

4.0 Applicable Regulations & Codes

State of Alaska Licensing Regulations for Residential Educational Programs

Licensure

The State of Alaska has adopted Residential Child Care Licensing regulations (7 AAC Chapter 50 – Community Care Licensing). A Residential Child Care Facility (RCCF) is defined as a “place, staffed by employees where one or more children who are apart from their parents receive 24-hour care on a continuing basis.” (AS 47.32.900 Definitions). RCCF Facilities are required to be licensed.

One of the RCCF specializations is **Boarding Care in Residential Child Care Facilities.** (7 AAC 50.635) Boarding Care is defined as “care provided in a foster home or a residential care facility exclusively for children who are residing outside of their home community of the purpose of obtaining education” (7 AAC 50.990 Definitions). The Residential Learning Support Center appears to fall into this category of RCCF and must comply with the applicable licensing requirements.

Exemptions from Licensure (7 AAC 50.010)

A person providing boarding care exclusively for children 16 years of age and older is *exempt* from licensure requirements, provided that each parent of a child has agreed to the placement of the child in a home selected by the school in which the child is enrolled, and the person providing the boarding care has, for each child in care, an authorization for emergency care.

Space Requirements for Residential Child Care Facility (7 AAC 50.530)

The code sets forth requirements for indoor and outdoor space to accommodate the physical and developmental needs of the children served by a RCCF.

- 75 square feet of outdoor recreation space per child for the maximum number of children outside at any one time. **Note:** Outdoor recreation space which is not at the RCCF may be used to satisfy the requirement, provided that there is an acceptable plan for transportation to and from this alternative. The licensing representative needs to approve this plan.
- 35 square feet usable indoor space per child, exclusive of hallways, bathrooms, storage areas, office space, furnace and laundry rooms, crib space, and any area that children are prevented from using;
- 70 square feet per child in a single resident bedroom OR 50 square feet per child in a multi-resident bedroom;
- A bedroom ceiling height of at least 6.5 feet if bunk beds are used;
- One bedroom for every four children;
- One full bathroom for every six children; and
- Space and a specific place for each child to keep the child’s own clothing and personal possessions.

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The code also sets forth requirements for storage and work space areas convenient for the area used for child care to meet the following needs:

- Record storage and administration
- Food preparation and service, where applicable.
- Storage of program materials and resources for staff and parents, where applicable.
- Storage of repair and maintenance supplies.
- Rest area and meeting space for staff,
- Meeting space for clients, families and therapists that affords privacy;
- Communal area that may be used for social visits with friends or family when privacy is not required; and
- Sleeping and bathing areas for staff that are separate from the sleeping and bathing areas of children in care.

Other Licensing Requirements

These licensing requirements are those which pertain to the physical facility. There are additional requirements for the staffing and operation of a facility. State of Alaska regulations should be consulted for other licensing requirements.

Applicable Building Codes & Standards

The 2012 International Building Code and International Existing Building Code are the primary model codes for this project, with supplemental requirements from a variety of sources. The State of Alaska has currently adopted the 2009 IBC, but is expected to adopt the 2012 early in 2017. Codes and standards affecting the project include:

2012 International Building Code
2012 International Existing Building Code
2012 International Energy Conservation Code
2012 International Fire Code
ICC / ANSI A117.1 Standard for Accessible and Usable Buildings and Facilities
2012 International Mechanical Code
2012 Uniform Plumbing Code
NFPA 13 Sprinkler System Standard
ASHRAE Standard 62-2001 Ventilation Requirements
National Electrical Code

Code Analysis

To be used as a student dorm, the old Top of the World Hotel (TOW) must meet current requirements of the International Building Code, International Mechanical Code, Uniform Plumbing Code, International Electrical Code, International Fire Code, and applicable regulations of the State of Alaska Department of Environmental Conservation (DEC).

