

Pana CUSD #8- Lake Land Community Center

The Lake Land Facility was originally a Casey's General Store with an estimated construction date of 1988, based on information from the City of Pana. No permit can be found in the city records until 2006 when a lighted sign was added. It is our assumption that the "lighted sign" is the one that reads "Lake Land College". Around 2006 the original building was remodeled into the office area and two classrooms. In 2008 the classroom addition was added to the north side of the building.

With no other information given, the assumption at this time is that the school district did not occupy this facility for educational use since they purchased the facility. Instead, the district leased the space to the Lake Land Community College. The building is classified as a business occupancy and therefore is out of the jurisdiction of ISBE.

School Code part 180.30 defines "facility" for the purposes of HLS inspections, and the definition excludes "facilities owned by a school district but not used for public school purposes, which shall be subject to local building codes." It also defines "School Building" or "School" to mean "a building occupied in whole or in part by public school students or intended for occupancy by these students." Additionally, Section 2-3.12(c) of the School Code provides that "facilities owned by a school district but that are not used to house public school students or are not used for public school purposes" are subject to separate provisions than those applied to public schools in the Health/Life Safety Code. That Code references local building ordinances for those types of facilities.

ISBE does not view a building that is owned by the district but being leased to a community college to fit the description of "school building" or "school." If a high school student attends on-campus courses at this Lake Land Community College facility the building is not suddenly subject to the provisions of the HLS Code. ISBE indicated this type of building fits under the exception in the definition of "facility" in Part 180.30. Local building ordinances would apply to the building.

If the intent of performing the ten-year HLS Survey was to not only to find violations but also to use HLS funding, it should be noted that as is the building is not eligible for HLS funds per ISBE, in its current use

Should the district decide that they wish to occupy the facility, as a K-12 facility moving forward, this can be done. However, it is my recommendation that if the primary function will remain as a community college, it is best to remedy the violations indicated while keeping the facility as a Business Occupancy. By code, a change in occupancy will trigger requiring the entire facility to be updated to the current standard, which includes fire alarms, sprinklers, and Illinois Accessibility Code updates.

If the school decides to occupy the facility for K-12 education, then the building would be under the jurisdiction of ISBE and the Regional Office of Education. The occupancy permitting process would need to be started. BLDD can help with this process, if you choose to go in this direction.

As far as obtaining an occupancy permit for a K-12 facility, the building does not comply with school code. The best we can do is apply for a temporary occupancy permit through the Regional Office of Education until violations are corrected. Dean Keller indicated for him to grant temporary occupancy he would require 100% fire watch until the systems were functional. This means that someone would always need to be on site while the building was occupied to do hourly fire checks and sound the alarm if there was a fire. The temporary occupancy could be renewed annually until the facility met the requirements of the School Code and the final occupancy was granted.

An occupancy permit would not be required if the building remains a community college. However, violations indicated on the attached report should be corrected.

The Lake Land facility is not listed in District inventory in IWAS. In order to be listed in the inventory, the superintendent will need to send the information on the following page to ISBE. The information should be emailed to Chris Cole at ISBE. His email address is ccole@isbe.net. This will allow ISBE to enter the information into the facility inventory system. This can be requested either direction the district chooses. This is not required, if the building remains as a community college. The yellow highlighted portions would change depending on the use.

A 10 Year Health Life Safety Survey was conducted on the Lake Land Campus. A draft copy has been attached for your information. Should the district decide to occupy this facility as a K-12 building, the document is in the format required by ISBE and can easily be adapted for this use.

It is our recommendation that the violations indicated be corrected to bring the building into code compliance. Note the item in red related to fire alarms. As a business occupancy a fire alarm was not required by code at the time this building was remodeled. As an educational occupancy it would be required. However, we recommend the district consider adding a fire alarm system. Our survey notes did not indicate the presence of any detectors in this building, including carbon monoxide detectors. At a minimum we recommend that the district install a combination smoke/CO detector in the mechanical rooms. These can be battery-operated.

Please let us know if the district intends to occupy the Lake Land Community Center as a K-12 facility or if the building will remain the community college. BLDD will complete the appropriate paperwork based on this answer.

