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Scott K. Ney
Director, Facility Operations

**Community Unit
School District 304**

TO: Dr. Kent Mutchler

FROM: Scott Ney

RE: 10 Year Health Life Safety Violation Items for Geneva High School, Harrison Street Elementary School, Western Avenue Elementary School, Mill Creek Elementary School, Heartland Elementary School and Fabyan Elementary School.

DATE: May 4, 2020

FGM Architects performed the 10 Year Health Life Safety Site Surveys during the Summer of 2019. Attached, please find the violation recommendations that will be reported to ISBE's IWAS system for Geneva High School, Harrison Street Elementary School, Western Avenue Elementary School, Mill Creek Elementary School, Heartland Elementary School and Fabyan Elementary School. The Facilities Task Force reviewed the full report on February 24, 2020 and is requesting approval from the Geneva CUSD #304 Board of Education.

**TEN YEAR SAFETY SURVEY REPORT
VIOLATION AND RECOMMENDATION SCHEDULE**

(23 IL Adm. Code 180, Sections 180.320)

For ISBE Use:
ISBE review recommendations have been
discussed with the A/E.

Date _____ Reviewer Initials _____

1. COUNTY CODE/NAME 045/Kane		2. DISTRICT CODE/NAME 3040/Geneva CUSD 304		3. SITE CODE ###	4. FACILITY CODE/NAME Geneva High School							
5. ITEM I.D.	6. LOCATION(S) (ROOM No.)	7. PRIORITY CODE	8. RULE VIOLATED	9. DESCRIPTION OF THE VIOLATION	10. RECOMMENDATION TO CORRECT VIOLATION	TYPE	CAUSE	ACTION I.D.	UNITS OF MEASURE	QUANTITY	LABOR CODE	ESTIMATED COST
A7	Stair ST3	b	BOCA 1996: 1005.5 BOCA 1996: 1021.3	Stair guardrail contains areas that would allow a sphere greater than 4" to pass through the system.	Install intermediate elements at all openings greater than 4" O.C. for all guardrails at stair.	a		f	SF	77	2	\$7,700
A9	Stair C112	b	BOCA 1996: 1005.5 BOCA 1996: 1021.3	Stair guardrail contains areas that would allow a sphere greater than 4" to pass through the system.	Install intermediate elements at all openings greater than 4" O.C. for all guardrails at stair.	a		f	SF	77	2	\$7,700
A12	Corridor west of CAD 109, Vestibule A105	b	185.370(c)(12)(B)	Ramp element does not have handrails on both sides of walking surface.	Install required/compliant handrails at ramp.	a		f	LF	44	2	\$2,200
A15	Corridor E103, Corridor E125	b	185.370(c)(12)(B)	Ramp element does not have handrails on both sides of walking surface.	Install required/compliant handrails at ramp.	a		f	LF	168	2	\$8,400
A16	Feature Stair in Commons B132	b	BOCA 1996: 1005.5 BOCA 1996: 1021.3	Non-compliant handrail/guardrail at stair and/or stair landing.	Install intermediate elements at all openings greater than 4" O.C. for all guardrails at stair. Provide handrail with required/compliant gripping surface/circumference. Provide required/compliant head protection/cane detection beneath stair.	a		f	SF	266	2	\$26,600
A17	Choral F109	b	185.370(c)(12)(B)	Aisle at platform risers does not have handrail.	Install required/compliant handrails at aisle.	a		f	LF	22	2	\$1,100
A19	Stair A159, Track H205, Stair H203, Stair A222	b	BOCA 1996: 1005.5 BOCA 1996: 1021.3	Guardrail height required w/ picket spacing adjacent windows at stair landing(s).	Install required/compliant guardrail at stair landing adjacent window fenestration.	a		f	SF	1078	2	\$53,900
A25	Exterior: East Elevation (near Door 20E), East Elevation (near Door 22E)	b	IPMC 2003: 304.4	Brick lintel at overhang at storefront is beginning to show signs of future failure.	Provide destructive investigation of the condition at the lintel. Provide re-construction of failed systems. Re-install face brick. Sand, prime and re-paint steel lintel.	a		f	LF	60	2	\$15,000
A26	Stair A112, Stair A159, Stair B102, Stair H202, Stair D111	b	BOCA 1996: 1005.5 BOCA 1996: 1021.3	Guardrail height less than 42" at stair run.	Provide required/compliant guardrail at open edges of stair systems.	a		f	SF	406	2	\$40,600
A27	Lower Level: South Exterior Wall of Mechanical Room	b	IPMC 2003: 304.16	Exterior doors at boiler ramp toward basement space allows water and pest intrusion into interior of building.	Provide replacement door systems that will halt intrusion of weather and pests into interior of building.	a		f	Each	1	2	\$2,500
A28	Site: Southwest Corner of Building (3 handrails needed)	b	185.370(c)(12)(B)	Provide required handrails at exterior stair.	Install required/compliant handrails at stair.	a		f	LF	60	2	\$3,000
M1	Elevator Machine Room	b	Recommended	Elevator equipment room lacks exhaust.	Provide a dedicated exhaust system for the space.	a		f	Each	1	b	\$8,500
M3	Food lab EE182	b	175.550, 185.460	Kitchen range lacks a hood or exhaust located directly over range.	Provide a recirculating kitchen hood or dedicated exhaust system for the kitchen range.	a		f	Each	1	b	\$2,500
M5	Toilet B144	b	175.556, 185.460	Toilet room lacks an exhaust system.	Provide a dedicated exhaust system for the space.	a		f	Each	1	b	\$8,500

