Compliant ADA parking and an accessible route connecting any ADA units, along with all common areas would also be required, and is currently not provided. See the site review for further discussion on site accessibility, if any.

Note that since the property under new ownership would not undergo a change of use, we do not believe that the code necessarily **requires** accessibility upgrades based solely on the change in ownership. We do, however, recommend obtaining an opinion from the AHJ to confirm this belief. Minimally, we would recommend planning for any future renovations to prioritize creating the code required number (currently 5%) of accessible units, as well as providing accessible common areas, site amenities, and accessible routes throughout the complex.

Specific accessibility related observations by building include:

NORTHEAST BUILDING

- 1) Only one parking space has ADA signage; however, there is no accessible route, curb cut, or striping to connect the parking space to an apartment. The space itself is also not compliant.
- 2) Most units have a 5" step at the door. One apartment unit has a ramp to the front door, but the ramp appears to have been added by the tenant, and does not meet Code requirements for clearances, landings, etc. The User is forced to leave the walkway, and walk through the grass – approaching the door at right angles to the walkway.
- 3) Any interior renovations would require additional review of Accessibility requirements.
- 4) Laundry room is not on an accessible route, there is a step into the room, and clearances inside the laundry area would need to be reviewed.

SOUTHWEST BUILDING

- 1) There is no compliant ADA parking space identified at this building.
- 2) Since the site slopes from north to south, the four units on the first floor towards the north have minimal stepping at the doors. The units on the south end of the building have a 5" step at the entry doors.
- 3) Any interior renovations would require additional review of Accessibility requirements.

3.3 INTERIOR

Following are observations made on the interiors of units. During our visit, we looked at the interiors of 3-4 units in each building. Effort was made to review units distributed throughout the complex, while posing as little disturbance to the residents as possible. Units were visited in both buildings, on both levels, and at different ends of each building.

NORTHEAST BUILDING

- 1) Units are studio apartments, one room with a sleeping space, bathroom, kitchen nook, and closet. Each unit has one single hung window and exterior hollow metal door facing the walkway. Heating and cooling is via a single through-wall PTAC unit. There are 21 units in total. *(See photos/figures 22, 23, 24 & 25)*
- 10) A laundry room is provided on the first floor and serves the entire building. There is a small utility room on both floors located at the South end of the building. The utility room has an electrical breaker panel located inside and attic access is from the second-floor utility room. *(See photos/figures 26, 27 & 28)*
- 11) The walls separating the units are CMU and the block surface is painted. The front and back walls of the units have GWB on the interior. Interior partitions are wood studs with GWB sheathing. *(See photo/figure 22)*
- 12) Ceilings are generally in fair condition. We observed signs of previous water damage that has been repaired. Patches and repairs in the ceilings are visible in places.
- 13) The bathroom and tub/shower: some are in good condition, and some need maintenance. Primarily in the sealant around the tub/shower. *(See photo/figure 29 & 30)*
- 14) Bathroom door (24") and the other thresholds in the units are small. *(See photo/figure 31)*
- 15) There is a vent fan in both the kitchen and the bathroom. These exhaust through the wall to the rear of the building.
- 16) All units have vinyl tile flooring with vinyl wall bases.