Request to be listed in facility inventory in IWAS

Region: Bnd/Christn/Effngh/Fytt/Mntgmr ROE

District: Pana CUSD #8

Building Name: Lake Land Community Center

Address: 600 East First Street

City: Pana

Zip Code: 62557

Enrollment: 0

Grades Served: Other

Year Constructed: 1988

Num Additions: 1

Latest Addition (Year): 2009

Number of Classrooms Available: 7

Number of Classrooms Used: 0

Gross Sq. Feet: 8260sf

Capacity: 220

Amendment Start Num: 1

Total Previously Approved: 0

Last Ten Year Survey Date: July 22, 2020

Purpose: Community College

Is Active? Yes

10 YEAR HEALTH LIFE SAFETY SURVEY



Lake Land Community Center
600 East First Street
Pana, Illinois 62557

Pana CUSD #8
Christian County

2020
(206EX20.401)

DRAFT

10-year Safety Survey Report

Lake Land Community Center

Pana CUSD #8

DESCRIPTION OF EXISTING CONDITIONS

I. GENERAL

LOCATION:	Lake Land Community Center 600 East First Street Pana, IL 62557
ENROLLMENT:	Grades Served: This building serves as the Lakeland College Western Regions Center. It also houses Pana High School students enrolled in dual credit courses. Total enrollment: Enrollment varies between the school district and college
CONSTRUCTION:	Type VB
PLAN CLASSIFICATION:	Single Story Enclosed interior
PROTECTION CLASSIFICATION:	Non-Sprinklered
APPLICABLE SURVEY CODES:	2006 IBC Illinois Plumbing Code 1998 Illinois Accessibility Code 1997 NFPA Codes, various standards and years in force in 2008 Retroactive 2006 IFC/IPMC requirements apply
MEANS OF EGRESS:	Efficient in arrangement with exceptions in protection indicated in the report.
LOCAL FIRE ALARM SYSTEM:	See "Private Protection".
NEAREST FIRE STATION:	Approximately 0.2 miles Pana Fire Department 400 East First Street Pana, Illinois 62557

CITY WATER: Water utility company is: City of Pana.

Fire hydrant(s) located at: Northwest corner on Spruce Street and southwest corner at First and Spruce Street.

Domestic service size: 1-1/2" (pit meter at First Street).
Location: Mechanical-061.

Fire / sprinkler service size: None.

II. CONSTRUCTION DETAILS

YEAR BUILT: Year of original building is estimated to be around 1988. The facility was a former Caseys General Store. The school district purchased the building in 2006. It is unclear if there was a change in the occupancy to E at that time. The original building was gutted and remodeled and an addition was added in 2008

HEIGHT: Single Story

GROUND FLOOR AREA: Original Building: 2,000 sf
2008 Addition: 6,260 sf
Total Ground Floor Area: 8,260sf

EXTERIOR WALL CONSTRUCTION: Wood studs with metal panels and brick veneers

FLOOR CONSTRUCTION: Concrete slab on grade

ROOF CONSTRUCTION: Metal standing seam on wood structure

INTERIOR WALL CONSTRUCTION: Gypsum board on wood studs

INTERIOR FINISH: Ceilings- Acoustical tile
Walls- Painted gypsum board
Floors- Concrete, resilient tile, and carpet

TRANSOMS AND CEILING-LEVEL GLASS: None

III. EGRESS FACILITIES

GRADE EXITS:	Adequate and well arranged except as indicated in the report
CORRIDORS:	Corridor walls are required to be one-hour fire rated due to lack of sprinklers.
WINDOWS:	None available as secondary exits. They are fixed.
FIRE ESCAPE:	None
EXIT SIGNS:	Illuminated exit light type: AC / DC. Some are combo units. Lamp type: Fluorescent. Located: per Life Safety Reference Drawings.
EMERGENCY LIGHTING:	Fixture type: Battery packs. Power source: Batteries. Located: per Life Safety Reference Drawings.

IV. SPECIAL OCCUPANCIES

MECHANICAL EQUIPMENT & STORAGE ROOMS:	Spaces appear to be separated by a fire rated gypsum board partitions.
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V. UTILITIES

HEATING PLANT:	
Type	Forced air furnaces. There are five gas-fired DX systems. They employ "Zonex" controls to get more than five control zones.
Boiler	N/A
Inspection Certificates Posted?	N/A
Manufacturer	N/A
Model	N/A
Input / Output	N/A
Flue Type	CPVC
Combustion Air	PVC
Pressure Relief Valves	N/A
Gas Pressure Safeties	N/A
Low Water Cut-Offs	N/A
Emergency Gas Shutdown	None