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M7	Laundry D160	b	BOCA M312.1	Laundry dryer vent not connected directly to the outdoors. Ductwork is not air tight. Products of combustion may enter space.	Provide new exhaust system and ductwork to vent dryer directly to the outdoors.	a		f	Each	1	b	\$6,000
P1	Public lavatories and hand washing sinks	b	IDPH 890.680(e)	Water temperature at public lavatories and hand washing sinks exceeds 110 degrees.	Provide thermostatic mixing valve to prevent water temperature from exceeding 110 degrees.	a		f	Each	224	b	\$89,600
P5	Building Exterior	b	IDPH 890.1140(e)	Exterior wall hydrants do not have vacuum breaker and/or frost proof.	Provide new wall hydrant with integral vacuum breaker and is frost proof.	g		f	Each	10	b	\$10,000
P6	Janitor A225, Janitor D161, Janitor E123, Art Storage B107, Janitor (at Lobby D127)	b	IDPH 890.1130(f)(2)	Soap/chemical dispenser does not have separate water supply, ball valve, and RPZ.	Provide reduced pressure zone backflow preventer and separate domestic supply to serve soap dispensing unit.	a		f	Each	5	b	\$15,000
P7	Janitor's Closet E116	b	IDPH 890.1130(f)(2)	Faucet does not have a vacuum breaker.	Provide faucet with vacuum breaker.	g		f	Each	1	b	\$850
P8	Science A202, Science A204, Science A205, Science A207, Science A213, Science A221, Science A229, Science B201, Science B204, Science B215, Science B218, Science B220, Kitchen EE181	b	ANSI Standard Z358.1	Emergency shower is supplied with cold water only.	Provide necessary hot water piping and approved thermostatic mixing valve with cold water system.	a		f	Each	13	b	\$39,000
P9	Science Prep Room A203, Science Prep Room A206	b	IDPH 890.770	Dishwasher waste connection is not to code with air gap and separate waste trap.	Repipe dishwasher waste connection with air gap and separate waste trap.	a		f	Each	2	b	\$2,000
P10	Photo B108, Darkroom B106	b	ISBE Guidebook for Science Safety in Illinois OSHA 1910.151(c)	Science room does not have emergency fixtures.	Recommend providing separate eye wash fixture with thermostatic mixing valve. Owner/Architect to review curriculum/hazard to determine if emergency fixture unit(s) are required.	a		f	Each	2	b	\$9,600
P11	Training G121	b	IDPH 890.630(e)	Sink faucet has cold water only.	Provide hot water to sink faucet.	h		f	Each	1	b	\$1,500
P12	Training G121	b	IDPH 890.630(e)	Sink waste is not to code with proper venting.	Provide vent piping that is connected to existing vent system.	a		f	Each	1	b	\$1,500
P14	Food Workroom, Storage G104, Toilet E107, Toilet E111, Grill E131	b	IDPH 890.1200 IDPH 890.200(a)	Abandoned fixtures resulting in sections of unused piping ("dead ends")	Remove abandoned fixture and remove unused sections of piping back to mains.	h		b	Each	8	b	\$14,400
P15	Paint Shop B101.1, CR B105	b	Recommended IDPH 890.200(a)	Sinks do not have solids interceptor to prevent waste piping from becoming plugged.	Recommend providing solids interceptor at waster piping below sinks. Owner/Architect to review curriculum/hazard to determine if solids interceptor unit(s) are required.	h		f	Each	2	b	\$2,000

