

# CAMPUS FACILITIES MASTER PLAN THE UNIVERSITY OF LOUISIANA AT MONROE

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# FACILITIES ASSESSMENT **SUMMARY**

# FACILITIES ASSESSMENT SUMMARY

## FACILITIES ASSESSMENT SUMMARY

Documentation and observations within the ULM Facilities Assessment establish a record of the general conditions of campus infrastructure, buildings, and amenities. This assessment was performed, and documented, in support of the CAMPUS FACILITIES MASTER PLAN and the recommendations contained therein. Data contained in this document was collected, all or in part, through the research of the Louisiana Board of Regents Facilities Inventory System, interviews conducted with University Administration and Staff, review of ULM CAD records, and on-site building surveys.

Documented conditions are limited to those that existed at the time on-site surveys were performed and that were readily observable. A thorough evaluation of code compliance should be performed by the design professional of record prior to the undertaking of any building renovations or addition.

Facility data and existing conditions for ULM Facilities were assessed and organized under the following criteria:

- Facility History
- General Statement of Use, Construction Type, and Life Safety Features
- Site Conditions
- Exterior Envelope
- Architectural Interiors
- Mechanical Systems
- Electrical Systems

Additionally, for each building surveyed, floor plan diagrams are included to depict existing spatial utilization by college and/or department, as determined during interviews of administrative and college representatives.

## CRITERIA FOR BUILDING CODE COMPLIANCE

A comprehensive facility evaluation for Building Code, Life Safety Code, Accessibility, and Energy Code compliance is performed with specific knowledge and criteria regarding the intended purposes of the functional program, occupancy type (i.e. business, assembly, residential etc.), and a confirmation from the jurisdictional authority as to the code edition to be applied. In the State of Louisiana, the following code publications will apply to all building and renovation projects, however the jurisdictional code authority should be consulted to determine if there are additional federal, state, local codes or regulations that may impact project design on any specific undertaking. The following discussion is for the purposes of identifying the current codes and regulations that are in effect in the State of Louisiana and document sources.

### A. Louisiana Uniform Construction Code

Capitol improvement projects constructed or renovated on the ULM Campus are governed by the Louisiana State Office of Facility Planning and Control. Facility Planning and Control utilizes and oversees the designer's compliance with the Louisiana Code for State Owned Buildings, which can be found at the following website: (<http://www.doa.louisiana.gov/fpc/download2.htm> ). Design Professionals should refer to the Facility Planning and Control Guidelines for Designers for the most current requirements for state owned buildings. The Guidelines can be found the Office of Facility Planning website at the following address: ([http://www.doa.louisiana.gov/fpc/I\\_to\\_D\\_Link\\_Files.htm](http://www.doa.louisiana.gov/fpc/I_to_D_Link_Files.htm) ).

The legislative basis for the Louisiana Code for State Owned Buildings is the Louisiana Uniform Construction Code, which is published in the Louisiana Revised Statutes (RS 40:1730.21). A copy of this document can be found at the website for the Louisiana State Uniform Construction Code Council. (<http://lsucc.dps.louisiana.gov/legislation.html>)

The Louisiana Uniform Construction Code, for the purposes of State owned buildings, is reviewed by the Louisiana Office of Facility Planning and Control. Compliance in the field is verified by local governmental building officials. Plans and specifications are reviewed for compliance with the latest editions of the following codes, which comprise

- International Building Code (see RS 40:1730.21 for exceptions)
- International Existing Building Code (see RS 40:1730.21 for exceptions)
- International Residential Code (see RS 40:1730.21 for exceptions)
- International Mechanical Code
- The Louisiana State Plumbing Code (Part XIV of The Louisiana Sanitary Code)
- International Fuel Gas Code
- National Electric Code (NFPA 70)

### B. National Fire Code

The Louisiana Office of State Fire Marshal reviews building and renovation projects for compliance with the National Fire Code (NFPA 101 – Life Safety Code). Compliance in the field is verified by local agents of the Louisiana Office of State Fire Marshal.