Backflow Preventer on Make-Up Water	N/A
Feedwater	N/A
Chemical Treatment	N/A
Comments	N/A
HEAT DISTRIBUTION:	
Pipe Material and Insulation	N/A
Pumping	N/A
Heating Effect	Hot air distributed by overhead ductwork from furnaces.
Spot Heating	None noted.
VENTILATION:	
Mechanical	Yes. The furnace units appear to have small fresh air intakes in the exterior walls.
Natural	None. Windows are fixed.
Heat Recovery	N/A
Toilet Exhaust	Yes
Teacher's Lounge Exhaust	N/A
Kiln Exhaust	N/A
Special Exhaust Systems	N/A
Vehicle Exhaust	N/A
Dust Collection	N/A
Other	N/A
Dishwasher Exhaust	N/A
Range Hood Exhaust	N/A
Heat Hood Exhaust	N/A
AIR CONDITIONING:	
Type	DX. Air-cooled condensing units (five) on grade.
Chiller(s)	N/A
Location	N/A
Cooling Effect	Cold air delivered by overhead ductwork.
WATER HEATER:	
Location	Mechanical-112.
Manufacturer / Model	Reliance 30 gallon electric.
Input / Output	4.5 KW.
Thermostatic Mixing Valve	No.
Recirculation	No.
Comments	Does not comply with ADA.
INCINERATOR:	None

GAS SERVICE:

Utility	Ameren.
Service Entrance Location	Outside Janitor-061.
Pipe Material	Black steel with CSST flex to furnaces.

ELECTRICAL SYSTEM:

Utility	Ameren
Primary Location	Overhead on west.
Utility Transformer Location	Pole-mounted transformer bank to west.
Electrical Service Entrance	Exterior MDP located outside of CR-101.
Service Voltage	120 / 208 volt, 3 phase, 4 wire.
Service Amperage	600 amp.
Distribution Panel	Exterior MDP has 2 – 200 amp breakers and 1 – 225 amp breaker. There is no main breaker.
Wiring	Conduit.
Comments	Building is well-provided with outlets and circuits.
Classroom Lighting Type	Recessed fluorescent.
Lighting Controls	Manual.
Office / Corridor Lighting	Recessed fluorescent.
Controls	Manual.
Gym Lighting	N/A
Controls	N/A
Athletic Lighting	N/A
Exterior Lighting	HID wallpacks.

PLUMBING:

Meter Location	Pit meter at First Street.
Domestic Water Piping	Copper.
Plumbing Fixtures	Floor set tank-type WC, wall-hung flush valve or wall-hung lavs.
Comments	Good condition.
Sanitary Sewer	Gravity to City.
Drain Waste and Vent System	PVC.
Storm Sewer	City of Pana.
Roof Drainage	Gutters and downspouts hard-connected to underground piping.
Overflow	Via the gutters.
Site Drainage	Sheet drains to First Street.

VI. PRIVATE PROTECTION

FIRE ALARM SYSTEM:

System Type	None.
Appears to Comply with ADA?	No.
Manufacturer	N/A
Control Panel Location	N/A
Batteries and Charger	N/A
Annunciator Location	N/A
Pullstations	N/A
Alarm Devices	N/A
Magnetic Hold-Opens	N/A
Sprinkler Interface	N/A
Monitored?	N/A
Comments	N/A

AUTOMATIC SPRINKLERS:

Sprinkled?	No.
Sprinkler Service Equipment Location	N/A
Fire Department Connection Location	N/A
System Type	N/A
Comments	N/A

AUTOMATIC HEAT DETECTION:

Smoke Detectors	None.
Heat Detectors	None.
Duct-Mounted Smoke Detectors	None.
Carbon Monoxide Detectors	None noted.
Sprinkler System Tie-In	N/A

STANDPIPE HOSE LINES:

Stage	N/A
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FIRE EXTINGUISHERS:

Portable fire extinguishers are located per Safety Reference Drawings.