Figure 22 - Sleeping space typ. unit



Figure 23 - Bathroom typ. unit



Figure 24 - Sleeping space typ. unit



Figure 25 - Kitchen space typ. unit



Figure 26 - Utility room interior

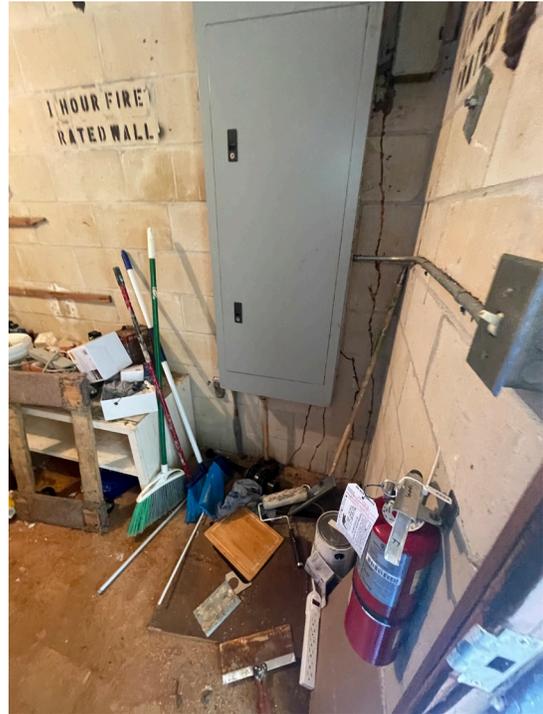


Figure 27 - Utility room interior



Figure 28 - Laundry room door



Figure 29 - Close up bathroom tub

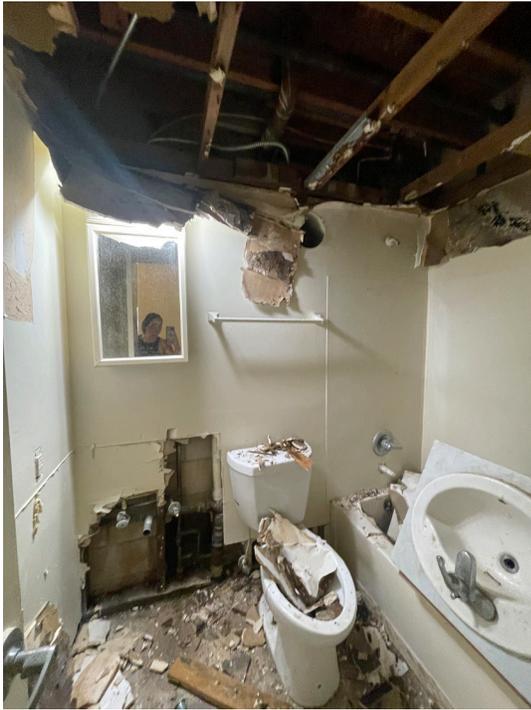


Figure 30 - Tore up bathroom in NE building



Figure 31 - Narrow bathroom door

SOUTHWEST BUILDING

- 1) The 2nd floor in this building has one 2-bedroom unit that occupies the area of two regular units. This apartment includes windows on the rear of the building provide emergency escape and rescue from the second bedroom. There is evidence of repair to water damage in the ceiling. According to the owner's representative, there was a pipe that broke in the attic over this unit, but this was repaired. (See photos/figures 32 & 33)



Figure 32 - Repaired water leak above dining room in larger unit SW building

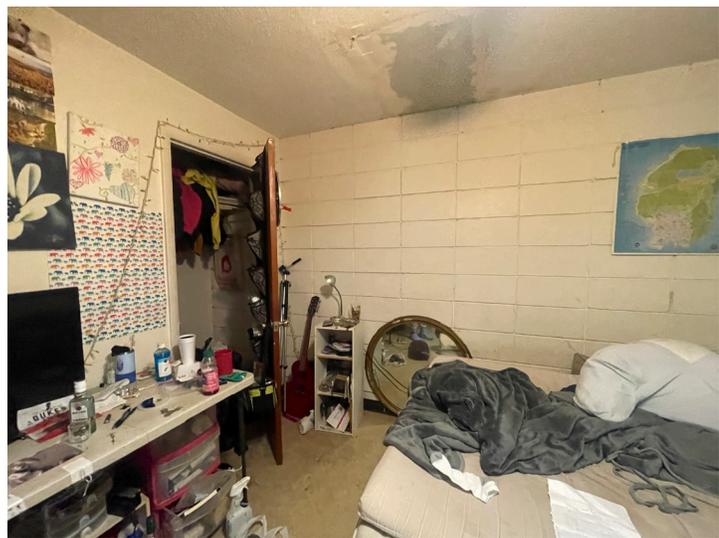


Figure 33 - Repaired water leak above second bedroom in larger unit SW building

- 2) Remaining apartments in this building are studio apartments with a main living space, bathroom, kitchen nook, and closet. The studio apartments are similar to the units in the Northeast building. There are 15 units in total.
- 3) The boiler room/utility room is on the second floor and contains attic access and electrical breaker panel. (See photo/figure 34)
- 4) The walls separating units are painted CMU. The front and back walls of the units have GWB finish on the interior. Interior partitions are wood studs with GWB. (See photo/figure 35)
- 5) Ceilings are in generally fair condition. We observed signs of repairs and patches, but no active water issues were observed.
- 6) Some bathroom tub/showers are in good condition, and some need maintenance. Primarily in the sealant around the tub/shower. (See photo/figure 36)
- 7) Bathroom door (24") and the other thresholds in the units are small. (See photo/figure 31 & drawing/figure 1)
- 8) There is a vent fan in both the kitchen and the bathroom. These exhaust through the walls to the rear of the building.
- 9) All units have vinyl tile flooring with vinyl wall bases. (See photo/figure 37)



Figure 34 - Utility room SW building



Figure 35 - CMU wall SW building



Figure 36 - Typical tub condition



Figure 37 - Vinyl tile flooring

3.4 LIFE SAFETY

Regarding egress, the buildings are generally compliant. The exterior walkway and stairs are wide enough to account for the occupancy load of the buildings. The units on the first floor open directly to the outside. In most units, the main room is the sleeping room with the exterior door and window, opening directly to the exterior. The larger 2-bedroom unit in the Southwest building is the only apartment with windows on the rear, which provides required emergency escape and rescue opening(s). As noted above, at the southwest building, the railing on the stairway must be repaired.

