

Tahoe Community Center, 380 North Lake Boulevard, Tahoe City Summary:

ARCHITECTURAL AND ADAPTABILITY:

The building is a two story wood structure attached to the Community Center -Historic designation, single story structure at the west gable end. The east gable end is open to a public outdoor patio and a ramp leading to ADA parking and lake access. The east facade has entrance to public restrooms located in the building and accessible from the same patio. The restroom access is not controlled by the occupant of the main building. Each gable end has an exterior masonry chimney stack projecting above the roof ridge. The stacks are not braced back to structure as required, or capped. No visible fireplaces were noted inside the building. The attic space is accessible, and the roof structure appears to be in good condition.

The building gross square footage is 2,628sf including public restroom area. This breaks down to 1,318sf at ground level -including the public restrooms, and 1,310 for second floor. Based on current use and occupancy - B-Business at 100sf/ occupant each floor can accommodate 13 occupants maximum. Change of use to A-Assembly -without fixed seats, is not recommended as the occupant load increases to 15sf/ occupant (88 occupants), or a minimum 5sf/occupant (263 occupants), requiring additional exit from the ground floor and an ADA access/exit from the second floor. The building is not sprinklered.

The building appears to be in good condition architecturally; there are no visible signs of inside leaks, foundation settlement or material failure. There is visible damage to the wood shingled roof, most likely by ice dams and/or maintenance personnel. The eave shingles are also cracked or displaced, and should be replaced or repaired. The building would benefit from installed roof gutters and downspouts. Only ladders with offset supports should be used to access the roof.

The exterior horizontal ship lap siding is cracked, cupped and not fully overlapping in places. In particular, the south elevation shows a lot of moisture damage and uneven drying of siding. There is evidence of water damage to some planks below the window elevation, those planks should be replaced. The stone exterior wainscoting appears solid. The lower foundation at south elevation looks good and solid as well. Again, adding a gutter and downspouts would reduce the amount of water shedding down this elevation and result in slower deterioration of the siding.

Windows are fairly new, double glazed single hung units and appear to be in good condition. No evidence of window leak noted at the building interior.

Street access to the building is through two adjacent but separate doors; one leading to the gallery/art store on the ground floor connected by a side door to the second entry door, with a common landing leading to the second floor gallery space and office. The stairs leading to the second floor are carpeted and do not meet code requirements. Recommend removal of carpeting and retrofitting stair rise/run, handrails and guards to meet current code.

There is a secondary exterior exit stair from the second floor space only. This exit is located at the opposite side of the floor plan at south east elevation. This stair does not meet the code requirement for the following reasons; the stairs are wood framed and weathered, with uneven rise, and have open risers. The handrails and guards are not code compliant; gaps are larger than maximum allowed 4" diameter, height and design of handrail is non-compliant. Second handrail at wall is missing, and there are wall mounted electrical panels and conduit projecting into the required clearances at lower stair run. Recommend replacing the stair with new compliant stair and landings. The stair may be designed in such a way to provide secondary exit from the ground floor if a change of occupancy is desired.

The ground floor space is open single level space with wood floor and drywall finished walls and ceiling. It is a bright sunny space. There is a single use -what appears to be code complaint restroom at the east end, and a small janitorial closet tucked under the stairs at the west.

The second floor contains a small private office an open floor gallery space and two small non-compliant restrooms and a kitchenette space along the east gable end. The interior wall finish is painted drywall and small area of shiplap siding. Floors are vinyl tile, ceilings-glued on acoustical tile. All interior finishes are in good condition. Recommend combining the restrooms into a single occupancy restroom and updating the kitchenette space.

STRUCTURAL:

To evaluate the existing art center we prepared an ASCE/SEI 31-03 Seismic Evaluations of Existing Buildings that identifies potential deficiencies that may require additional evaluation and or rehabilitation to mitigate Identified deficiencies. This assessment is only a condition assessment and shall not be considered a complete review of both the vertical and lateral load resisting system.

Soil reports were not provided for our review. Lionakis Structural could not determine if this facility has a potential for earthquake-induced geological hazards, and would recommend a geotechnical and geological hazards report prepared by a geotechnical engineer prior to any future work that can determine potential seismic induced site hazards. For this assessment we have assumed soil class D, Stiff Soil, that has a design short-period spectral response acceleration $SDS = 0.84g$ and a design spectral response acceleration parameter at a one-second period $SD1 = 0.48g$. For the parameters given, the level of seismicity shall be classified as high per ASCE/SEI 31-03.