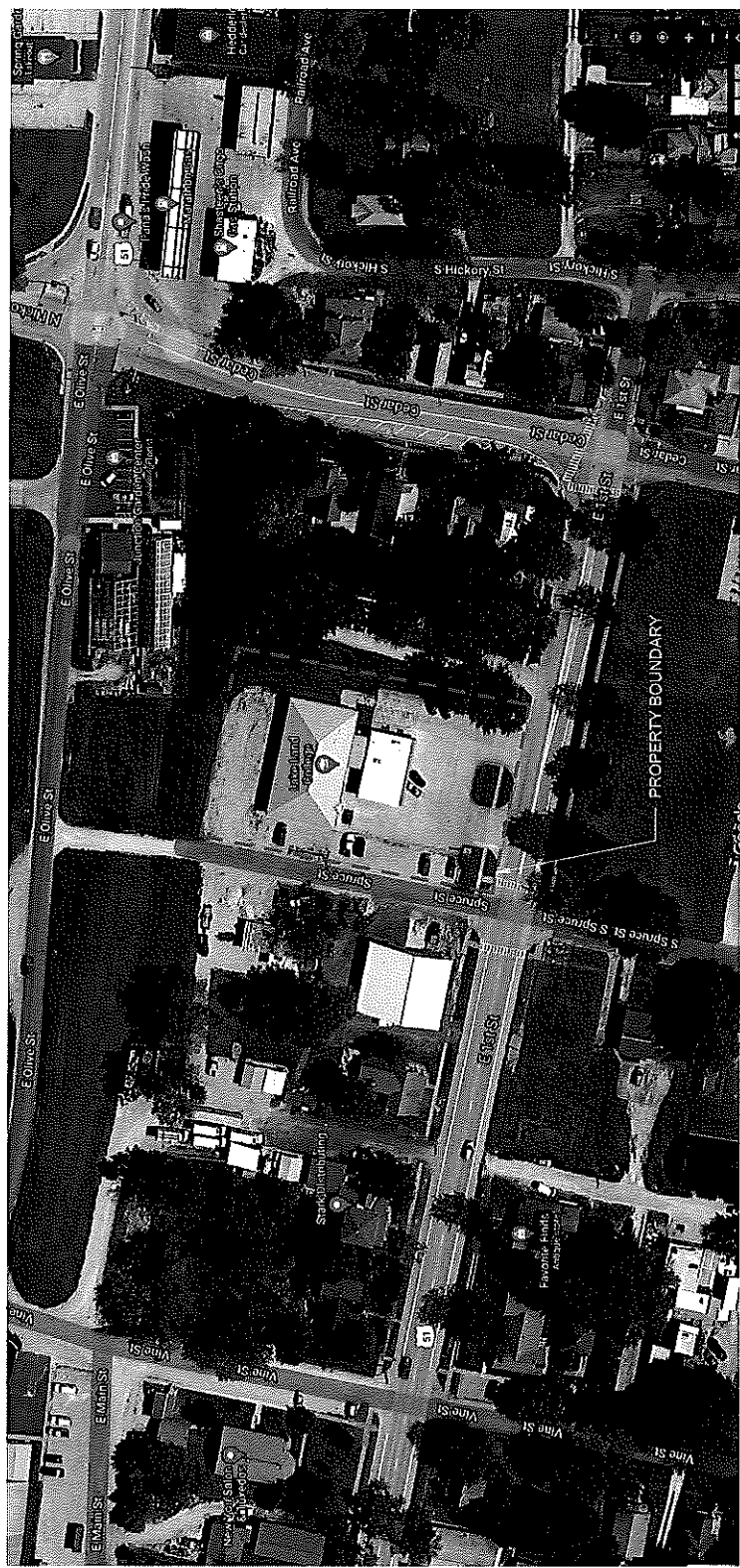
VII.	<u>SECURITY SYSTEM</u>	
	Camera-Controlled Access	Yes at Entry-050.
	Security Cameras	Yes.
	Security System	Yes.
VIII.	<u>ENERGY CONSERVATION</u>	
	Control Type	Low voltage thermostats with proprietary "Zonex" control.
	Compressor Location	N/A
	Air Dryer Location	N/A
IX.	<u>ASBESTOS ABATEMENT</u>	There are no known ACM products in the building.
X.	<u>LEAD PAINT</u>	Given the date of construction it is unlikely any lead base products were used in the building.
XI.	<u>PAVING</u>	Sidewalks are in good condition Paved drives/parking lot contain multiple cracks Rock parking lot is covered in plant growth