Occupancy Group Classification: Buildings must initially be classified according to their use or "Occupancy" group. This dorm will be classified as a group R-2 Occupancy in the IBC,

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"Residential occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature, including...Dormitories" (2012 IBC, Section 310.1). The Top of the World was previously used as a hotel and operated as such until the 2013 fire. A hotel is classified as an R-1 occupancy. Presumably the TOW met building codes while operational. However, the building was built over 40 years ago; building codes change over time and new requirements are instituted. To be used as a dorm, the TOW will be changing occupancies and will need to comply with the requirements of an R-2 occupancy.

Construction Type: Buildings must next be categorized by their type of construction. It is generally more cost effective to classify a building in the least restrictive category that is permitted. Group R-2 occupancies are permitted to be classified as Type V-B facilities, the least stringent category listed in the IBC. This category allows the use of all common construction materials. (2012 IBC, Section 602.5)

Allowable Area: The maximum building area allowed under the IBC is a factor of the construction type and the occupancy group of the intended use. The basic allowable area for an R-2 occupancy of Type V-B construction is the starting point. (2012 IBC, Table 503)

Basic Allowable Area: 7,000 sf

This basic allowable area may be increased when side yards or public streets or ways are in excess of 20 feet. 100% of the building perimeter has a minimum width of 30'-0" frontage. This results in a 75% increase in basic allowable area. (2012 IBC, Section 506.2)

Frontage Increase: 5,250 sf

The basic allowable area of a multiple story building may also be increased by 200% when the building is fully sprinklered. An NFPA 13 sprinkler system will be installed throughout the dorm. (2012 IBC, Section 506.3)

Sprinkler Increase: 14,000 sf

The total allowable area for a single floor is the sum of these. No single floor may exceed this area.

Allowable Area per Floor: 26,250 sf

The maximum area of a building of two stories is determined by multiplying the allowable area per floor by the number of stories. (2012 IBC, Section 506.4)

Total Allowable Area: 52,500 sf

TOW Actual Area: The actual area of the proposed TOW dorm is:

First Floor: *8,708 sf < 26,250 sf allowable area per floor

*This value includes the 1,854 SF GCI Store suite. Actual area on first floor for dormitory is 6,854 sf.

Second Floor: 8,708 sf < 26,250 sf allowable area per floor

Total Building Area 17,416 sf < 52,500 sf total allowable area

This area is smaller than the allowable area.

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Allowable Height and Stories: The maximum building height and number of stories is also a factor of the construction type and occupancy group of the intended use. (2012 IBC, Table 503).

Allowable Height: 40'-0"

Allowable Stories: 2

This basic allowance may be increased when a building is equipped throughout with an approved automatic sprinkler system. (2012 IBC, Section 506.2)

Allowable Height with Increase: 60'-0"

Allowable Stories with Increase: 3

TOW Actual Height and Stories

Actual Height: 24'-0" < 60'-0" allowable height

Actual Stories: 2 < 3 allowable stories

Sprinklered Building: The building is required to be sprinklered, using either an NFPA 13 or NFPA 13R System. The existing TOW building is equipped with an NFPA 13 fire suppression system.

Fire Barriers and Fire Partitions Required: The building code requires that some occupancies be separated from other occupancies by fire rated separations. A GCI store occupies one end of the first floor of the TOW building. A retail store is classified as an M occupancy. The required separation between an R-2 and M occupancies in a sprinklered building is 1-hour.

There are also incidental accessory occupancies which, although they may be classified as R-2 occupancies, must have fire protection. The following rooms must have the following fire separations:

Laundry Sprinkler & Smoke Partition (Incidental Accessory Occupancy)
Boiler Room Sprinkler & Smoke Partition (Incidental Accessory Occupancy)

Separations are also required at dwelling units and sleeping rooms. Walls separating dwelling units and sleeping rooms must have fire partitions of not less than ½ hour fire rating. Floor/ceiling assemblies separating dwelling units and sleeping rooms shall have fire-resistance ratings of not less than ½ hour. Partitions at corridors in R-2 occupancies shall also have a fire-resistance rating of not less than ½ hour.

Sound Transmission: Walls, partitions, and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have an STC of not less than 50. Floor/ceiling assemblies between dwelling units or between a dwelling unit and a public or service area shall have an IIC rating of not less than 50.