In addition, additional chapters of the National Fire Protection Association codes should be referenced for specific Life Safety features. These include, but are not limited to:

- NFPA 10 – Fire Extinguishers
- NFPA 13, 13D, 13R – Sprinkler Systems
- NFPA 17 – Dry Chemical Extinguishing
- NFPA 30 – Flammable Liquids
- NFPA 30A – Automotive and Marine Service Stations
- NFPA 33 – Paint Spray Rooms and Booths
- NFPA 54 – Natural Fuel Gas
- NFPA 58 – Liquefied Petroleum Gas (LPG)
- NFPA 72 – Fire Alarm Systems
- NFPA 80 – Fire Doors and Windows
- NFPA 88A – Parking Garages
- NFPA 88B – Repair Garages
- NFPA 96 – Hood and Exhaust Systems in Commercial Kitchens

Codes, rules, laws, and supporting data enforced by the Louisiana Office of State Fire Marshal are delineated on the Louisiana Office of State Fire Marshal website at the following address: ([http://sfm.dps.louisiana.gov/pr\\_crl.htm](http://sfm.dps.louisiana.gov/pr_crl.htm)).

### C. ADA / ABA Americans With Disabilities Act and Architectural Barriers Act

Barrier free access in building and renovation projects is reviewed and enforced by the Louisiana Office of State Fire Marshal. On October 1, 2011, the Office of State Fire Marshal implemented review and enforcement of the 2010 ADA-ABA Accessibility Guidelines as mandated by state law. A copy of the 2010 ADA-ABA Accessibility Guidelines can be obtained from the United State Access Board at the following address: (<http://www.access-board.gov>).

In addition, multi-family housing, with four or more units, are required to meet the Fair Housing requirements as delineated in the Fair Housing Act Guidelines. These guidelines can be acquired from the U.S. Department of Housing and Urban Development at the following website address: (<http://www.huduser.org/Publications/PDF/FAIRHOUSING/fairfull.pdf>)

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## D. Commercial Energy Conservation Code

Effective July 20, 2011, all commercial buildings, not including low-rise multi-family residential buildings, in the State of Louisiana must meet the requirements of ASHRAE 90.1-2007. All low-rise (3 stories or less), multi-family residential buildings must meet the requirements of 2009 International Energy Conservation Code (IECC).

The Louisiana Office of State Fire Marshal reviews documentation for compliance with the Commercial Energy Conservation Code. Documenting compliance with ASHRAE 90.1-2007 is done via the use of the software COMcheck, which may be obtained from the U.S. Department of Energy at the following website address: (<http://www.energycodes.gov/>)

For low-rise multi-family structures, documenting compliance with IECC 2006 is done via the use of the software REScheck, which may be obtained from the U.S. Department of Energy at the following website address: (<http://www.energycodes.gov/>)

## CRITERIA FOR REMOVAL OF ARCHITECTURAL BARRIERS

The Americans with Disabilities Act (ADA) requires public accommodations (businesses and non-profit organizations) to provide goods and services to people with disabilities on an equal basis with the rest of the public.

Businesses and non-profit organizations that serve the public are to remove architectural barriers when it is “readily achievable” to do so; in other words, when barrier removal is “easily accomplishable and able to be carried out without much difficulty or expense.” The decision of what is readily achievable is made considering the size, type, and overall finances of the public accommodation and the nature and cost of the access improvements needed. Barrier removal that is difficult now may be readily achievable in the future as finances change.

The following criteria for the removal of architectural barriers, as stated in Section 36.304 of the Americans with Disabilities Act Title III Regulations, is reprinted here, and may be found at the following website address: ([http://www.ada.gov/regs2010/titleIII\\_2010/titleIII\\_2010\\_regulations.htm#a304](http://www.ada.gov/regs2010/titleIII_2010/titleIII_2010_regulations.htm#a304))

### “36.304 Removal of Barriers.

(a) General. A public accommodation shall remove architectural barriers in existing facilities, including communication barriers that are structural in nature, where such removal is readily achievable, i.e., easily accomplishable and able to be carried out without much difficulty or expense.