sheet
C100
project
206EX20.401

SITE PLAN - PROPERTY BOUNDARY
SAFETY REFERENCE PLAN
LAKE LAND COMMUNITY CENTER
600 EAST 1ST STREET
PANA, IL 62557

BLDD ARCHITECTS
Design Firm Registration #184-000723

drawn by
KTO
checked by
KAK
date
09/18/20
revised



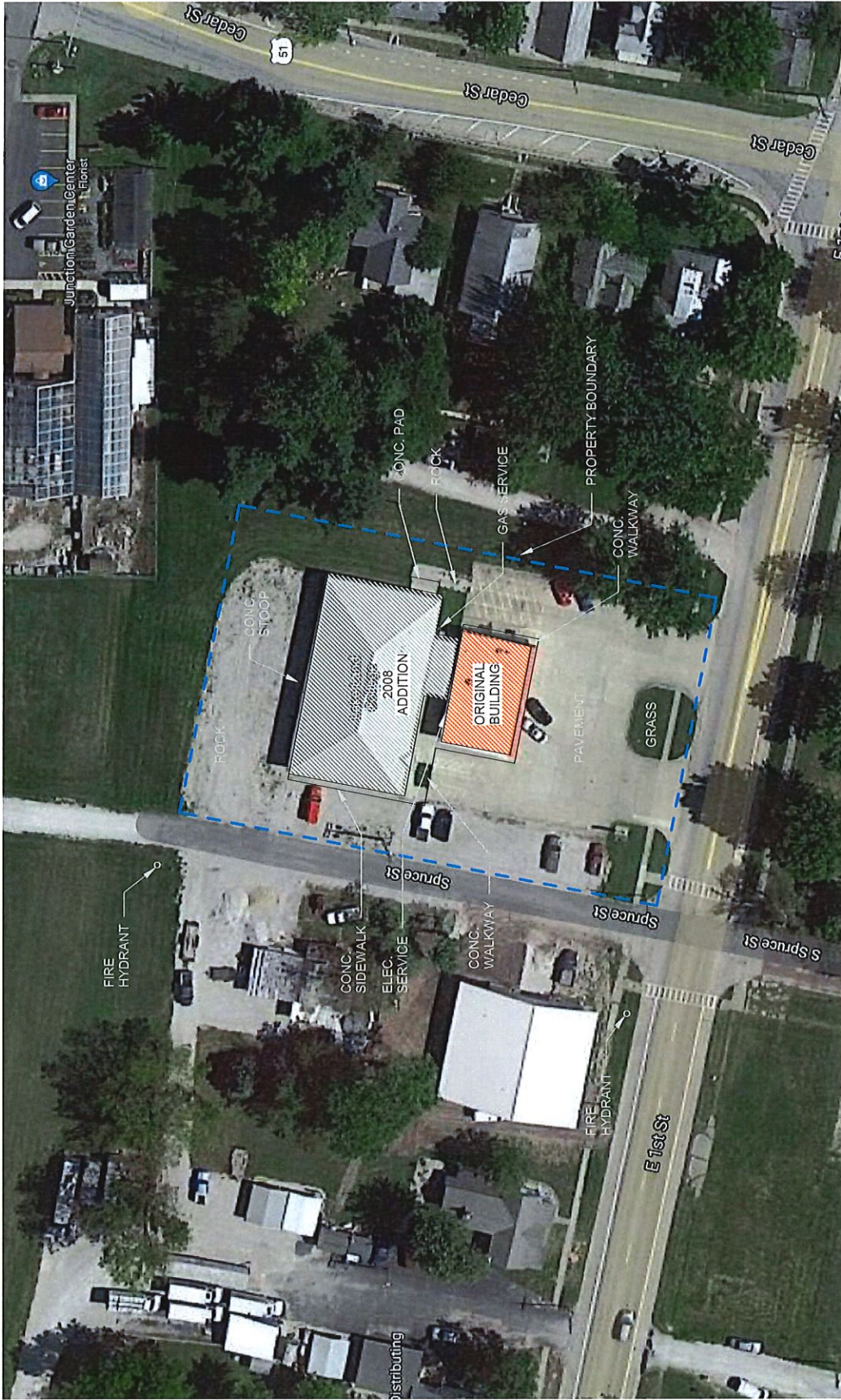
SITE PLAN
SAFETY REFERENCE PLAN
LAKE LAND COMMUNITY CENTER
600 EAST 1ST STREET
PANA, IL 62557