Alaska State Fire Marshal

The Alaska State Fire Marshal is the Authority Having Jurisdiction (AHJ) on building construction and building codes. The approval of the Fire Marshal will be required for any new renovation and occupancy of the Old Top of the World as student housing. BCA contacted Dave Aden, the Alaska State Fire Marshal plans examiner covering Utqiagvik.

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It appears as if the greatest challenge for TOW code compliance will be meeting the required fire-rated separations and draft stopping requirements at both walls and floor/ceiling assemblies. These separations are required at all vertical and horizontal separations between sleeping rooms and at all corridor walls. Most of these walls and floors are already built. It would be the least expensive to use existing assemblies. This can only be done if it can be demonstrated that the assemblies meet the requirements. Since the TOW was originally built for use as a hotel, it is likely that it complies with many requirements. To demonstrate that to the Fire Marshal, he would like to review the original construction documents to confirm existing construction. To date, these drawings have not been available to review.

If existing assemblies cannot be verified, additional work will be required to shore up the fire ratings.

Where walls or portions of walls have been demolished, the project will be required to rebuild the walls to meet current building codes.

5.0 Program

Toilet rooms will be developed in conjunction with the new entry/vestibule/office area.

The first floor is served by a ramp and existing exterior stairs. All these elements need to be upgraded to meet code and expanded to support building access, as discussed below. The existing first floor corridor will serve as interior circulation.

- **Future Requirement:** The second floor is served by two interior stairs. All these elements need to be upgraded to meet code, as discussed below. The existing second floor corridor will serve as interior circulation.

Site Program

Site Circulation: The site should be configured to accommodate cars and school buses. A student drop-off area should be provided at the front of the building.

Parking: Car parking for staff and visitors should accommodate approximately 6 spots. This number should be confirmed by the RLSC operating plan.

Outdoor Recreational Space: Per state regulation, 75 sf of outdoor recreational space must be provided per child for the maximum number of children outside at any one time. There is no room to accommodate this on the TOW site. The program will need to identify nearby recreational spaces to satisfy this licensing requirement.

5.0 Program

school. Breakfasts, dinners, as well as all weekend and holiday meals will be served to the students at the RLSC. Hot and cold foods will be prepared off-site at another, fully-equipped NSB kitchen and transported to the dorm for service. A commercial-grade warming kitchen will support meal service for the students and staff. Approximate area for this is 400 sf.

Components of this commercial-grade warming kitchen include:

Preparation & Re-thermalization: Includes food preparation area with wash sink and cutting board to be used for any on-site food preparation. Drawer and cutting board storage are included on this table. Since most of the hot foods will be prepared off-site, a single six burner gas with a convection oven base will be needed to re-heat, or keep warm any food product for the meal service. A class one exhaust hood system will be required over the range to comply with State of Alaska mechanical codes.

Service: Meal service will be self-service from cold and hot food stations. A hand sink should be close for the cook to wash his/her hands as necessary.

Dishwashing: An under-counter dishwasher and three compartment sink will be provided for cleaning up after meal service.

Handwashing: A single compartment hand wash sink will be required.

Deliveries: No loading dock is available at TOW. Delivery of food and other supplies will need to be loaded up the ramp or exterior stairs.

Refrigerator: A single two-door refrigerator will be provided for temporary cold storage.

Storage: Areas should include room for dry storage and refrigerated storage. Due to constraints of the TOW, this area will be very limited.

- **Immediate and Future Requirement:** One commercial-grade warming kitchen located on the first floor. This requirement can be met through the significant renovation of a portion of the first floor Utility Room into a kitchen. This location is chosen to locate the kitchen adjacent to the student dining area in the Commons. The size of the kitchen will be limited to ensure that there is sufficient area for the required Commons.

Support Spaces & Circulation

Support spaces should be as provided as required. Areas include: mechanical room, storage room and communication rooms, and janitor closets. Public toilet rooms are also required to support program staff and visitors.