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FP1	Lobby H111	b	NFPA 13	Storage and trophy display casework is not protected by the building sprinkler system.	Provide proper fire protection sprinkler coverage to storage and trophy display casework per NFPA 13.	a		f	Each		b	\$5,000
FP3	Kitchen EE181	b	NFPA 13	Sprinkler head outside of hood space in ceiling are fully recessed and should be verified that the temperature rating is acceptable for this space per NFPA13.	Replace sprinkler head with (green bulb type) with a 200 degree F temperature rating at a minimum, per NFPA 13.	a		f	Each	8	b	\$4,000
FP5	Preparation E127, Kitchen E128, Warewashing E129, Kitchen E138, Grill E131	b	NFPA 13	Sprinkler head outside of hood space in ceiling are fully recessed and should be verified that the temperature rating is acceptable for this space per NFPA13.	Replace sprinkler head with (green bulb type) with a 200 degree F temperature rating at a minimum, per NFPA 13.	a		f	Each	20	b	\$10,000
FP6	Mechanical B125	b	NFPA 13	Existing sprinkler head is obstructed by ductwork.	Reposition existing sprinkler head or add sprinkler head to meet NFPA 13.	a		f	Each	1	b	\$1,000

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1. COUNTY CODE/NAME 045/Kane		2. DISTRICT CODE/NAME 3040/Geneva CUSD 304		3. SITE CODE ###	4. FACILITY CODE/NAME Harrison Street Elementary School							
5. ITEM I.D.	6. LOCATION(S) (ROOM No.)	7. PRIORITY CODE	8. RULE VIOLATED	9. DESCRIPTION OF THE VIOLATION	10. RECOMMENDATION TO CORRECT VIOLATION	TYPE	CAUSE	ACTION I.D.	UNITS OF MEASURE	QUANTITY	LABOR CODE	ESTIMATED COST
A9	Mezzanine 235, Mechanical 235A	b	BOCA 1996: 711.1	Incomplete fire separation.	Provide continuous fire partition with minimum fireresistance rating required.	a		f	SF	250	2	\$25,000
M2	Toilet	b	185.460	Toilet room does not have an exhaust system.	Provide exhaust system.	a		f	Each	1	2	\$7,500
P1	Public lavatories and hand washing sinks	b	IDPH 890.680(e)	Water temperature at public lavatories and hand washing sinks exceeds 110 degrees.	Provide thermostatic mixing valve to prevent water temperature from exceeding 110 degrees.	a		f	Each	57	2	\$22,800
P3	Receiving 36	b	IDPH 890.1130(f)(2) 890.1140(H)(1)(B)	Soap/chemical dispenser does not have separate water supply, ball valve, and RPZ.	Provide reduced pressure zone backflow preventer and separate domestic supply to serve soap dispensing unit.	a		f	Each	1	2	\$3,000
P6	2nd Floor: Mechanical Room	b	ANSI Standard Z358.1	Eye wash is supplied with cold water only.	Provide necessary hot water piping and approved mixing valve.	a		f	Each	1	2	\$1,500

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5. ITEM I.D.	6. LOCATION(S) (ROOM No.)	7. PRIORITY CODE	8. RULE VIOLATED	9. DESCRIPTION OF THE VIOLATION	10. RECOMMENDATION TO CORRECT VIOLATION	TYPE	CAUSE	ACTION I.D.	UNITS OF MEASURE	QUANTITY	LABOR CODE	ESTIMATED COST
A5	Storage 163A, Storage 51	b	185.390(g)(4)(C)	Non-rated door assembly within fire partition of storage room/corridor access.	Provide required door assembly and hardware to comply with required fire resistance rating.	a		f	Each	4	2	\$10,000
A7	AHU Mezzanine (adjacent Stage)	b	185.390(g)(4)(B)	Incomplete fire separation.	Provide continuous fire partition with minimum fireresistance rating required.	a		f	SF	20	2	\$2,000
M3	Main Vestibule	b	175.515 175.510	Main entry vestibule does not have heating.	Provide cabinet unit heater.	b		f	Each	1	2	\$6,000
M6	Sprinkler Room	b	175.515 175.510	Sprinkler room does not have heating.	Provide cabinet unit heater or finned tube radiation to prevent pipes from freezing.	b		f	Each	1	2	\$5,000
P1	Public lavatories and hand washing sinks	b	IDPH 890.680(e)	Water temperature at public lavatories and hand washing sinks exceeds 110 degrees.	Provide thermostatic mixing valve to prevent water temperature from exceeding 110 degrees.	a		f	Each	51	2	\$20,400
P3	Janitor's Closet 27, Janitor's Closet 44A	b	IDPH 890.1130(f)(2) 890.1140(H)(1)(B)	Soap/chemical dispenser does not have separate water supply, ball valve, and RPZ.	Provide reduced pressure zone backflow preventer and separate domestic supply to serve soap dispensing unit.	a		f	Each	2	2	\$6,000
P5	Janitor's Closet 84, Boiler Room 64	b	IDPH 890.700(d)	Water heaters need to make, store, and deliver minimum 120 degree F temperature water.	Reset water heaters to make, store, and deliver minimum 120 degree F temperature hot water.	a		f	Each	2	1	
P6	Storage 26	b	IDPH 890.120	Master thermostatic mixing valve is set to 105 degrees F and needs to be reset to deliver minimum water temperature of 120 degrees F.	Reset Master thermostatic mixing valve to deliver minimum 120 degree F temperature hot water.	a		f	Each	1	1	