BLDD
ARCHITECTS

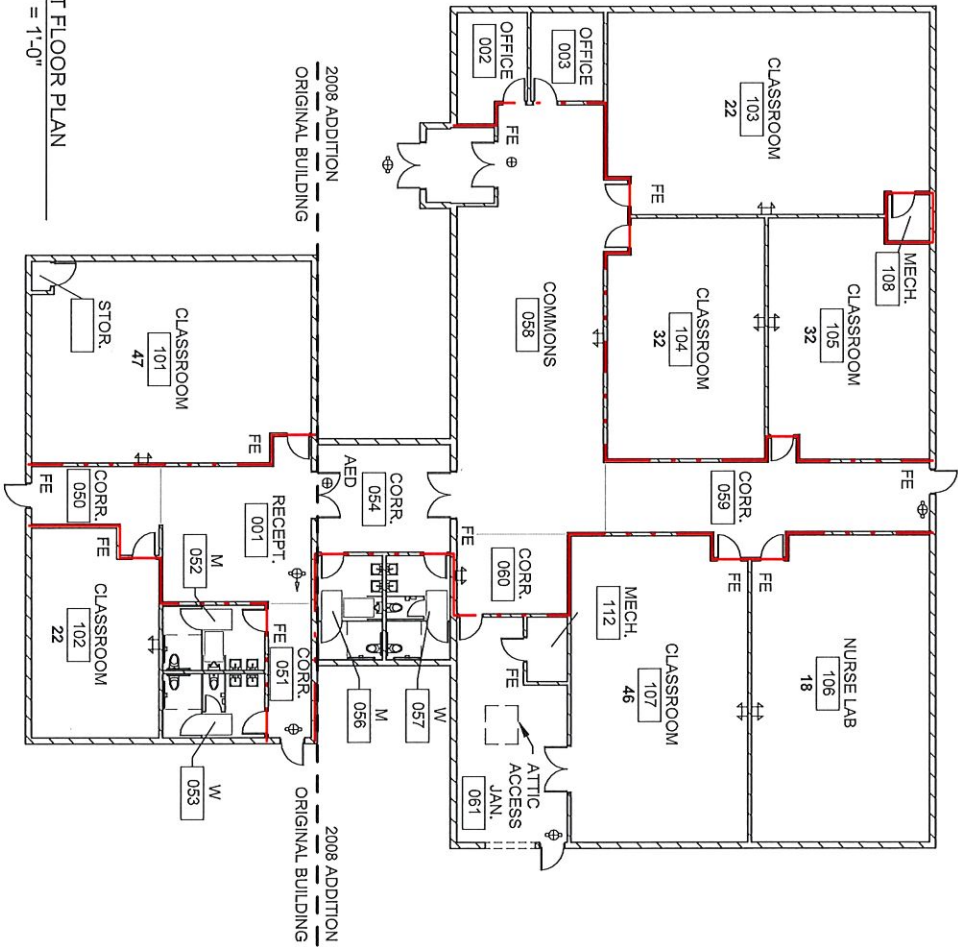
Design Firm Registration #184-000723

drawn by KTO
checked by KAK
date 09/18/20
revised

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C101
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206EX20.401



FIRST FLOOR PLAN
1/16" = 1'-0"



Business Occupancy

SYMBOLS

- ⊖ A/D/O/V/L
- ⊙ HEAT DETECTOR
- ⊕ EXT LIGHT NOSE/SECTION
- ⊕ BATTERY PACK EMERGENCY LIGHT
- ⊕ EMERGENCY EXT LIGHT
- ⊕ SMOKE DETECTOR
- ⊕ PERSPECTIVE EXT LIGHT
- ⊕ FLUORESCENT PERSPECTIVE LIGHT
- ⊕ W/ MAGNETIC HOLD-OPEN
- ⊕ FIRE ALARM INDICATOR PANEL
- ⊕ FIRE ALARM CONTROL PANEL
- ⊕ AED
- ⊕ AED AUTOMATIC EMERGENCY DEVICE
- ⊕ DATE MOUNTED SMOKE DETECTOR
- ⊕ FALL/STATION
- ⊕ FIRE RATED WALLS
- ⊕ FIRE EXTINGUISHER

<p>project: 206EX20.401</p>	<p>sheet: A101</p>	<p>FIRST FLOOR PLAN SAFETY REFERENCE PLAN LAKE LAND COMMUNITY CENTER 600 EAST 1ST STREET PANA, IL 62557</p>	<p>BLDD ARCHITECTS Design Firm Registration #184-000723</p>	<p>date 09/18/20</p> <p>revised</p> <p>drawn by KTO</p> <p>checked by KAK</p>
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Violations and Recommendations