The building should be accessed by a minimum of two exterior stairs and an accessible ramp. If the building is more than one level, interior vertical circulation should be provided by a centrally-located elevator and a minimum of two stairs.

- **Immediate Requirement:** Mechanical room, electrical/communications room, and janitor closet. These requirements can be met by existing mechanical room and converted spaces on the first floor. A new electrical room will be carved out of the existing Utility Room. A new janitor room will need to be created.

space should support some separation of different activities. If space supports it, a quiet study area should be separated from the rest of the Commons.

- **Immediate Requirement:** For a student population of 20 students, the required area is 700 sf to be provided on the first floor. All basic functions must be included in this area. This requirement can be met with the renovation of the existing first floor Utility Room.
- **Future Requirement:** For a student population of 50 students, the required area is 1750 sf, for an increase of 1,050 sf. The additional areas can be provided on the second floor. However, if no elevator is provided, all functions provided on the first floor must also be provided on the first floor. This requirement can be met with the conversion of the "deluxe" second floor sleeping rooms above the Utility Room into common areas. These rooms do not appear to be modular in construction and would, therefore, have fewer impediments to removing interior partitions to create larger common spaces.

Student Kitchen: A residential kitchen should be located adjacent to the Commons. This kitchen will be used by the students for life-skills education and for the students to prepare snacks. Equipment should include a residential refrigerator, stove, and microwave.

- **Immediate and Future Requirement:** 1 kitchen, located on the first floor. Student kitchen area can be counted as part of the required common space. This requirement can be met by the existing small, first floor, residential-grade kitchen located adjacent to the Utility Room. This space would require upgrading and installation of new appliances.

Laundry: The dorm laundry should be provided for student as well as staff use. Centrally located, the facility should include two washers, two dryers, a sorting table, and ironing board. Linen storage (bedding, towels, and kitchen linens) should be located in close proximity to the laundry.

- **Immediate and Future Requirement:** 1 laundry room, located on the first floor. The laundry cannot be counted as part of the required common space. This requirement can be met by the existing first floor laundry room. This space would require new, smaller commercial-grade washers and dryers.

Mud Room/Vestibule: An area for removal of coats and boots should be included near the front door. No storage will be provided in this area.

- **Immediate and Future Requirement:** 1 mud room/vestibule, located on the first floor. The vestibule cannot be counted as part of the required common space. This requirement can be met through the conversion of one existing first floor TOW sleeping rooms, in conjunction with the creation of the office space, described above. These two spaces will create the new front entry for the facility.

Food Service

On site food service will be provided for the RLSC residents. It is assumed that lunch will be served to the students on school days at the school facility where the students are attending

5.0 Program

Furniture: Furniture for each student will include a bed, drawers, wardrobe, and a desk. A closet may be provided in lieu of a wardrobe. There are currently no built-in closets in the rooms.

Number and Capacity:

- **Immediate Requirement:** 10 student rooms to house 20 students. This requirement can be met with the existing first floor TOW sleeping rooms with some modification. The bathrooms of two rooms will need to be renovated to meet accessibility standards.
- **Future Requirement:** Additional 15 student rooms to house an additional 30 students. This requirement can be met with the existing second floor TOW sleeping rooms, with some modification.

Staff Spaces

Offices: A single office will provide administrative space. This area will support reception, general office functions, meetings, and student file storage. These functions should be near the building entrance. The receptionist should have direct supervision over the entry vestibule to monitor student arrivals and departures.

- **Immediate and Future Requirement:** 1 office. This requirement can be met by the conversion of one existing first floor TOW sleeping room.

Apartments: Apartments will be provided for resident advisors ("house parents") who are supervising students. On each floor, two apartments will be provided, one for men and one for women. The apartments should be located to provide the best supervision of the student suites.

- **Immediate Requirement:** Two apartments on the first floor. This requirement can be met by the conversion of four first floor TOW sleeping rooms into two apartments. Renovation would include demolition of one bathroom in each apartment and addition of kitchenette.
- **Future Requirement:** Two apartments on the second floor. This requirement can be met by the conversion of four second floor TOW sleeping rooms into two apartments. Renovation would include demolition of one bathroom in each apartment and addition of kitchenette.

