

June 10, 2019

Proposed Daycare Facility

6013 167th Ave NW

“E” Occupancy

VB construction

4000 sq. ft. tenant space

- The proposed occupant load for this facility is approximately 50 children – 2 ½ year old and older.
- 4000 square feet / 35 sq. ft = 114 occupants. Tenant is proposed to have approx. 50 children plus employees. Add an additional 10 as employees for a total occupant load of approx. 60.

Items which must be addressed to comply with the current State Building and Fire Codes:

- Finish walls in the furnace room. Portions are missing and some have mold growing on them from moisture in the past.
- Mold is present in some of the bathrooms. This needs to be removed and properly protected to prevent issues with people getting sick.
- Enclose under raised office area. Recommend removing all materials under that area.
- There are some electrical issues that were observed. It will be required to have a licensed electrician go thru the facility and make sure that everything is up to safety standards.
- Fire Extinguishers will need to be provided and any that are existing in the space will need to be updated at least yearly. (FM)
- Backflow preventer need to be installed on the 3 compartment sink.
- Fire Alarm will need to be updated to meet the current standards and requirements.
- Need to DAP around the base of all of the toilets (stools)
- All Exit signs and Emergency Egress lighting needs to be fixed so that all units work properly.
- Exhaust fans in the restrooms need to be cleaned and make sure that they operate in a manner required.
- Fix hole in floor by the floor sink located in the janitor’s closet.
- Provided the required ventilation system that will provide the minimum supply air and return or exhaust air. The supply air shall be approx. equal to the amount of return and exhaust air. IMC Sec 403.3
- Exit hardware for all exit doors from an “E” occupancy with 50 or more occupants shall be equipped with panic hardware.
- The unapproved locking device must be removed from the front egress door.

Above comments prepared by:

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