OLYMPIC MEADOWS PROPERTY

FEASIBILITY STUDY

MAY 1, 2019

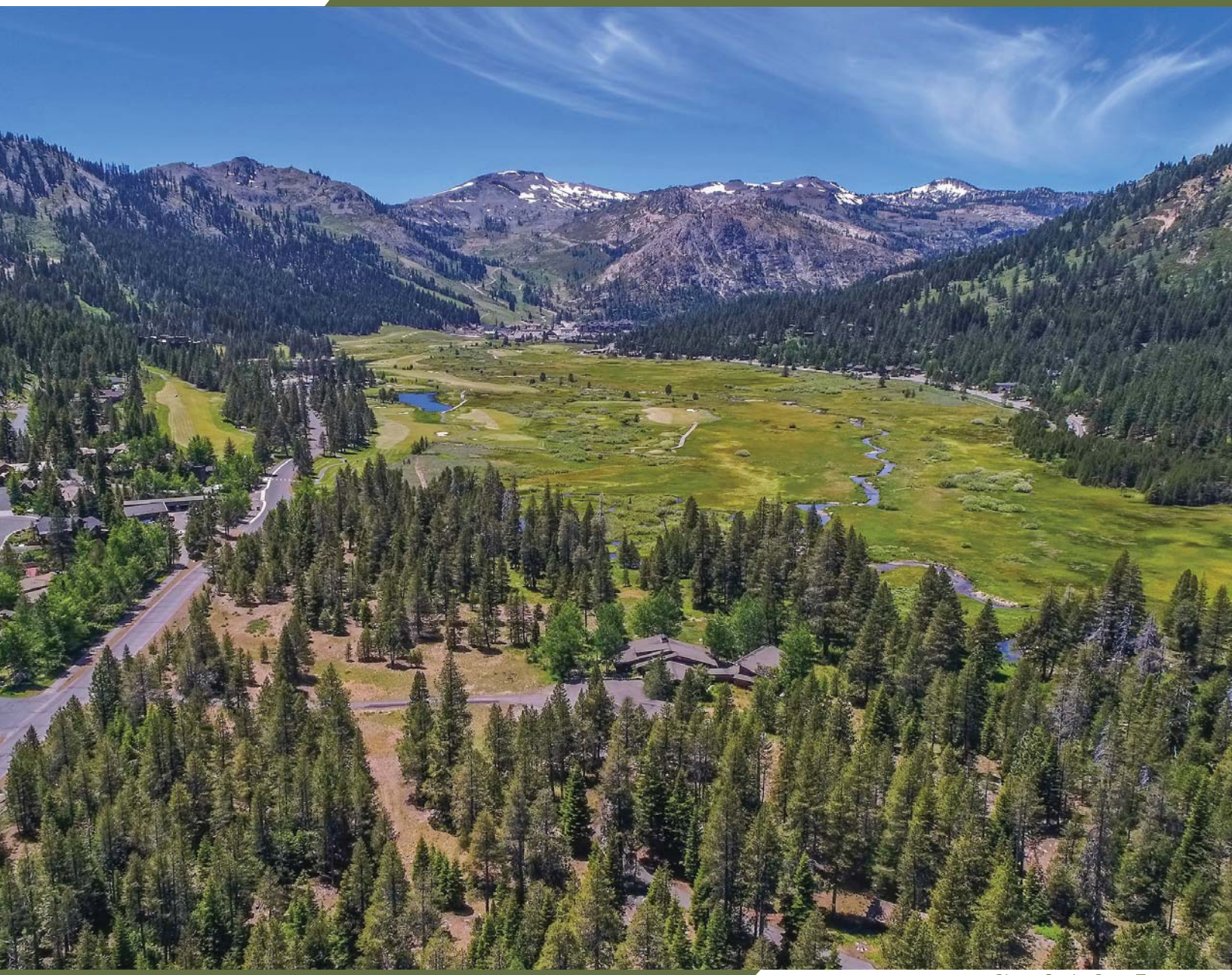

Photo Credit: Peter Tye

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SQUAW VALLEY PUBLIC SERVICE DISTRICT

TRUCKEE DONNER LAND TRUST
SINCE 1990

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SUMMARY

The Truckee Donner Land Trust (TDLT) and Squaw Valley Public Service District (SVPSD) ("the entities") are working jointly to purchase nearly 30 acres at the eastern end of the Squaw Valley Meadow, known as the "Poulsen Compound". Under consideration by these entities is for the ownership of the property, once acquired, to be split between the TDLT and SVPSD, with the TDLT managing the sensitive meadow area for conservation and open space and SVPSD managing the remaining "developable" property for public benefit.

While the long-term use of the developable area will be decided by adoption of a Master Plan, there is interest in a short-term plan to utilize the property's current buildings and grounds for immediate community benefit. The buildings being considered for public use are the Residence, attached Pool House (with indoor swimming pool), and detached from the Residence, the Garage & Apartment.

The short-term ideas that have been suggested for community benefit include:

- community gatherings and meeting space and/or other public benefit use by the community and/or local non-profit organizations;
- office space for local non-profit organizations;
- community use of the swimming pool;
- public trail development and other passive recreation amenities; and,
- parking area upgrades.

The focus of this Feasibility Study is on the regulatory constraints related to the public use of the three main buildings on the Poulsen Compound. This Study does not address deferred maintenance and repair needs of these buildings, as those needs are being evaluated separately by the SVPSD. Preparation of this Feasibility Study included technical/engineering/ planning analyses in order to assess the feasibility and related costs of utilizing these buildings for public use. The conclusions of this Study are intended to assist TDLT and SVPSD in their assessment of the feasibility of an implementable plan, or the extent of such a plan, for short-term use of the existing facilities. This Feasibility Study is but "one piece of the puzzle" for use by TDLT and SVPSD in the due diligence process.

The Residence is a single family residence with attached two-car garage and storage space, built in 1977. The two-story structure is of typical residential wood-framed construction, and is approximately 3,130 square feet in area.

The Pool House provides enclosure for an indoor, residential size, in-ground swimming pool, and a small, in-ground hot tub, as well as a bathroom with shower and dressing area. The Pool House is approximately 1800 square feet in area, and is connected to the Residence with an enclosed 24 foot hallway. The Pool House was constructed in 1981.

The Garage & Apartment building consists of a two-car garage, workshop, and storage area on the lower floor. A two-bedroom apartment is on the Upper Level, accessed by an interior stairway. The Lower Floor of the building is approximately 1,280 square feet. The apartment above is approximately 760 square feet. This building is believed to have been constructed in 1981.

SUMMARY

These buildings are of typical residential wood-framed construction. The buildings comply with the building code for type of construction for a change of use to Occupancy Classifications Assembly A-3 and Business B. However, they do not comply with many other aspects of the building code for these occupancy classifications, which will require upgrading and/or replacement for public use. The Structural Feasibility Report determined that the structures are sound and would be appropriate for the proposed change of use without significant structural upgrades, with the exception of Lower Floor of the Residence, which would need to be reinforced to comply with the increased live load criteria of the assembly and/or office use. This would likely also be required for the Upper Floor of the Garage & Apartment, if the apartment use was changed to meeting and/or office use.

The building structures could be used for assembly, meeting, and office uses, but would require significant remodeling work to upgrade the building systems (mechanical, plumbing, electrical, insulation/envelope, including windows and doors, and Residence Lower Floor structural framing) for the change of use. All three of the buildings appear to have significant deferred maintenance and repairs necessary.

A change of occupancy requires the building official to make a finding that the building complies with the applicable provisions of the building code for the new use or occupancy and issue a certificate of occupancy. Suggestions for use and occupancy of the residence, as indicated above, are classified by the CBC as Assembly and/or Business. The occupancy classification is important, as requirements for type of construction, fire and life safety provisions, mechanical (e.g. HVAC) and electrical systems requirements, structural system requirements, number of occupants allowed, etc. are determined by the occupancy classification. The occupancy classifications that most closely describes the suggested uses of the buildings are Assembly Group A-3 and Business Group B.

For use by the public, accessibility for the disabled will be required. Accessibility for the disabled to buildings and facilities in California is governed by the Americans with Disabilities Act (ADA), which is federal civil rights law, and California Building Code (CBC). Compliance with accessibility requirements is treated differently by ADA for state and local governments (ADA Title II) than for privately funded public accommodations and commercial facilities (ADA Title III). Unlike Title III, which requires changes to the physical environment, Title II allows for alternatives in lieu of making changes to the building, under certain conditions. The CBC establishes regulations addressing accessibility requirements for renovations, alterations, and new construction, when a building permit is required. A building permit is required for a change of use, as well.

The construction costs identified below are only related to the improvements required by the CBC and ADA for the change in use and occupancy of private residential buildings to ownership by a public agency and use by the public. These cost estimates are provided as opinions of probable construction costs, not based on detailed cost analysis of improvement documentation. These costs do not include deferred maintenance and repairs needed, as such costs are being addressed by the SVPSD's assessment.

Significant construction costs will be incurred for providing alterations for accessibility and upgrading the buildings to comply with building code requirements for the proposed uses. The probable cost for making alterations to the buildings to provide Accessibility compliance is $90,000. Fire and life safety, structural upgrades required, and compliance with CALGreen and CA Energy Code will likely be in excess of $300,000.