Common Spaces

Per state statute, a minimum of 35 sf of usable indoor space must be provided for each student. This area is in addition to required area in the bedrooms. For a student population of 20 students, the required area is 700 sf.

Commons: A commons area should be provided to support social activities, studying, and student dining. The area should be designed to support supervision. *Social Activities* could include such as lounging, watching TV, playing games. *Study Areas* should be provided to support the academic achievement of the students. The *Dining Area* should have a seating capacity for all the students enrolled in the program at any one time. Configuration of the

5.0 Program

Building Program

The long-term mission of the Residential Learning Support Center (RLSC) is to provide a full-service residence hall for 50 middle or high school students for both short and long-term stays. A building program has previously been developed for the Residential Learning Support Center to support this mission. That program includes facilities for a full range of activities for students: sleeping, grooming, eating, study and recreation. Building support areas include administrative offices and staff residential units, kitchen and laundry facilities, a parking garage, janitorial areas, and mechanical and electrical spaces.

Until a new facility is developed to meet these requirements, an interim facility must meet at least the basic program needs as well as meet the requirements of the current State of Alaska licensing regulations for Residential Educational Programs, as described in the previous section. Mark Roseberry with the North Slope Borough School District (NSBSD) has identified the basic requirements of the interim facility. These interim program requirements are detailed in this section.

Interim Building Program requirements are broken down into two stages: **Immediate** and **Future**.

- **Immediate** requirements are those necessary for the operation of the dorm with a maximum occupancy of 20 students, utilizing only the first floor of the TOW.
- **Future** requirements are those necessary for the operation of the dorm with a maximum occupancy of 50 students, utilizing all available space of the TOW.

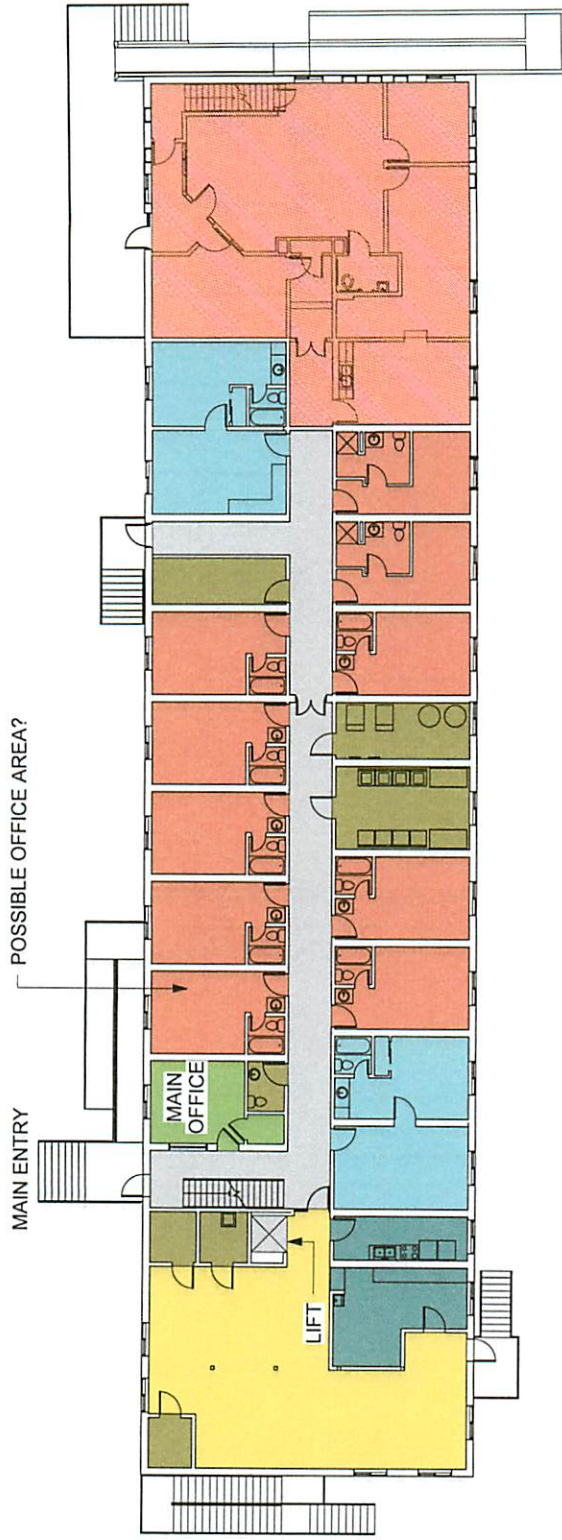
The description of each program requirement also includes an analysis of how the old Top of the World Hotel meets these requirements. Conceptual Floor Plans are attached in Appendix A. The first floor plan is on Sheet A102. The second floor plan is on Sheet A202.