IWAS System

District: Pana CUSD #8

Facility: Lake Land

Location/ Rm. #	Priority Code	Rule Violated	Desc. Of Violation	Recommendation to Correct	Action ID	Units of Measure	Qty.	Labor Code	Work Type	Est. Cost	Completion Date	Funding Type
Corridor doors to rooms 003, 103, 104, 106, 107	A. Urgent	IBC 2006 715.4	Doors within exit enclosure do not appear to be labeled and therefore, unless it can be proven otherwise, they lack the 1/3 hour fire protection rating they require. Additionally doors do not have closers installed on them.	Replace existing doors with fire rated doors with closers within existing frames. (20 min rating per table 715.4)	f. Improve	ea	5	2. Contractor	a. Safety Standards	\$ 7,500.00	1/1/2022	O. Other Funds
Corridor doors to rooms 057, 056, 052, 053	A. Urgent	IBC 2006 715.4	Doors within exit enclosure do not appear to be labeled and therefore, unless it can be proven otherwise, they lack the 1/3 hour fire protection rating they require.	Replace existing doors with fire rated doors with closers within existing frames. (20 min rating per table 715.4)	f. Improve	ea	4	2. Contractor	a. Safety Standards	\$ 6,000.00	1/1/2022	O. Other Funds
Entire building	A. Urgent	IBC 2006 715.4	Door in fire rated opening is held open with a wedge	Discontinue use of wedge to hold open door	b. Remove	is	1	District	a. Safety Standards	\$ -	1/1/2022	O. Other Funds
Corridor 051	A. Urgent	IBC 2006 1001.3, IPMC 702.1,	Exterior egress door sticks and does not allow free existing	Adjust door to operate smoothly	f. Improve	ea	1	2. Contractor	a. Safety Standards	\$ 200.00	1/1/2022	O. Other Funds
Classroom 105	A. Urgent	IBC 2006 715.4 IAC 404.2.4.1	Doors within exit enclosure do not appear to be labeled and therefore, unless it can be proven otherwise, they lack the 1/3 hour fire protection rating they require. Additionally doors do not have closers installed on them. Arrangement of door does not comply with Illinois Accessibility Code for maneuvering clearances	Move opening flush with corridor and remove wing wall. Change door swing from left hand reverse to left hand. Replace existing doors with fire rated doors with closers (20 min rating per table 715.4). Patch floor and ceiling at same location and alter wall to meet one-hour fire rating required.	f. Improve	ea	1	2. Contractor	a. Safety Standards	\$ 3,000.00	1/1/2022	O. Other Funds

Office 002	A. Urgent	IBC 2006 715.4 IAC 404.2.4.1	Doors within exit enclosure do not appear to be labeled and therefore, unless it can be proven otherwise, they lack the 1/3 hour fire protection rating they require. Additionally doors do not have closers installed on them. Arrangement of door does not comply with Illinois Accessibility Code for maneuvering clearances	Replace existing doors with fire rated doors with closers within existing altered frame. (20 min rating per table 715.4). Change right hand door to left hand reverse to meet IAC/ADA clearances. The intent to meet figure a and g of 404.2.4.1. Frame will need to be reconfigured in place for new hinge side.	f. Improve	ea	1	2. Contractor	a. Safety Standards	\$ 2,000.00	1/1/2022	O. Other Funds
Mechanical 106	A. Urgent	IBC 2006 1001.3, IPMC 702.1	Door to mechanical room sticks preventing egress from space	Adjust door to operate smoothly	f. Improve	ea	1	2. Contractor	a. Safety Standards	\$ 200.00	1/1/2022	O. Other Funds
Exterior door corridor 059	A. Urgent	IAC	Concrete stoop outside of emergency egress north exit does not meet IAC clearances	Extend concrete pad and ramp	f. Improve	ea	1	2. Contractor	a. Safety Standards	\$ 1,000.00	1/1/2022	O. Other Funds

The work below is a recommendation for the building as a college but is required as a K-12 building.

Entire Building	A. Urgent	96 BOCA F-503.5	This Educational Use Group is not provided with a fire protective signaling system. Occupant load exceeds 50. Building area exceeds 5,000 sq. ft.	Provide a fire alarm system with voice evacuation and ADA compliance. Includes smoke detectors throughout.	f. Improve	sq ft	8,260	2. Contractor	a. Safety Standards	\$ 24,780.00	1/1/2022	O. Other Funds
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