SUMMARY

The challenges of converting the residential swimming pool to a public use pool are significant due to the building and health and safety codes for public swimming pools. Not only will modifications be necessary to the swimming pool itself, more significant are the requirements for the pool water circulation, filtration, sanitation, and heating systems, the Pool House enclosure's heating and ventilating systems, and the ancillary space that will be required for separate restrooms, locker rooms, and showers for men and women. These improvements may cost upwards of $1,000,000.

An alternative use for the Pool House could be to create a public use space, such as a meeting and/or fitness space by filling in the swimming pool and hot tub. A unisex accessible restroom would be likely be required, as well as new mechanical and electrical systems, new windows and doors, and upgraded insulation. The probable cost of converting the Pool House from a swimming pool building to a public gathering space of some type would be approximately $300,000.

Should the Garage & Apartment be converted to a "B" (Business) Occupancy, considerable remodeling would be required for the change of use and providing accessibility. However, if equivalent facilities and programs available to the public and to employees offered on the Upper Floor are also offered on the Lower Floor, accessibility to the Upper Floor and an accessible restroom on the Upper floor would not be required. The probable cost of converting the Garage & Apartment to a "B" Occupancy is approximately $550,000.

This Feasibility Study addresses the building code and accessibility implications of a change of use and occupancy classification for the Residence, Pool House, and Garage & Apartment. This Study does not address deferred maintenance and repair needs of these buildings, as those needs are being evaluated separately by the SVPSD.

The change of use and occupancy classification from Residential Group R-3 (single family residence with ancillary structures) to Assembly Group A-3 and/or Business Group B will require building code compliance with the new occupancy classification pursuant to the California Building Code (CBC).

With the exception of the Lower Floor structure of the Residence, the structure of each building is sound and the construction type is suitable for Assembly or Business occupancies, as defined by the CBC. However, due to the change in use and occupancy, extensive remodeling will be required, as required by the CBC and the Americans with Disability Act (ADA), in order for the buildings to be utilized by the public.

The buildings do not comply with the Americans with Disabilities Act and the California Building Code for the public uses proposed. Accessibility compliance is required for alterations, additions, and new construction to the area of alteration, additions, or new construction, as well as for accessibility upgrades in other areas when the "valuation threshold" of the construction cost is exceeded, under the CBC. However, a change of use, even without any proposed alteration, addition, or new construction, requires a building permit. A building permit requires compliance with the building code for the new use or occupancy. Regardless of the building permit requirement, the ADA requires public buildings owned by a public entity to be accessible in accordance with Title II of ADA, even if no other improvements to the buildings are proposed.

SUMMARY

The proposed change of use of the buildings from private single family residential structures to a public use for assembly, meeting space, gathering space, and/or offices will require significant alterations and upgrades to the buildings. The change of use of the Pool House and swimming pool from private use to public use will require comprehensive replacement of systems, probably the swimming pool, and addition of significant square footage to the Pool House, should the swimming pool remain.

BACKGROUND FOR FEASIBILITY STUDY

The Truckee Donner Land Trust (TDLT) and Squaw Valley Public Service District (SVPSD) ("the entities") are working jointly to purchase nearly 30 acres at the eastern end of the Squaw Valley Meadow, known as the "Poulsen Compound". Under consideration by these entities is for the ownership of the property, once acquired, to be split between the TDLT and SVPSD, with the TDLT managing the sensitive meadow area for conservation and open space and SVPSD managing the remaining "developable" property for public benefit.

If the acquisition of the property is successful, it is the intent of the entities that the ultimate use of the approximate 15 acres that may be developable will be determined after a robust, transparent and inclusive public process leading to the creation of a Master Plan for the property. It is anticipated that this public process and Master Plan preparation (referred to as Phase 2B by the entities) will commence after the property purchase is consummated, which is expected in December 2019.

While the long-term use of the developable area will be decided by adoption of a Master Plan, there is interest in a short-term plan to utilize the property's current buildings and grounds for immediate community benefit. These current facilities primarily consist of Wayne and Sandy Poulsen's home with attached garage ("Residence"), an enclosed swimming pool building attached to the home by enclosed hallway ("Pool House"), a two-car garage and workshop/storage structure with a two-bedroom apartment above the garage ("Garage & Apartment"), and extensive grounds, including landscaped area in the vicinity of the home. The short-term ideas that have been suggested for community benefit include:

- community gatherings and meeting space and/or other public benefit use by the community and/or local non-profit organizations;
- office space for local non-profit organizations;
- community use of the swimming pool;
- public trail development and other passive recreation amenities; and,
- parking area upgrades.

The entities are evaluating the feasibility and associated costs for capital improvements and operations and maintenance of four options for interim use of the buildings. These are:

1) Convert the Residence, Pool House, and Garage & Apartment for public use;
2) Convert the Residence and Garage& Apartment for public use; fill-in the swimming pool and convert the Pool House for public use (e.g. meeting/gathering space);
3) Convert the Garage & Apartment for public use, with the vehicle bays to remain as such. The Residence and Pool House would be demolished, and the space reclaimed for some type of open space use; and
4) Demolish all three buildings and reclaim the space for some type of open space use.

A decision on an option to pursue, in consideration of the costs to be incurred and the short- term benefits to be realized by the public during the interim period until a Master Plan is completed and implemented, is anticipated after a due-diligence evaluation of the buildings, facilities, and property by the TDLT and SVPSD. This Feasibility Study has been prepared for the entities' use as part of that due-diligence effort.

PURPOSE

The purpose of this Feasibility Study is to investigate the feasibility of converting the existing residential structures on the Olympic Meadow Property (i.e. "Poulsen Compound") for public use. There are three principal structures on the property which are being considered for some type of public use –

- a single family residence with attached garage ("Residence"),
- an enclosed swimming pool ("Pool House") connected to the residence by an enclosed hallway, and
- a detached garage and storage structure with a two-bedroom apartment over the garage/ storage areas ("Garage & Apartment").

While the specific public use has not been determined, suggestions for the residence focus around space for community gatherings and meetings, and office space for community oriented non-profit organizations. There have been suggestions that community members be able to use the swimming pool. The change of use of these structures from residential (including ancillary structures) to publicly-owned buildings with public use triggers building code and accessibility compliance requirements under the California Building Code ("CBC") and Americans with Disability Act ("ADA").

The focus of this Feasibility Study is on the regulatory constraints related to the public use of the three main buildings on the Poulsen Compound. This Study does not address deferred maintenance and repair needs of these buildings, as those needs are being evaluated separately by the SVPSD. Preparation of this Feasibility Study included technical/engineering/ planning analyses in order to assess the feasibility and related costs of utilizing these buildings for public use. The conclusions of this Study are intended to assist TDLT and SVPSD in their assessment of the feasibility of an implementable plan, or the extent of such a plan, for short-term use of the existing facilities. This Feasibility Study is but "one piece of the puzzle" for use by TDLT and SVPSD in the due diligence process.

DESCRIPTION OF EXISTING BUILDINGS

There are three principal structures on the property which are being considered for some type of public use. These are:

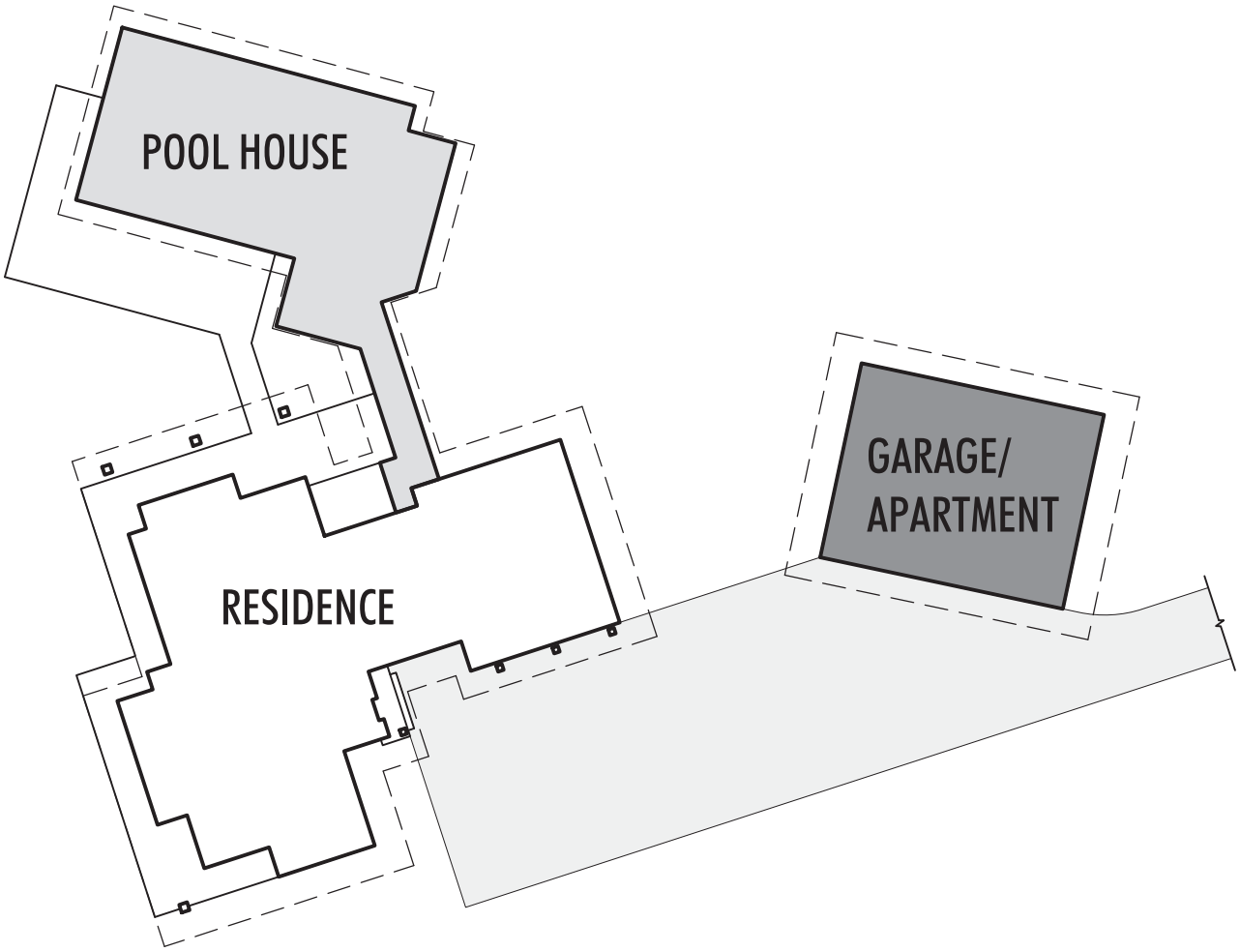
Residence - a single family residence with attached garage and storage space.
The residence is two-story and approximately 3,130 square feet (2450 sq. ft. Lower Floor, 680 sq. ft. Upper Floor), plus an attached 420 square foot, two-car garage and 185 square foot storage space behind the garage. Based on the original construction plans, the residence was permitted for construction in 1977.