(b) Examples. Examples of steps to remove barriers include, but are not limited to, the following actions –

- (1) Installing ramps;
- (2) Making curb cuts in sidewalks and entrances;
- (3) Repositioning shelves;
- (4) Rearranging tables, chairs, vending machines, display racks, and other furniture;
- (5) Repositioning telephones;
- (6) Adding raised markings on elevator control buttons;
- (7) Installing flashing alarm lights;
- (8) Widening doors;
- (9) Installing offset hinges to widen doorways;
- (10) Eliminating a turnstile or providing an alternative accessible path;
- (11) Installing accessible door hardware;
- (12) Installing grab bars in toilet stalls;
- (13) Rearranging toilet partitions to increase maneuvering space;
- (14) Insulating lavatory pipes under sinks to prevent burns;

- (15) Installing a raised toilet seat;
- (16) Installing a full-length bathroom mirror;
- (17) Repositioning the paper towel dispenser in a bathroom;
- (18) Creating designated accessible parking spaces;
- (19) Installing an accessible paper cup dispenser at an existing inaccessible water fountain;
- (20) Removing high pile, low density carpeting; or
- (21) Installing vehicle hand controls.

(c) Priorities. A public accommodation is urged to take measures to comply with the barrier removal requirements of this section in accordance with the following order of priorities.

- (1) First, a public accommodation should take measures to provide access to a place of public accommodation from public sidewalks, parking, or public transportation. These measures include, for example, installing an entrance ramp, widening entrances, and providing accessible parking spaces.
- (2) Second, a public accommodation should take measures to provide access to those areas of a place of public accommodation where goods and services are made available to the public. These measures include, for example, adjusting the layout of display racks, rearranging tables, providing Brailled and raised character signage, widening doors, providing visual alarms, and installing ramps.
- (3) Third, a public accommodation should take measures to provide access to restroom facilities. These measures include, for example, removal of obstructing furniture or vending machines, widening of doors, installation of ramps, providing accessible signage, widening of toilet stalls, and installation of grab bars.
- (4) Fourth, a public accommodation should take any other measures necessary to provide access to the goods, services, facilities, privileges, advantages, or accommodations of a place of public accommodation.

(d) Relationship to alterations requirements of subpart D of this part.

(1) Except as provided in paragraph (d)(3) of this section, measures taken to comply with the barrier removal requirements of this section shall comply with the applicable requirements for alterations in § 36.402 and §§ 36.404 through 36.406 of this part for the element being altered. The path of travel requirements of § 36.403 shall not apply to measures taken solely to comply with the barrier removal requirements of this section.

(2)

(i) Safe harbor. Elements that have not been altered in existing facilities on or after March 15, 2012, and that comply with the corresponding technical and scoping specifications for those elements in the 1991 Standards are not required to be modified in order to comply with the requirements set forth in the 2010 Standards.

(ii)

(A) Before March 15, 2012, elements in existing facilities that do not comply with the corresponding technical and scoping specifications for those elements in the 1991 Standards must be modified to the extent readily achievable to comply with either the 1991 Standards or the 2010 Standards. Noncomplying newly constructed and altered elements may also be subject to the requirements of § 36.406(a)(5).

(B) On or after March 15, 2012, elements in existing facilities that do not comply with the corresponding technical and scoping specifications for those elements in the 1991 Standards must be modified to the extent readily achievable to comply with the requirements set forth in the 2010 Standards. Noncomplying newly constructed and altered elements may also be subject to the requirements of § 36.406(a)(5).