Student Rooms

Rooms and Bathrooms: Student dormitory rooms will be provided for all students. Gender separation will be by room. A minimum of two rooms (one for each gender) are required to be ADA-accessible. Both of these rooms will be provided on the first floor.

Bathrooms: Ensuite bathrooms will be provided with each student dorm room. The bathroom facilities associated with each accessible dorm room should meet accessibility standards. With a maximum of two students in each bedroom, this configuration is in compliance with state statute requiring one full bathroom for every six children.

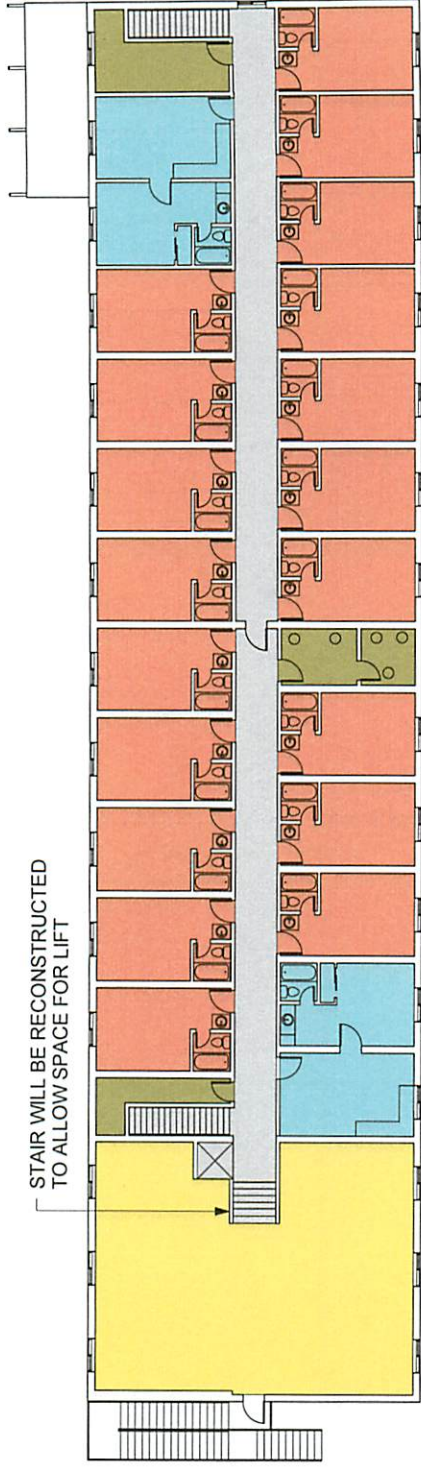
Size: Per state statute (as described in the previous section), 50 sf is required for each student in a multi-resident bedroom. The size of the existing TOW sleeping rooms is approximately 170 sf. Per statute, three students could be housed in each room. However, for planning purposes, two students will be housed in each room.