Pool House – a building structure enclosing a swimming pool.
The Pool House is approximately 1,790 square feet, including a bathroom with shower and dressing area. The 1,500 square foot pool area includes a 16 ft. x 32 ft. swimming pool and a small, residential type, in-ground hot tub ("spa"). The swimming pool is in-ground and of concrete/gunite construction. The Pool House is attached to the Residence by an enclosed hallway of approximately 24 feet in length. The original construction plans indicate the Pool House was constructed in 1981.

Garage & Apartment – a detached garage and storage structure with a two-bedroom apartment over the garage/storage areas.
The Lower Floor of the building is approximately 1,280 square feet, and includes a two-car garage and two relatively large storage rooms. An internal stairway with an access door to the exterior of the building leads to an upstairs two-bedroom, one bathroom apartment. The apartment is approximately 760 square feet in area. Original construction plans were not available for review. The building was reportedly built in 1981.

Overview
These buildings are of typical residential wood-framed construction. The roof structures of the Residence and Pool House incorporate heavy timber beams and purlins. These existing structures are classified Construction Type V-B by the CBC. Type V-B is the least restrictive type of construction, allowing use of any materials allowed by the building code. The building area (square footage) of each of the buildings is less than the maximum allowed for the type of construction and occupancy classification. The buildings comply with the building code for type of construction for a change of use to Occupancy Classifications Assembly A-3 and Business B. However, they do not comply with many other aspects of the building code for these occupancy classifications, which will require upgrading and/or replacement for public use.
The Structural Feasibility Report (Appendix A-1) determined that the structures are sound and would be appropriate for the proposed change of use without significant structural upgrades, with the exception of Lower Floor of the Residence. This Lower Floor would need to be reinforced to comply with the increased live load criteria of the assembly and/or office use. This would likely also be required for the Upper Floor of the Garage & Apartment, if the apartment use was changed to meeting and/or office use.
The building envelopes are insulated only to about one-third of the current code requirements. As a result, energy consumption and corresponding costs can be expected to be quite high by today's standards.
All three of the buildings appear to have significant deferred maintenance and repairs necessary.
The following pages provide existing floor plans, including approximate dimensions and square footage of the primary rooms in each building. Photographs of the buildings follow the floor plans.
The building structures could be used for assembly, meeting, and office uses, but would require significant remodeling work to upgrade the building systems (mechanical, plumbing, electrical, insulation/envelope, including windows and doors, and Residence Lower Floor structural framing) for the change of use.

KEY PLAN - POULSEN COMPOUND BUILDINGS



KEY PLAN

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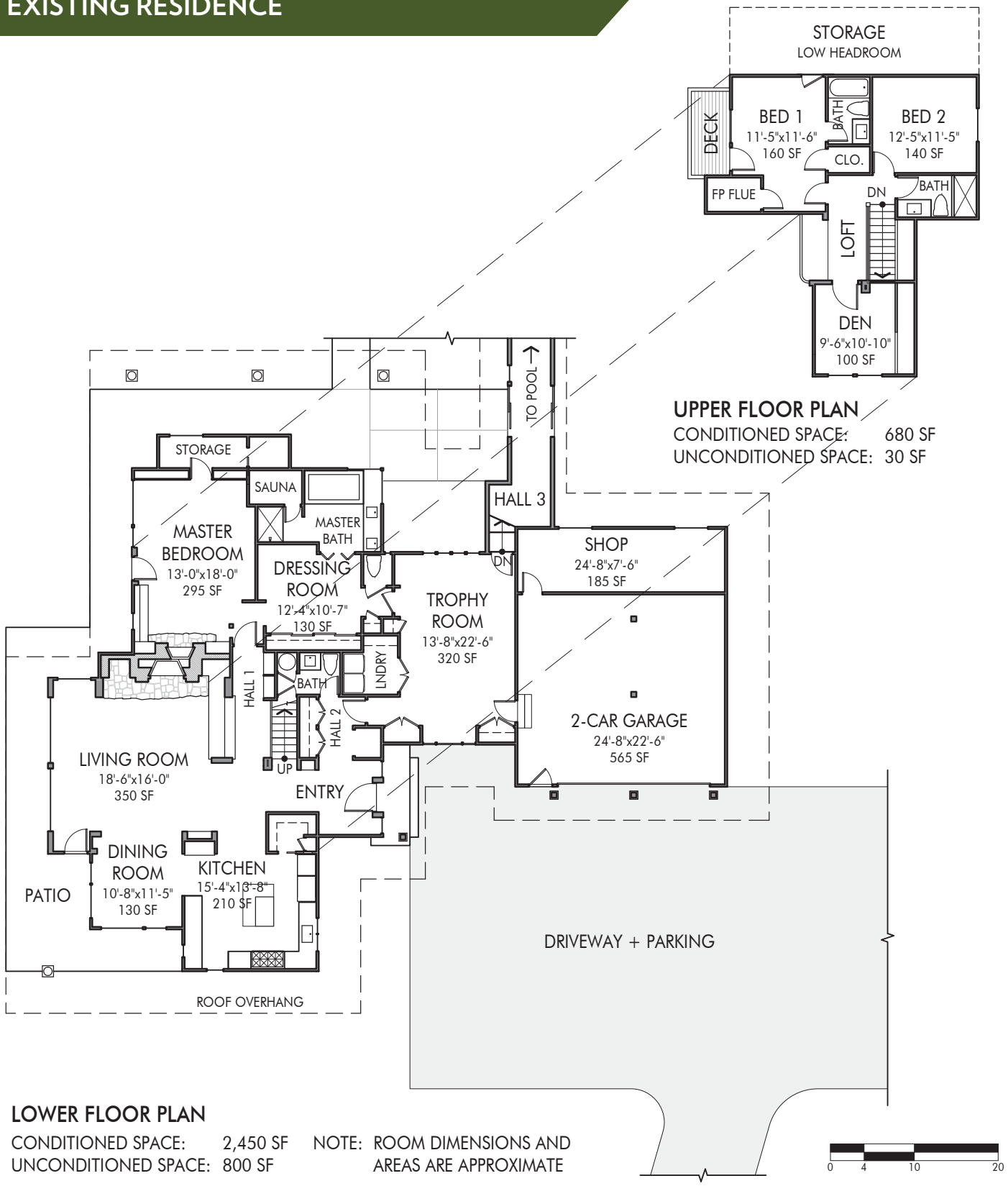
EXISTING RESIDENCE