3.5 MAINTENANCE ITEMS

- 1) The structure of both building is generally good, including CMU bearing walls, roof, and the walls separating the units. Only minor cosmetic repairs for stair step cracks is needed.
- 2) The soffit, ceilings inside the units, and the floors in the units all need minor maintenance.
- 3) The condensation of the A/C units needs to be addressed with proper drainage, currently the condensation is not managed well.
- 4) The concrete walkway and stairs have cracking and rust on the supporting structure.
- 5) The SW building has part of the foundation exposed, this needs to be buried and proper water runoff through gutters and downspouts will prevent this in the future.
- 6) One of the stairs on the SW building has a broken guard rail that is a safety concern and needs to be replaced.
- 7) While repairs have been made to previous water staining on the interior ceilings, we recommend having these areas addressed by a professional contractor.

4.0 CODE COMPLIANCE

This section is an overview of the requirements of the Florida Building Code. While the two buildings are existing and not expected to undergo a change in occupancy, these requirements will not necessarily apply to the building when purchased. However, we recommend that future renovations include proactively making upgrades to provide compliance. Any renovations that are undertaken will themselves be required to be compliant (within the work area) with the current edition of the FBC and the FFPC.

4.1 CODE REFERENCES

Codes referenced below include the following:

Florida Building Code – Building (referred to as *FBC-Building*)

Florida Building Code – Accessibility (referred to as *FBC-Accessibility*)

Florida Building Code – Existing Building (referred to as *FBC-Existing Building*)

Fair Housing Act Design Requirements (Referred to as *FHA Design Guidelines*)

4.2 OCCUPANCY CLASSIFICATION [FBC Chapter 3]

The current occupancy is **RESIDENTIAL GROUP R-2**.

Under new ownership, this will not change.

4.3 SPECIAL REQUIREMENTS [FBC Chapter 4]

Section 420 – Groups I-1, R-1, R-2, R-3 and R-4

420.2 & 420.3 - Separation walls & floors

The current code would require the interior separation walls to extend to the roof sheathing or have *draft stopping/fire blocking*. We assume that the building was designed and constructed to meet the applicable code(s) in effect at the time. Therefore, correction would be necessary if an alteration affecting these systems were to take place.

Separation walls and horizontal separation would need to be constructed with a fire-rating of not less than 1-HR, and extend from the foundation to the underside of the roof deck. However, per FBC-B Section 708.4 (Exception 5) Fire partitions are not required to be continuous if fireblocking or draftstopping is applied in combustible concealed locations in accordance with Section 718.

Per section 420.5, an automatic sprinkler system would be required.

Per Section 420.6, smoke alarms are required in Group R3.

Currently, there are fire alarm pull stations on the Southwest building, and the Northeast Building has extinguishers outside the units.

4.5 HEIGHT AND AREA [FBC Chapter 5]

Table 504.3 Allowable Height in Feet

NORTHEAST BUILDING

Occupancy Classification – Residential Group R-2

Construction Type VB / NS

Allowable Height 40 feet

Actual Height About 36 feet (COMPLIANT)

SOUTHWEST BUILDING

Occupancy Classification	– Residential Group R-2
Construction Type	VB / NS
Allowable Height	40 feet
Actual Height	About 36 feet (COMPLIANT)

Table 504.4 Allowable Height in Stories

NORTHEAST BUILDING

Occupancy Classification	– Residential Group R-2
Construction Type	VB / NS
Allowable Height	2 Stories
Actual Height	2 Stories (COMPLIANT)

SOUTHWEST BUILDING

Occupancy Classification	– Residential Group R-2
Construction Type	VB / NS
Allowable Height	2 Stories
Actual Height	2 Stories (COMPLIANT)

Table 506.2 Allowable Area

NORTHEAST BUILDING

Occupancy Classification	– Residential Group R-2
Construction Type	VB / NS
Allowable Area (Table)	9,000 SF
Actual Area (total)	7,000 SF (COMPLIANT)

SOUTHWEST BUILDING

Occupancy Classification	– Residential Group R-2
Construction Type	VB / NS
Allowable Area (Table)	9,000 SF
Actual Area (total)	5,100 SF (COMPLIANT)

4.6 TYPE OF CONSTRUCTION [FBC Chapter 6]

Both buildings are Type VB construction, per Table 601.