(iii) The safe harbor provided in § 36.304(d)(2)(i) does not apply to those elements in existing facilities that are subject to supplemental requirements (i.e., elements for which there are neither technical nor scoping specifications in the 1991 Standards), and therefore those elements must be modified to the extent readily achievable to comply with the 2010 Standards. Noncomplying newly constructed and altered elements may also be subject to the requirements of § 36.406(a)(5). Elements in the 2010 Standards not eligible for the element-by-element safe harbor are identified as follows –

- (A) Residential facilities and dwelling units, sections 233 and 809.
- (B) Amusement rides, sections 234 and 1002; 206.2.9; 216.12.
- (C) Recreational boating facilities, sections 235 and 1003; 206.2.10.
- (D) Exercise machines and equipment, sections 236 and 1004; 206.2.13.

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- (E) Fishing piers and platforms, sections 237 and 1005; 206.2.14.
- (F) Golf facilities, sections 238 and 1006; 206.2.15.
- (G) Miniature golf facilities, sections 239 and 1007; 206.2.16.
- (H) Play areas, sections 240 and 1008; 206.2.17.
- (I) Saunas and steam rooms, sections 241 and 612.
- (J) Swimming pools, wading pools, and spas, sections 242 and 1009.
- (K) Shooting facilities with firing positions, sections 243 and 1010.
- (L) Miscellaneous.
  - (1) Team or player seating, section 221.2.1.4.
  - (2) Accessible route to bowling lanes, section 206.2.11.
  - (3) Accessible route in court sports facilities, section 206.2.12.

(3) If, as a result of compliance with the alterations requirements specified in paragraph (d)(1) and (d)(2) of this section, the measures required to remove a barrier would not be readily achievable, a public accommodation may take other readily achievable measures to remove the barrier that do not fully comply with the specified requirements. Such measures include, for example, providing a ramp with a steeper slope or widening a doorway to a narrower width than that mandated by the alterations requirements. No measure shall be taken, however, that poses a significant risk to the health or safety of individuals with disabilities or others.

- (2) To the extent that relevant standards for alterations are not provided in subpart D of this part, then the requirements of § 36.304 shall not be interpreted to exceed the standards for new construction in subpart D of this part.
- (3) This section does not apply to rolling stock and other conveyances to the extent that § 36.310 applies to rolling stock and other conveyances.
- (4) This requirement does not apply to guest rooms in existing facilities that are places of lodging where the guest rooms are not owned by the entity that owns, leases, or operates the overall facility and the physical features of the guest room interiors are controlled by their individual owners. “

Appendix to § 36.304(d)

Compliance Dates and Applicable Standards for Barrier Removal and Safe Harbor		
Date	Requirement	Applicable Standards
Before March 15, 2012	<p>Elements that do not comply with the requirements for those elements in the 1991 Standards must be modified to the extent readily achievable.</p> <p>Note: Noncomplying newly constructed and altered elements may also be subject to the requirements of § 36.406(a)(5).</p>	1991 Standards or 2010 Standards
On or after March 15, 2012	<p>Elements that do not comply with the requirements for those elements in the 1991 Standards or that do not comply with the supplemental requirements (<i>i.e.</i>, elements for which there are neither technical nor scoping specifications in the 1991 Standards) must be modified to the extent readily achievable.</p> <p>Note: Noncomplying newly constructed and altered elements may also be subject to the requirements of § 36.406(a)(5).</p>	2010 Standards
Elements not altered after March 15, 2012	Elements that comply with the requirements for those elements in the 1991 Standards do not need to be modified.	Safe Harbor

- (e) Portable ramps. Portable ramps should be used to comply with this section only when installation of a permanent ramp is not readily achievable. In order to avoid any significant risk to the health or safety of individuals with disabilities or others in using portable ramps, due consideration shall be given to safety features such as nonslip surfaces, railings, anchoring, and strength of materials.
- (f) Selling or serving space. The rearrangement of temporary or movable structures, such as furniture, equipment, and display racks is not readily achievable to the extent that it results in a significant loss of selling or serving space.
- (g) Limitation on barrier removal obligations.
  - (1) The requirements for barrier removal under § 36.304 shall not be interpreted to exceed the standards for alterations in subpart D of this part.