UPPER FLOOR PLAN

CONDITIONED SPACE: 680 SF
UNCONDITIONED SPACE: 30 SF

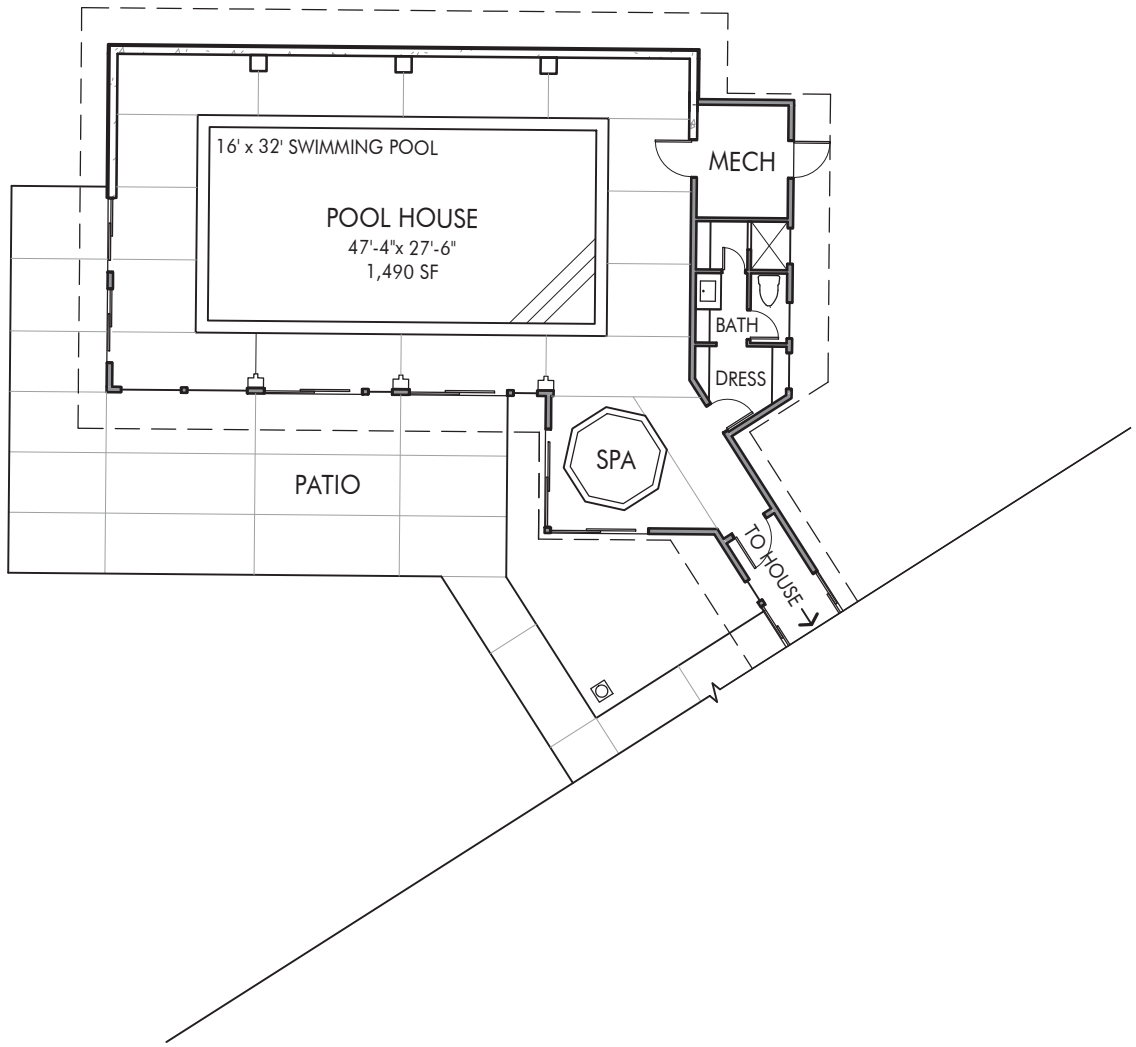
LOWER FLOOR PLAN

CONDITIONED SPACE: 2,450 SF
UNCONDITIONED SPACE: 800 SF

NOTE: ROOM DIMENSIONS AND AREAS ARE APPROXIMATE

0 4 10 20

EXISTING POOL HOUSE

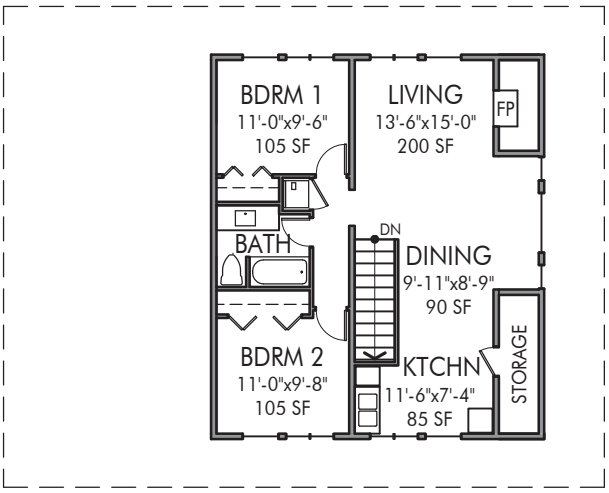


FLOOR PLAN

CONDITIONED SPACE: 1,790 SF NOTE: ROOM DIMENSIONS AND AREAS ARE APPROXIMATE

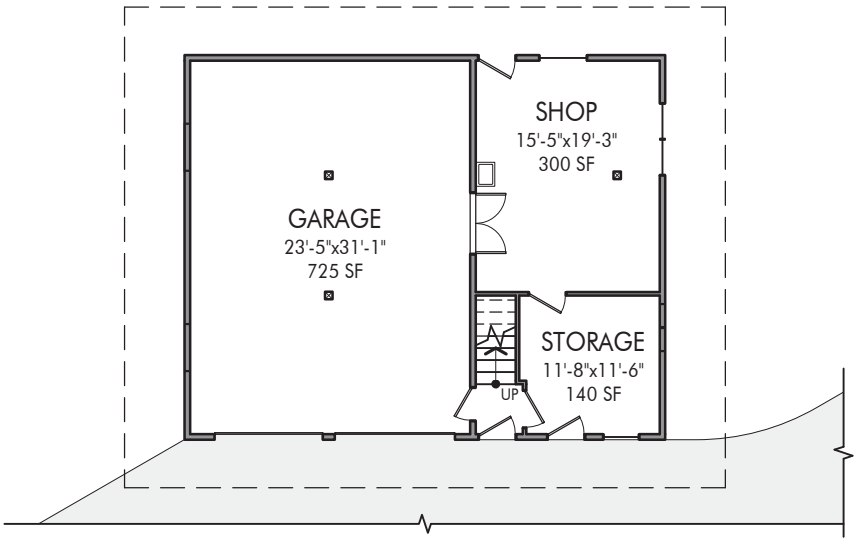
0 4 10 20

EXISTING GARAGE & APARTMENT



UPPER FLOOR PLAN

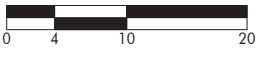
CONDITIONED SPACE: 760 SF
UNCONDITIONED SPACE: 80 SF



LOWER FLOOR PLAN

UNCONDITIONED SPACE: 1,280 SF

NOTE: ROOM DIMENSIONS AND AREAS ARE APPROXIMATE.



PHOTOS OF RESIDENCE

1 - VIEW NW FROM PARKING

2 - SNOWY VIEW NW FROM PARKING

3 - WEST SIDE
POOL HOUSE TO LEFT

4 - GROUNDS SOUTH SIDE OF HOME

Photos 1, 3, & 4 Credit: Peter Tye

PHOTOS OF RESIDENCE

5 - FRONT ENTRANCE

6 - COVERED PATIO

7 - LIVING ROOM

8 - LIVING/DINING ROOMS

Photos Credit: Peter Tye

PHOTOS OF RESIDENCE

9 - KITCHEN

10 - LIVING ROOM FROM ENTRY

11 - TROPHY ROOM

12 - GROUNDS AND PATIO

Photos Credit: Peter Tye

PHOTOS OF RESIDENCE

13 - MASTER BEDROOM

14 - MASTER BEDROOM

15 - BEDROOM 1

16 - BEDROOM 2

Photos Credit: Peter Tye

PHOTOS OF POOL HOUSE

17 - SOUTH SIDE

18 - POOL HOUSE INTERIOR

19 - PATIO AT POOL HOUSE
PATH TO RESIDENCE

Photos Credit: Peter Tye

PHOTOS OF GARAGE & APARTMENT

20 - VIEW FROM PARKING AREA

21 - SNOWY EXTERIOR

Photo 20 Credit: Peter Tye

BUILDING CODE IMPLICATIONS

CHANGE OF USE

The change of use under consideration is referred to as a "CHANGE OF OCCUPANCY" by the CBC, which is defined as –

> "A change in the purpose or level of activity within a building that involves a change in application of the requirements of this code."
> (ref. CBC Chapter 2 – Definitions)

A change of occupancy requires the building official to make a finding that the building complies with the applicable provisions of the building code for the new use or occupancy and issue a certificate of occupancy. The code states:

> "111.1 Use and occupancy. A building or structure shall not be used or occupied, and a change in the existing use or occupancy classification of a building or structure or portion thereof shall not be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.
>
> 111.2 Certificate issued. After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the department of building safety, the building official shall issue a certificate of occupancy that contains the following:"
> *(note – a list of 12 items and requirements follow, including the following #5)*
>
> "5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified."
> (ref. CBC Chapter 1, Division 2 – Scope and Administration, Section 111 – Certificate of Occupancy)

OCCUPANCY CLASSIFICATION OF PROPOSED USE(S)

Suggestions for use and occupancy of the residence, as indicated above, are classified by the CBC as Assembly and/or Business. The occupancy classification is important, as requirements for type of construction, fire and life safety provisions, mechanical (e.g. HVAC) and electrical systems requirements, structural system requirements, number of occupants allowed, etc. are determined by the occupancy classification.

The classification of Assembly, "Assembly Group A" occupancy includes, among others, the use of a building or structure, or a portion thereof, for the gathering of persons for purposes such as civic, social or religious functions; recreation, food or drink consumption or awaiting transportation, etc. Assembly Group A has five sub-categories, – Groups A-1 through A-5, with uses and occupancies sorted into one of the five groups, depending on the characteristics of use of the building or facility. These characteristics relate to type of seating, type of gathering space, and type of building or facility. The group that most closely describes the suggested use of the residence is Group A-3, described by the CBC as follows:

BUILDING CODE IMPLICATIONS

"303.4 Assembly Group A-3. Assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A including, but not limited to:

Art galleries
Community halls
Exhibition halls
Gymnasiums (without spectator seating)
Indoor swimming pools (without spectator seating)
Lecture halls
Libraries
Museums
Places of religious worship

(note – list edited for the purpose of this study)

(ref. CBC Chapter 3, Section 303)

However, Section 303 also provides the following:

303.1.1 Small buildings and tenant spaces. A building or tenant space use for assembly purposes with an occupant load of less than 50 persons shall be classified and a Group B occupancy.