This building is a two story conventional wood framed building that is attached to the adjacent community center building. Roof diaphragm is constructed using straight sheathing supported on conventional wood trusses that are supported on the exterior bearing walls. Second floor diaphragm could not be determined. The second floor appears to have been strengthened by the addition of a newer glulam beam running along the length of the building located mid-span of the floor joist. This glulam beam is supported on new 6x6 post and pad footing spaced @ 10'-0" oc. First floor diaphragm is constructed using diagonal sheathing supported on conventional 2x8 framing spaced @ 16"oc support on post and beam intermediate supports and exterior bearing walls. Foundations consist of continuous concrete footings at the perimeter walls and pad footings at each post.

This structural damage assessment is limited to exposed and observed elements. Hidden and unforeseen conditions are excluded from this assessment. Based upon our visual observation of this building, we have concluded that the buildings are generally in good condition. The cracking observed do not appear to be caused by previous seismic events and/or caused by soil settlement issues. Exterior exposed wood decay observed appears to be limited to exterior siding.

We did not review the original building documents and based on our limited access we could only verify what was observed. We recommend further evaluation of this building if the county desires a seismic rehabilitation of this building. Further evaluation would include shear stress checks for the straight sheathing, wall connections through the floor, roof cord continuity, and diaphragm spans.

This building is limited to adaptive reuse and we would only expect minor modification to the existing structural system. Based on this assumption, this buildings current use and future use should be similar. This building appears to be in relatively good condition. We would recommend a voluntary seismic

rehabilitation so that it meets the minimum life safe requirements of the historical and/or existing building code.

MECHANICAL:

First Floor: Heating is provided by a gas furnace in the crawl space. The furnace is shared with the Community Center 380. There is no mechanical ventilation or air conditioning present. The furnace is in fair condition but there is no mechanical platform and in some locations of the crawl space there is visible signs of moisture. The duct work is crushed and missing insulation in several locations. There is one instance of a 6" diameter duct that is disconnected. Ceiling exhaust fans are functional.

It is recommended that an entirely new HVAC system is installed for either an A or B assembly. A minimum of one split system style zone should be installed for south portion of the building. Heating would be provided by forced air furnace with a high rate fire of 90% efficiency. Furnace should be located horizontally in the crawl space on a mechanical platform elevated above the grade. All new outside air, supply air and return air galvanized steel ducts are to be insulated and distributed through the crawl space supported by floor above. Floor grilles to be replaced with new commercial 1/4" heavy duty floor grilles. Cooling would be provided by a single 5-TON air cooled condensing unit located on the ground with a minimum efficiency of SEER 16. Location of unit on the ground will require TRPA approval. Thermostats are to be 7-day digital programmable thermostat. New ceiling exhaust fans are to be installed in the toilet rooms with occupancy sensors.

Second Floor: Heating is provided by a gas furnace in the attic space. There is no mechanical ventilation or air conditioning. The furnace is in fair condition but there is no mechanical platform and is not easily accessible for service. Ceiling exhaust fans are functional by a wall switch.

It is recommended that an entirely new HVAC system is installed for either an A or B assembly. A minimum of one split system style zones should be installed. Heating would be provided by forced air furnace with a high rate fire of 90% efficiency. Furnace should be located horizontally in the crawl space on a proper mechanical platform allowing for service. Ducted outside air, supply air and return air galvanized steel ducts are to be insulated and distributed through the attic space supported by the roof above. Replace all supply and return air ceiling diffuser with new. Cooling would be provided by a single 5-TON air cooled condensing unit located on the ground with a minimum efficiency of SEER 16. Location of unit on the ground will require TRPA approval. Thermostats are to be 7-day digital programmable thermostat. New ceiling exhaust fans are to be installed in the toilet rooms with occupancy sensors.

PLUMBING:

First Floor: The hot water heater for these areas restrooms is located behind an access door that is not easily accessible. Restrooms fixtures are in good shape for both the public and tenant however they are not low flow.

Second Floor: Hot water is served by an elevated exposed electric water heater in the kitchen. It is functional and at least 10 years old. Plumbing fixtures are in fair condition and not low flow.

ELECTRICAL:

Overall the electrical system for the Art Center is in great shape and has more than enough spare capacity and breaker capacity to accommodate a new tenant. The overall electrical system is a 200 Amp 120/208V 3 phase 4 wire. The lighting is adequate for the current space and is in great condition. In the event a change in occupancy needs to occur the lighting will need to be updated per the occupancy rating and tenant requirements. The lighting will be able to accommodate new tenants or possible expansions under the same occupancy rating. The general receptacles are adequate and do not need to be replaced or updated. The overall fire alarm and sprinkler system is adequate and does not need any upgrades.