4.7 FIRE PROTECTION [FBC Chapter 9]

Neither building is currently equipped with an automatic sprinkler system. Per *FBC-Existing Building*, sections 804.2.2, 904.1, and 904.1.4, a sprinkler system would be required if any alterations affect 50% or more of the building area.

4.8 MEANS OF EGRESS [FBC Chapter 10]

NORTHEAST BUILDING

Per Table 1004.5, the **calculated** Occupant Load for this building is:

$$7,000 \text{ SF} / 200 \text{ SF} / \text{Occupant} = 35$$

SOUTHWEST BUILDING

Per Table 1004.5, the **calculated** Occupant Load for this building is:
5,100 SF/ 200 SF/ Occupant = 26

Table 1006.2.1 Maximum Path of Common Travel Distance (Spaces with one exit)

For a space with an Occupant Load of > 30, the common path of travel is NP without a sprinkler system, but with a sprinkler system it is 125'.

The actual common path of travel in the building would be +/- 25', so the buildings are compliant.

Table 1017.2 Exit Access Travel Distance

For Group R, non-sprinklered, the maximum exit access travel distance is 200 feet.

4.9 EMERGENCY ESCAPE AND RESCUE [FBC Chapter 10]

Per *Section 1030.1, Exception 2*, Emergency escape and rescue openings are not required from basements or sleeping rooms that have an exit door that opens directly into a public way (exterior balcony that opens to public way). So, both buildings are compliant. The one apartment that is the exception is equipped with windows at the rear of the building complying with *1030.2 Minimum Size* and *1030.3 Maximum Height from Floor*.

4.10 ACCESSIBILITY [FBC - Accessibility]

Residential Dwelling Units Provided by Entities Subject to HUD Section 504 Regulations

HUD Section 504 Regulations will require 5% of units to be accessible, about 1 per building. HUD Section 504 applies to federally assisted programs.

See also section 3.2 above.

4.11 PLUMBING SYSTEMS [FBC Chapter 29]

Per Table 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES, Residential Apartments, code requires 1 water closet, 1 lavatory, and 1 bathtub/shower per dwelling unit. Along with 1 kitchen sink per dwelling unit; 1 automatic clothes washer per 20 dwelling units. Existing facilities are compliant.

5.0 INTERIOR ENVIRONMENT

5.1 CASEWORK

All cabinets doors, drawers, etc. are generally observed to be in usable condition, except for vacant units from which the kitchen equipment has been removed. Casework shows signs of wear consistent with the age of the buildings. We recommend replacing all casework and plumbing fixtures as future interior renovations are performed.

5.2 FINISHES

The walls separating the units are constructed of CMU, the interior partition walls separating the bathroom and kitchen from the rest of the apartment are painted GWB on wood studs. Some cracking and irregularities are observed in walls, floors and ceilings. There is some evidence of past leaking in ceilings in some units. These areas have been repaired, and no active moisture issues were observed. We would recommend making more permanent repairs to these areas, so the old damage is not visible.

In the storage room of the northeast building, the floor sheathing near the door is worn through, and should be replaced.

5.3 THERMAL/MOISTURE

Each unit contains a through-wall mounted PTAC unit underneath the window adjacent to the door. The AC units lack proper condensate drainage, leading to condensation dripping on the exterior walkway.

Ventilation systems in the bathrooms and kitchens are vents in the walls that exhaust to the exterior of building's back wall.

5.4 MAINTENANCE

The buildings have been regularly maintained. Occupied units may have had less regular maintenance, and currently vacant units have been recently cleaned. As discussed above, two of the three flooded units in the Northeast building have been refurbished, while the third is being used for storage, and repairs have not been completed. The northeast building has a new roof, and the southwest building will need a new roof within a few years. See other reports for additional discussion of maintenance items.

6.0 BUILDING EXTERIORS

6.1 EXTERIOR BUILDING ENVELOPE (Roofs, Walls, Doors Windows)

Construction suggests exterior walls are CMU (possibly Ocala block based on the age of the building), there is some stair cracking throughout the structure. The CMU is in good condition, there is some stair stepping, but it is not a major concern.

The roof is asphalt shingles. This is presumably over a membrane, although the membrane was not directly observed. The roof system is supported on a plywood roof deck over wood trusses. The roof on the NE building is about two years old and the roof on the SW building is about 10 years old.

Each unit has an exterior door and window that is single-paned. There is an A/C unit attached to each apartment. We would recommend replacing the windows with insulating glass windows.

Above prepared by:



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