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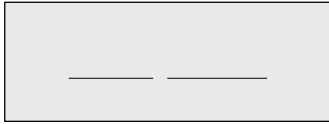
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5. ITEM I.D.	6. LOCATION(S) (ROOM No.)	7. PRIORITY CODE	8. RULE VIOLATED	9. DESCRIPTION OF THE VIOLATION	10. RECOMMENDATION TO CORRECT VIOLATION	TYPE	CAUSE	ACTION I.D.	UNITS OF MEASURE	QUANTITY	LABOR CODE	ESTIMATED COST
M3	Kiln Room 102B	b	IPMC 403.4 PM 404.4 175.564 185.406	Kiln does not have an exhaust hood.	Provide a dedicated exhaust hood and fan for the kiln.	a		f	Each	1	2	\$15,000
E7	Main Electrical Room	b	NFPA 70 450.3	Transformer missing secondary overcurrent protection.	Provide a fusible safety switch within 10'-0" of transformer on the secondary side.	a		f	Each	1	2	\$2,500
P1	Public lavatories and hand washing sinks	b	IDPH 890.680(e)	Water temperature at public lavatories and hand washing sinks exceeds 110 degrees.	Provide thermostatic mixing valve to prevent water temperature from exceeding 110 degrees.	a		f	Each	61	2	\$24,400
P4	Kitchen 150J	b	IDPH 890.1130(f)(2) 890.1140(H)(1)(B)	Soap/chemical dispenser does not have separate water supply, ball valve, and RPZ.	Provide reduced pressure zone backflow preventer and separate domestic supply to serve soap dispensing unit.	a		f	Each	1	2	\$3,000
P5	Receiving 150M	b	IDPH 890.1130(f)(2) 890.1140(H)(1)(B)	Soap/chemical dispenser does not have separate water supply, ball valve, and RPZ.	Provide reduced pressure zone backflow preventer and separate domestic supply to serve soap dispensing unit.	a		f	Each	1	2	\$3,000

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A1	Stage 030	b	IBC 2006: 708.1.4 IBC 2006: 715.4	Missing rated label on door/frame.	Provide rated/labeled door opening assembly for corridor fire partition.	a		f	Each	1	2	\$2,400
A2	Storage 167a (Mothers Room)	b	IMC 2006: 401.2	No ventilation present in reclassified/occupied space.	Provide required natural/mechanical ventilation within occupied space.	a		f	Each	1	2	\$2,500
M1	Kitchen 032	b (verify)	IMC-2006: 507.12	Kitchen hood does not extend beyond the cooking equipment.	Replace kitchen hood with new hood that shall extend 6" beyond cooking equipment in all directions.	a		f	Each	1	2	\$22,000
P1	Public lavatories and hand washing sinks	b	IDPH 890.680(e)	Water temperature at public lavatories and hand washing sinks exceeds 110 degrees.	Provide thermostatic mixing valve to prevent water temperature from exceeding 110 degrees.	a		f	Each	78	2	\$31,200
P4	Janitor 245, 230, 213, 117, 137, 156, 024, Receiving 018, Kitchen 032	b	IDPH 890.1130(f)(2)	Soap/chemical dispenser does not have separate water supply, ball valve, and RPZ.	Provide reduced pressure zone backflow preventer and separate domestic supply to serve soap dispensing unit.	a		f	Each	8	2	\$24,000
P5	Kitchen 197	b	ANSI Standard Z358.1	Eye wash is supplied with cold water only.	Provide necessary hot water piping and approved thermostatic mixing valve with cold water bypass.	a		f	Each	1	2	\$1,500
P6	Kitchen 197	b	IDPH 890.1130(f)(2)	Soap dispensing unit does not have any form of backflow prevention and triple sink faucet has been modified for a water connection for the soap dispensing unit.	Remove existing faucet connection and associated fittings. Provide new triple sink faucet. Provide code approved backflow protection device at soap dispensing equipment and three-compartment sink.	a		f	Each	1	2	\$3,000