303.1.2 Small assembly spaces. The following rooms and spaces shall not be classified as Assembly occupancies:

1. A room or space used for assembly purposes with an occupant load of less than 50 persons and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.
2. A room or space used for assembly purposes that is less than 750 square feet (70m2) in area and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy."

Group B occupancy is described by the CBC as follows:

"304.1 Business Group B. Business Group B occupancy includes, among others, the use of a building of structure, or a portion thereof, for office, professional or service-type transactions, including storage of records and accounts. Business occupancies shall include, but not be limited to, the following:

Ambulatory care facilities serving five or fewer patients
Civic administration
Clinic, outpatient
Educational occupancies for students above the 12th grade
Professional services (architects, attorneys, dentists, physicians, engineers, etc.)
Training and skill development not within a school or academic program
(this shall include, but not be limited to, tutoring centers, martial arts studios, gymnastics and similar uses regardless of the ages served, and where not classified as a Group A occupancy.)"

(note – list edited for the purpose of this study)

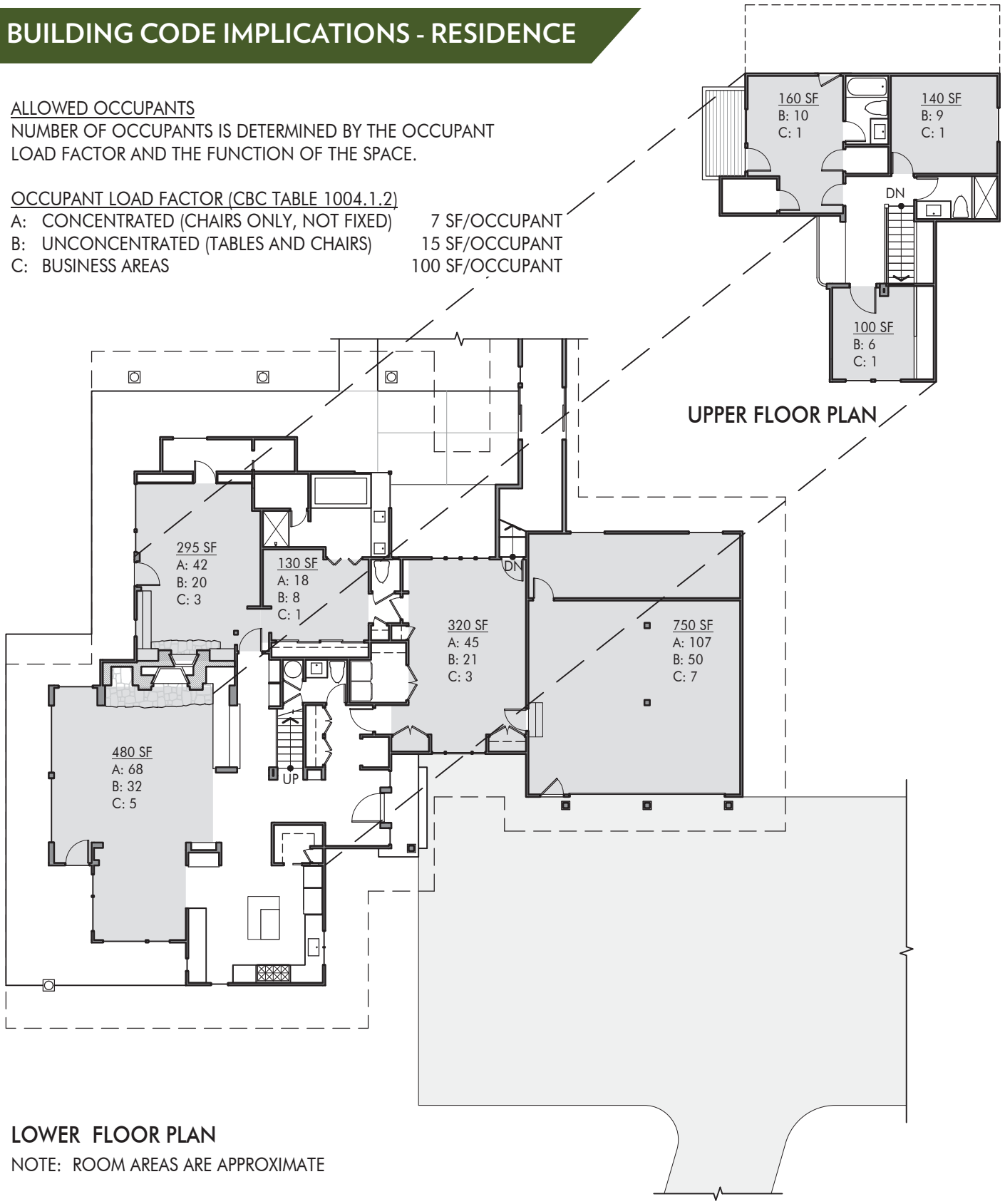
(ref. CBC Chapter 3, Section 304)

BUILDING CODE IMPLICATIONS - RESIDENCE

ALLOWED OCCUPANTS
NUMBER OF OCCUPANTS IS DETERMINED BY THE OCCUPANT LOAD FACTOR AND THE FUNCTION OF THE SPACE.

OCCUPANT LOAD FACTOR (CBC TABLE 1004.1.2)

A:	CONCENTRATED (CHAIRS ONLY, NOT FIXED)	7 SF/OCCUPANT
B:	UNCONCENTRATED (TABLES AND CHAIRS)	15 SF/OCCUPANT
C:	BUSINESS AREAS	100 SF/OCCUPANT



UPPER FLOOR PLAN

LOWER FLOOR PLAN

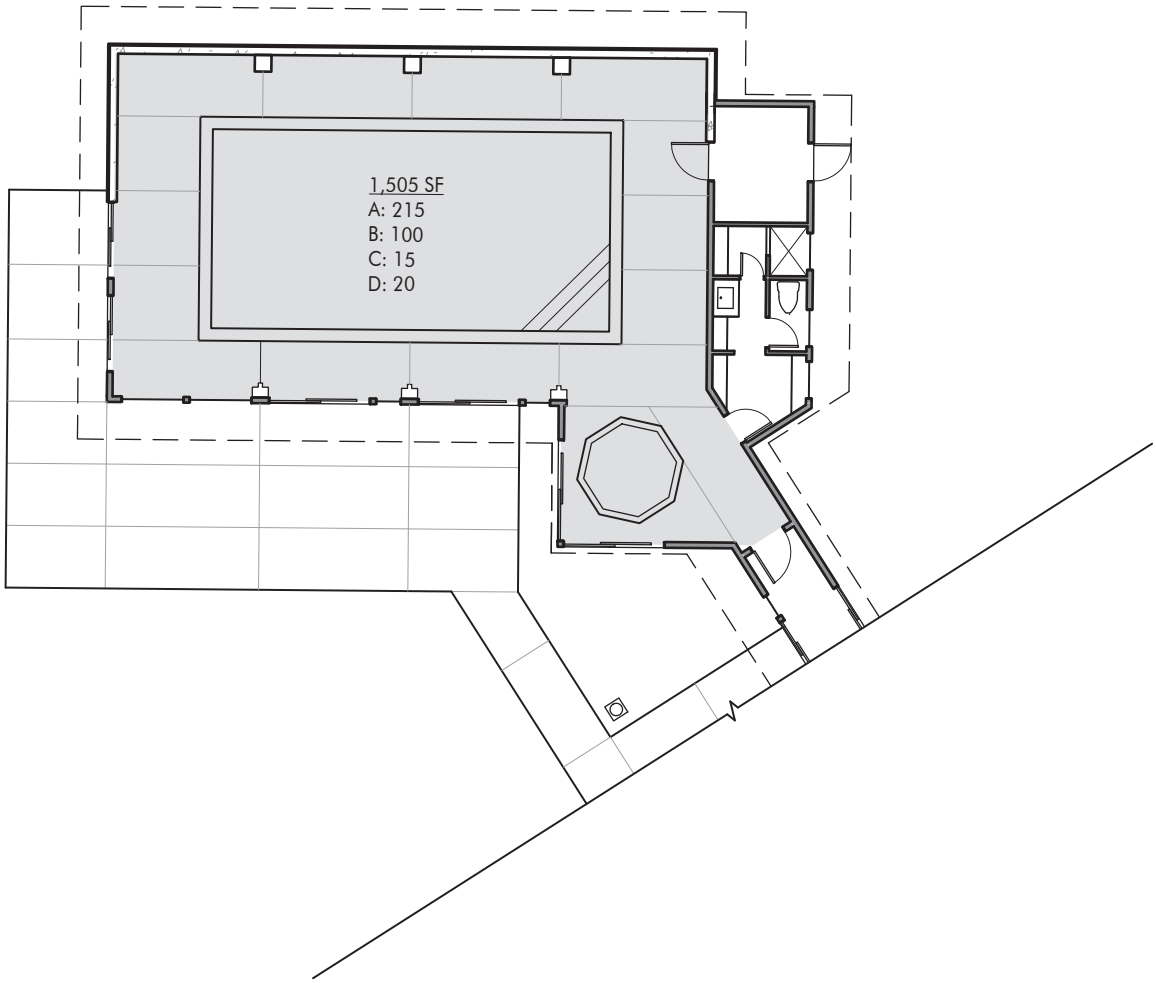
NOTE: ROOM AREAS ARE APPROXIMATE

BUILDING CODE IMPLICATIONS - POOL HOUSE

ALLOWED OCCUPANTS
NUMBER OF OCCUPANTS IS DETERMINED BY THE OCCUPANT LOAD FACTOR AND THE FUNCTION OF THE SPACE.