ROOM LEGEND - FIRST FLOOR

- ADMIN. / STAFF
- CIRCULATION
- COMMONS
- FOOD PREP
- LIVING SUITE
- RESIDENT ADVISOR
- SUPPORT
- SEPARATE TENANT SPACE

DRAWN: RAP		DRAWING TITLE: FIRST FLOOR PLAN -		SHEET NO.	
CHECKED: DJD		CONCEPT DESIGN		Burkhardt Craft	
DATE: 01/10/17		NSBSD RLSC - TOP OF THE WORLD		ARCHITECTS	
PROJECT: 1420.01		HOTEL ANALYSIS		880 N. Street Suite 302 / Anchorage, Alaska 99501	
		UKPBAQV/K, ALASKA		T: 907.292.0534 www.burkhardtcraft.com	
				A102	



ROOM LEGEND - SECOND FLOOR

- ADMIN / STAFF
- CIRCULATION
- COMMONS
- FOOD PREP
- LIVING SUITE
- RESIDENT ADVISOR
- SUPPORT
- SEPARATE TENANT SPACE

DRAWN: RRP	DRAWING TITLE: SECOND FLOOR PLAN - CONCEPT DESIGN	 680 N. Street Suite 302 / Anchorage Alaska 99501 T: 907.292.9334 www.burkhardt-croft.com	SHEET NO.
CHECKED: DJD	NSBSD RLSC - TOP OF THE WORLD HOTEL ANALYSIS		A202
DATE: 01/09/17	UPPIAGVIK, ALASKA		
PROJECT: 1420.01			

Old Top of the World

Advantages:

- Renovation cost about \$2.3 million plus furnishings
- Lease \$1 per year
- Can be available in 2018
- Planned facility layout
- Old TOW approved by DEED
- Lease between NSB and ASRC close to being finalized
- Added value to the district- housing can be used for special events for students, staff professional development, conferences...
- Meets applicable regulations and Codes

Lease:

- Capital lease for 20 years
- Lease for \$1 per year

Planned Facility Layout:

- 29 bedrooms-
- 29 Full Bathrooms
- 2 Houseparent rooms
- 2 single staff rooms
- Laundry room with 4 washers and dryers
- 1 student Kitchen
- Commercial Kitchen
- Dining Space
- 1750 sq ft of common space
- 2 offices- Principal office and secretary office
- 1 public bathroom
- Close to schools and school district facilities

Renovation needed:

- House parent rooms
- Office spaces
- Storage spaces
- Commercial Kitchen/student kitchen
- Common spaces
- Residential rooms
- To Spec. for Health and Human Services and other applicable codes
- \$2.3 million Estimated Construction cost

Capacity:

- 50 students
- 2 house parent
- 2 support staff
- Principal and Secretary

Timeline:

- Ready to open by Winter 2018

Ilisgvik College Dorm

- ❖ To be presented by Ilisagvik President Pearl Brower

Daily Schedule for the NSBSD RLC-

Total 12 hrs/Day of structured Programming

6:30- 7am- Start of the day- Life skill expectations- .5 hrs

- Wake up on time
- Make bed
- Personal hygiene
- ready for breakfast

7am- breakfast-

7:30- 7:45am- .25 hr

- clean room- Inspection
- Personal Hygiene

7:45- 8:15am- Leadership/Lifeskill concept of the day- group discussion- .5 hr

- Students will practice the presented skill throughout the day

8:15- leave for daily course instruction

8:30am- 12:00pm- Instruction day starts with about 15 minutes of cumulative breaks- 3.25 hours

12:30pm- 4pm- daily instruction with 15 minutes of breaks- 3.25hrs

4-4:15pm- transition back to housing

4:15-5pm- Lifeskill- .75 hr

- Return and store school work
- help prepare supper
 - prepare food
 - bring out dishes, silverware and prepare tables

5pm- 6pm- Supper- lifeskills- 1 hr

- Table manners
- conversation
- help clean kitchen, tables, dishes
- store foods

6pm-7:30pm- Scheduled activity- 1.5hrs

- May include a high school sport
- May be gym time
- May be pool time

7:30pm- 8:30pm- scheduled Tutoring/study time- 1hr

8:30pm-9:45pm- Recreation-

9:45-10pm- Prepare for bed-

10pm- Lights out-