OCCUPANT LOAD FACTOR (CBC TABLE 1004.1.2)

A:	CONCENTRATED (CHAIRS ONLY, NOT FIXED)	7 SF/OCCUPANT
B:	UNCONCENTRATED (TABLES AND CHAIRS)	15 SF/OCCUPANT
C:	BUSINESS AREAS	100 SF/OCCUPANT
D:	POOL	20 SF/SWIMMER



FLOOR PLAN

NOTE: ROOM AREAS ARE APPROXIMATE

BUILDING CODE IMPLICATIONS - GARAGE & APT.

ALLOWED OCCUPANTS
NUMBER OF OCCUPANTS IS DETERMINED BY THE OCCUPANT LOAD FACTOR AND THE FUNCTION OF THE SPACE.

OCCUPANT LOAD FACTOR (CBC TABLE 1004.1.2)

A:	CONCENTRATED (CHAIRS ONLY, NOT FIXED)	7 SF/OCCUPANT
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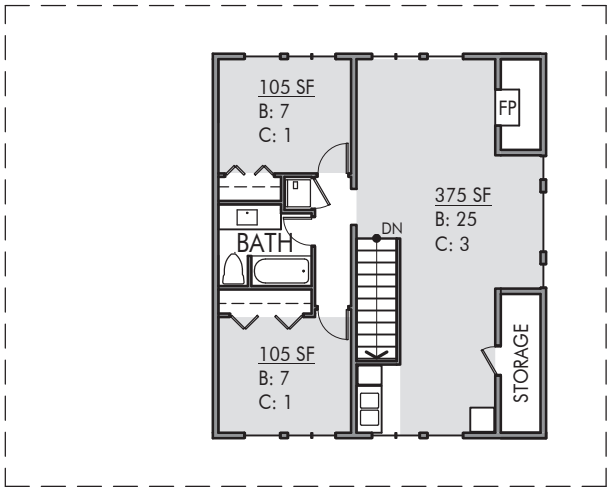
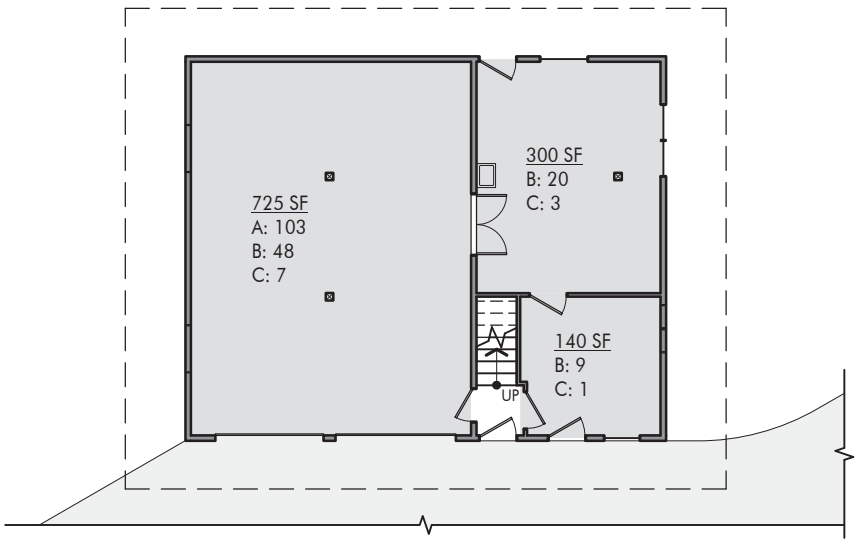
C:	BUSINESS AREAS	100 SF/OCCUPANT



UPPER FLOOR PLAN



LOWER FLOOR PLAN

NOTE: ROOM AREAS ARE APPROXIMATE.

ACCESSIBILITY

Accessibility for the disabled to buildings and facilities in California is governed by the Americans with Disabilities Act (ADA) and California Building Code (CBC). The ADA is federal civil rights legislation that establishes that access is a civil right of individuals with disabilities, and that withholding of such rights is a federal crime. Compliance with accessibility requirements is treated differently by ADA for state and local governments (ADA Title II) and privately funded public accommodations and commercial facilities (ADA Title III). Unlike Title III, which requires changes to the physical environment, Title II allows for alternatives in lieu of making changes to the building, under certain conditions. The CBC establishes regulations addressing accessibility requirements for renovations, alterations, and new construction, when a building permit is required. A building permit is required for a change of use, as well.

While public buildings are required to comply with both federal law and state regulations, the application of ADA and CBC is quite different. The effective date for state and local governments to comply with Title II was January 26, 1992. Compliance with CBC regulations is triggered by the requirement of a building permit.

Both the ADA and the CBC require all new construction to comply with current accessibility standards. For existing buildings, Title II allows state and local governments ("public entities") to develop a transition plan. Public entities were allowed three years from the effective date to complete all changes and/or elements in the transition plan. The public entities were also required to complete a self-evaluation of programs, services, and activities within one year of the effective date. Each service, program, or activity must be operated so that, when viewed in its entirety, it is readily accessible to and usable by individuals with disabilities, unless it would result in a fundamental alteration in the nature or a service, program, or activity or in undue financial and administrative burdens. Structural changes to existing buildings may be required where other means of achieving compliance are not effective. Physical modifications are necessary only when there is no other way to make the program accessible.

However, with public acquisition of the property, the proposed change of use, as well as other improvements and repairs required to the buildings, will require building permits. Building permits will necessitate barrier removal, per the CBC.

The scope of this Study does not include a detailed building assessment of compliance of the Residence, Pool House, and Garage & Apartment with accessibility and barrier removal requirements. However, cursory observation reveals that the buildings do not comply with the priorities for barrier removal. Before modifications for compliance are undertaken, a full accessibility compliance report should be prepared by a Certified Access Specialist ("CASp").

Appendix A-3 REQUIREMENTS FOR ACCESSIBILITY provides additional information regarding Accessibility laws and regulations under ADA Title II and CBC, including identification of barrier removal items.

PROBABLE COSTS FOR COMPLIANCE

The construction costs identified below are only related to the improvements required by the CBC and ADA for the change in use and occupancy of private residential buildings to ownership by a public agency and use by the public. These cost estimates are provided as opinions of probable construction costs, not based on detailed cost analysis of improvement documentation. These costs do not include deferred maintenance and repairs needed, as such costs are being addressed by the SVPSD's assessment.

A. Accessibility (priorities)		
Entrance -	$ 3,000	
Route to Altered Area) -	25,000	
(would likely need to consider the entire house as "altered"; remodeling for adequate clearances at doors, door hardware changeout, compliant thresholds, etc.)		
Restroom – one accessible restroom for each sex or unisex restroom -	20,000	
(one unisex public restroom, assumed to be provided within the Residence, not added building area)		
Telephone -	1,000	
Drinking Fountain -	1,500	
Parking and route to Entrance -	4,000	
Signage -	2,000	
Pool House –	15,000	
(Currently no accessible route to Pool House. Interior hallway has 3 steps. Outside route has not been evaluated due to snow, but unlikely there is a route that complies with accessibility requirements.)		
SUB-TOTAL A	71,500	
plus 25% soft costs	17,500	
TOTAL A		**$89,000**

B. Occupant Load and Exiting

Seems to be ok; not big occupant load to trigger more exits.

C. Fire and Life Safety

Fire Sprinklers – $ 66,600

House and attached garage - approx. 4,500 sf. $10/sf = $45,000. ($10/sf is more than double cost of fire sprinklers in new construction, therefore allowing for difficulty of installing in existing structure and complications of low headrooms, etc.

Pool House - approx. 1,800 sf @ $5/sf = $9,000 (plus added square footage)

Garage & Apartment -1,800 sf @ $7/sf = $12,600

PROBABLE COSTS FOR COMPLIANCE

Alarm system –	2,500	
D. Structural Adequacy		
Reinforce Lower Floor of Residence or Assembly loading (100 lbs/sf) - (includes 25% soft cost)	45,000	
SUB-TOTAL B - D	**114,100**	
TOTAL FOR CHANGE OF USE*		**$203,100**

*Costs for improvements not addressed above that may be required by the building official are related to CALGreen building standards and CA Energy Code. These requirements could have very significant costs related, in the $100,000+ range. The existing building envelopes are insulated at approximately one-third of the current building code requirement. The building envelope includes exterior walls insulation, window performance, roof insulation, underfloor and slab edge insulation. Upgrades to mechanical (HVAC and plumbing) and electrical systems are addressed by the SVPSD in the deferred maintenance and repairs cost estimate. Costs for changing swimming pool to public swimming pool are addressed below.

Pool House and Swimming Pool

Refer to Appendix A-2 for a more detailed description of the problems that will be encountered with converting the private residential use swimming pool and building to a publicly owned and operated swimming pool. At the least, the swimming pool coping, pool plumbing and water heating and filtration systems, and Pool House heating, ventilation, and dehumidification systems would need to be replaced, as they do not with the requirements for a public swimming pool, and would require complete replacement in order for the pool to be owned and operated by a public entity and used by the public.

Per the swimming pool consultant's opinion, it would be more cost effective to replace the swimming pool and systems (filtration, heating, water circulation plumbing) that attempt to upgrade the components.

Cost for new swimming pool, "coping in", and pool equipment and piping (based on $200/sq. ft. of pool surface)	$ 102,400

The existing Pool House pool mechanical room, restroom, shower, and dressing area are of inadequate size for public use. Public swimming pools require separate restrooms, showers, and locker rooms for men and women. Additionally, there are specific space requirements for the swimming pool mechanical/plumbing equipment, chemical storage, and storage. Providing these spaces will require significant square footage addition(s) to the Pool House.

Cost for additional building square footage to accommodate space and facilities requirements -	$ 600,000	
Cost for new heating, ventilation, and dehumidification systems	50,000	
SUB-TOTAL	752,400	
plus 25% soft costs	192,000	
TOTAL FOR POOL HOUSE (with Swimming Pool)		**$942,400**

PROBABLE COSTS FOR COMPLIANCE

Pool House conversion to public use space (e.g. meeting/gathering room)

This scenario anticipates a decision to remodel the Pool House for conversion into a public space, such as a community meeting room or a fitness and/or yoga room. The swimming pool and hot tub would be filled-in and covered over with a new concrete slab, as either the finished floor, or a sub-floor to be covered with a finish material, such as a wood floor. Remodeling costs would include:

Miscellaneous demolition (including existing concrete slabs interior and exterior) to facilitate remodeling -	$ 30,000
Fill and compaction of the pool basins -	15,000
New concrete slab interior -	14,000
New patio w/ concrete pavers –	20,000
Accessible path to Pool House -	5,000
Interior finishes refurbishment –	20,000
Accessible unisex restroom (including plumbing) –	5,000
Accessibility upgrades, interior (misc.) -	5,000
New HVAC system -	30,000
Electrical system and lighting upgrade -	25,000
Replace doors and windows -	30,000
Insulation upgrade -	7,000
SUB-TOTAL	226,000
plus 25% soft costs	56,500

TOTAL FOR POOL HOUSE (as public use space without pool) **$282,500**
(not including deferred maintenance, such as re-roofing)

Garage & Apartment Conversion to "B" Occupancy

If equivalent facilities and programs available to the public and to employees offered on the Upper Floor (existing two-bedroom apartment) are offered also offered on the Lower Floor, accessibility to the Upper Floor and accessible restroom on the Upper Floor would not be required. Improvements on the Upper Floor for accessibility would be need for adequate strike side clearances at doors, accessible door hardware, etc. Therefore, some remodeling of the Upper Floor area would be required. An accessible unisex restroom would be required at the Lower Floor. Lower Floor remodeling would be necessary for accessibility compliance at entrance, path of travel to spaces and restroom, etc. The garage bays could remain for vehicle storage, with the proper occupancy separation between the uses. HVAC and plumbing systems and interior finishes would need to be replaced.

SUB-TOTAL - Cost for upgrading 2,000 sf of conditioned space, plus 725 sf garage -	$ 435,000
plus 25% soft cost -	109,000

TOTAL FOR GARAGE & APARTMENT CONVERSION TO "B" OCCUPANCY **$544,000**

CONCLUSIONS

This Feasibility Study addresses the building code and accessibility implications of a change of use and occupancy classification for the Residence, Pool House, and Garage & Apartment. This Study does not address deferred maintenance and repair needs of these buildings, as those needs are being evaluated separately by the SVPSD.

The change of use and occupancy classification from Residential Group R-3 (single family residence with ancillary structures) to Assembly Group A-3 and/or Business Group B will require building code compliance with the new occupancy classification pursuant to the California Building Code (CBC).

With the exception of the Lower Floor structure of the Residence, the structure of each building is sound and the construction type is suitable for Assembly or Business occupancies, as defined by the CBC. However, due to the change in use and occupancy, extensive remodeling will be required, as required by the CBC and the Americans with Disability Act (ADA), in order for the buildings to be utilized by the public.

At nearly 40 years old, the swimming pool concrete shell may be near the end of its useful life expectancy, which is considered to be 30 to 50 years. Destructive testing would likely be required to know for certain the condition of the concrete shell.

The swimming pool plumbing and water heating and filtration systems do not comply with the requirements for a public swimming pool, and would require complete replacement in order for the pool to be owned and operated by a public entity and used by the public.

The Pool House heating, ventilation, and dehumidification systems do not comply with the requirements for a public swimming pool, and would require complete replacement in order for the pool to be owned and operated by a public entity and used by the public.

The existing Pool House pool mechanical room, restroom, shower, and dressing area are of inadequate size for public use. Public swimming pools require separate restrooms, showers, and locker rooms for men and women. Additionally, there are specific space requirements for the swimming pool mechanical/plumbing equipment, chemical storage, and storage. Providing these spaces will require significant square footage addition(s) to the Pool House.

The buildings do not comply with the Americans with Disabilities Act and the California Building Code for the public uses proposed. Accessibility compliance is required for alterations, additions, and new construction to the area of alteration, additions, or new construction, as well as for accessibility upgrades in other areas when the "valuation threshold" of the construction cost is exceeded, under the CBC. However, a change of use, even without any proposed alteration, addition, or new construction, requires a building permit. A building permit requires compliance with the building code for the new use or occupancy. Regardless of the building permit requirement, the ADA requires public buildings owned by a public entity to be accessible, even if no other improvements to the buildings are proposed.

The proposed change of use of the buildings from private single family residential structures to a public use for assembly, meeting space, gathering space, and/or offices will require significant alterations and upgrades to the buildings. The change of use of the Pool House and swimming pool from private use to public use will require comprehensive replacement of systems, probably the swimming pool, and addition of significant square footage to the Pool House.

APPENDIX A1

STRUCTURAL FEASIBILITY REPORT FOLLOWS

April 11, 2019

Truckee Donner Land Trust

c/o Larry Young

Ward Young Architecture and Planning

Via E-Mail: lyoung@wyarch.com

RE: Report of Feasibility for Reuse
Poulsen Residence, Olympic Valley
Placer County APN 096-230-050/062

Linchpin Project Number 2552

Linchpin Structural Engineering, Inc. (Linchpin) has completed our brief feasibility study for the reuse of the subject buildings. This report summarizes our review and findings.

Background

We understand that there are three buildings located on the subject property and that the Land Trust is considering acquiring the property. As part of the planning for the re-development of the property, the subject buildings are being considered for reuse. The potential reuse may be public spaces with increased occupancy. However, we understand that the increased occupancy will not be such that it increases the Risk Category (as defined in the California Building Code). Change of Use typically triggers compliance with current code. However, for changes with no increase in risk, existing structural systems that are performing satisfactorily can continue to be used.

Document Review

Linchpin reviewed construction drawings for the three buildings. Our review indicates that the buildings were designed for wind, snow, and earthquake loads that are equivalent to today's codes; therefore, an upgrade will not be triggered based on deficient loading criteria.

Regarding the lateral force resisting system, the drawings lack much of the modern details that we would expect for a building resisting seismic loading.

The main house lower floor system is only designed to support residential live loads. If the main house is to be reused as a space that has higher live loads, which most other uses have, the floor will need strengthening. Such work may be relatively easily achieved from within the unfinished crawlspace. The strengthening work consists of adding floor joists and shortening spans of girders by adding new posts and small precast footings.

The main house upper floor system has some reserve capacity and can accommodate office use.

Observations

Linchpin visited the buildings and observed visible structure in accessible areas. We did not observe any significant distress to the structural system. Of note is that some of the floor of the house has been strengthened, but only modestly.

We also note that the pool house could easily be modified into a meeting space by filling the pool and placing slab over it.

Our observations did not include inspection of the details of the building's seismic system. Limited destructive investigation would be needed to determine that detailing. Such investigation is only warranted if the Change of Use increases the occupancy significantly and the building official therefore requires it.

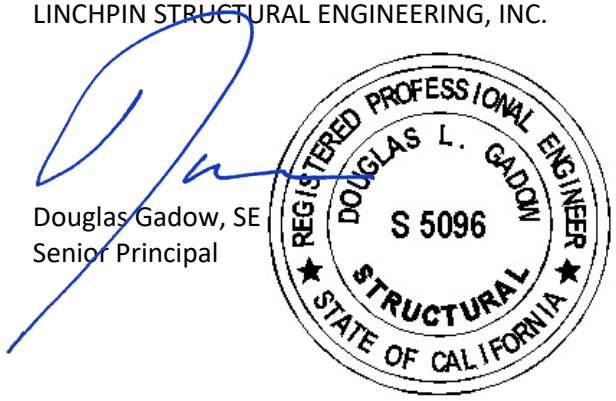
Conclusion

Based on our document review and observations, it is our opinion that the existing buildings at the property could easily have their uses changed with minimal impact. Code upgrades are not expected, except with respect to floor live load capacity of the house. A modest, minimally intrusive seismic strengthening may be the only other needed work, if there is a significant increase in occupancy.

Please contact me if you have any additional questions.

Sincerely,

LINCHPIN STRUCTURAL ENGINEERING, INC.



Douglas Gadow, SE
Senior Principal

APPENDIX A2

SWIMMING POOL MEMORANDUM FOLLOWS

WARD YOUNG ARCHITECTURE & PLANNING
12010 Donner Pass Road, Suite 201
Truckee, California 96161
530 587-3859 voice
530 587-8908 fax
wyarch.com

MEMORANDUM

TO: File

FROM: Larry Young

DATE: APRIL 8, 2019

RE: OMP – Feasibility Study
Poulsen Swimming Pool – telephone consultation with Jim Redman,
Senior Designer/PM
Water Design, Inc., Murray, Utah

NOTES/COMMENTS:

I was referred to Jim Redman by Steve Noll, Principal, DesignWorkshop. Steve highly recommended Redman for consulting on this project. Design Workshop regularly uses Jim Redman/Water Design for design of swimming pools in its projects. Redman told me that he designed the TDRPD Community Swimming Pool.

Redman was reluctant to make specific recommendations without making a site visit. However, he was not available to do so for several weeks. I was able to speak with Redman on the phone for about 35 minutes, during which he provided general information about public swimming pools. He had the Pool House drawings and photograph of the swimming pool for reference.

Discussions:

1. Useful life of a concrete/gunite swimming pool shell is 30 to 50 years. Given that the pool is approximately 40 years old, it could be discovered at any time that the shell is failing and would need to be replaced.
2. If pool equipment systems were replaced, it could be for naught, as the shell is reaching the end of its life expectancy. To determine condition of the shell, "destructive" testing is required; taking core samples to determine condition of the rebar.
3. Significant difference in regulations for a "public" swimming pool as compared to a commercial (e.g. hotel) or private pool. It would be very challenging to convert

a pool designed for private use to a public swimming pool. Requirements to be addressed include:

a. 4 ft. access around pool, including behind handrails for ladder (appears to comply).

b. Pool deck must slope to drain away from pool edge to drainage system (appears to comply).

c. Pool coping (Pool coping does not comply – would require replacement).

d. Accessibility lift, with 5 ft. access behind lift.

e. Pool depth (verification needed).

f. Entry steps configuration (verification needed).

g. Separate facilities for men and women – restrooms, showers, locker rooms.

h. Lighting criteria.

i. Access and security criteria.

j. Pool skimmers – due to larger water circulation requirements for public pool, pipe sizes for skimmers are different for public pool than for private.

k. Mechanical Rooms – separate rooms required for HVAC system, pump and filtration equipment, chemical storage.

4. Even if shell is determined to be sound, it is likely more costly to repair shell, replace coping, replace water circulation piping, than to demolish and replace pool and systems.

a. Cost estimate for new swimming pool shell “coping in” and pool equipment and piping - $200/square foot of pool surface (16 ft. x 32 ft. = 512 square feet; 512 sf x $200/sf = $102,400).

b. Additional costs – pool deck and drainage, ancillary spaces (restrooms and showers, locker rooms, pool mechanical/plumbing rooms, chemical storage room, HVAC equipment space), lighting, security system, demolition/removal of existing pool, etc.

APPENDIX A3

REQUIREMENTS FOR ACCESSIBILITY FOLLOWS

ACCESSIBILITY ADA & CBC

INTRODUCTION

Accessibility for the disabled to buildings and facilities in California is governed by the Americans with Disabilities Act (ADA) and California Building Code (CBC). The ADA is federal civil rights legislation that amends the U.S. Civil Rights Act of 1964 and establishes that access is a civil right of individuals with disabilities and, further, that the withholding of such rights through construction of inaccessible buildings in part or in whole is a federal crime that can result in substantial civil penalties. Title II of the ADA covers the application of the ADA on state and local governments. Title III applies to privately funded public accommodations and commercial facilities. Unlike Title III, which requires changes to the physical environment, Title II allows for alternatives in lieu of making changes to the building. The basic intent of the ADA is to provide the same level of services and/or access to goods for the disabled that are available to an able bodied person. The disabled person is not to be treated as a special person or as a second class citizen. This concept applies to both the public using a building or facility, as well as to the employees. The effective date for complying with Title II was January 26, 1992.

The CBC, also known as California Code of Regulations (CRC) Title 24, Part 2 addresses accessibility requirements for renovations, alterations, and new construction, when a building permit is required. Public buildings are required to comply with both federal law and state regulations.

BACKGROUND

ADA - The federal Americans with Disabilities Act, passed by Congress in 1990, is a nation-wide civil rights law that addresses an equal level of access for disabled individuals as those made available for abled-bodied individuals. The ADA prohibits discrimination based on disability. Regarding building infrastructure, the intent of the ADA is to regulate accessibility for both employees and the public.

In 1992, Title II required public entities to develop a transition plan in which they would set forth a schedule to reach complete compliance within a six-month period. During this six-month duration, any individuals interested in participating in the development of the plan were invited to do so. To ensure these changes were implemented, public entities were given a three-year window of time to complete all changes stated in their transition.

CBC - The first California access regulations for newly constructed buildings (Health and Safety Code 19955) were passed in 1969. In 1971, Health and Safety Code 19959 was passed that required all alterations, repairs and additions be accessible in public

accommodations. In 1982, the California Building Code Title 24 (CRC Title 24) went into effect replacing the referenced ANSI standards.

LAWS AND REGULATIONS TODAY

ADA Revisions to the original Title II and III were made by the Department of Justice in 2010, creating a new document outlining the 2010 ADA Standards for Accessible Design, otherwise known as "2010 Standards". The 2010 Standards remain the "minimum guidelines" for Title II compliance today.

California regulations are found in the most recently adopted version of the CBC. California adopts its codes in 3-year cycles. The current version is the 2016 CBC; the 2019 CBC is scheduled for to go into effect on January 1, 2020.

ENFORCEMENT

ADA gives civil rights protections to individuals with disabilities similar to those provided to individuals on the basis of race, color, sex, national origin, age, and religion. ADA, being a federal act, is enforced through the federal court system, similar to other civil rights laws. The US Department of Justice enforces ADA regulations governing state and local government services (Title II) and places of public accommodation (Title III). The Department of Justice may file lawsuits in federal court to enforce the ADA, and courts may order compensatory damages and back pay to remedy discrimination if the Department prevails.

CBC accessibility standards are enforced by the Authority Having Jurisdiction (AHJ) as adopted for a particular type of project or government entity. The AHJ varies depending on the type and/or developer of the project. For example, it is the local building department for public buildings, the Division of the State Architect for educational K-12 and community college projects. State agencies and special districts can act as their own AHJ for building projects. Regulations are enforced during the building permit and closeout process.

WHAT TRIGGERS COMPLIANCE?

Although there are many similarities between the ADA and the CBC regulations, their "trigger" or initiation for action is very different.

ADA Title II states that people with disabilities cannot be excluded from the programs, activities or services offered by a public entity because of inaccessible facilities. The law does allow public entities some flexibility in how to meet this requirement such as reassignment of services to an accessible location if the facility is not accessible, purchase or redesign of equipment, assignment of aides to beneficiaries, and structural changes to eliminate barriers. A program will be viewed in its entirety for purposes of determining compliance with program

accessibility. A public entity is not necessarily required to make each of its existing facilities accessible if alternative, accessible locations are available. Under Title II, physical modifications are necessary only when there is no other way to make the program accessible.

Under Title III, readily achievable barrier removal is an ongoing requirement, regardless of any work being done to the facility or structure. Application of the Readily Achievable standard by a public agency is a reasonable approach towards improving program accessibility. CBC Compliance is triggered once a renovation, alteration, or new construction is submitted for a building permit.

Both the ADA and CBC require all new construction to comply with current standards. On existing buildings being altered or remodeled, there is an additional obligation to remove existing barriers. The obligation to remove barriers is generally limited to 20% of construction costs ("valuation threshold"), although construction feasibility and financial burden may be considerations. When full compliance is not feasible, both the ADA and CBC provide guidance in prioritizing barrier removal. The valuation threshold for 2019 is $166,157.

GOVERNING LAW AND CODE PRIORITIES

In both the ADA 2010 Standards for Accessible Design and the CBC, priority is given to specific areas or elements that "will provide the greatest access". The 2010 Standards for Accessible Design and the CBC have aligned priorities for barrier removal. As addressed in the CBC, when alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided. The cost of compliance shall be limited to 20% of the cost of alteration, structural repairs or additions. When the cost of full compliance is greater than 20%, compliance shall be provided to the greatest extent possible without exceeding 20%. The priorities for barrier removal are:

1) An accessible entrance;
2) An accessible route to the altered area;
3) At least one accessible restroom for each sex or a single unisex restroom;
4) Accessible telephones;
5) Accessible drinking fountains; and
6) When possible, additional assessible elements such as parking, signage, and alarms.

Accessible entrance and route includes such features as level entry at door threshold, hallway width, door width, door strike-side clearances, and door hardware (lever handles).

Accessibility to an upper floor may not be required for public buildings by ADA under Title II, if equivalent facilitation for the public and employees is provided at the lower floor (accessible

level). However, under the CBC, barrier removal is required, with some exception for degree of difficulty and cost, as referenced above.

For reference, see attached pages 514 and 515 of CBC Chapter 11B – ACCESSIBILITY TO PUBLIC BUILDINGS, PUBLIC ACCOMODATIONS, COMMERCIAL BUILDINGS AND PUBLIC HOUSING, DIVISION 2: SCOPING REQUIREMENTS.

DIVISION 2: SCOPING REQUIREMENTS

11B-201 Application

***11B*-201.1 Scope.** All areas of newly designed and newly constructed buildings and facilities and altered portions of existing buildings and facilities shall comply with these requirements.

***11B*-201.2 Application based on building or facility use.** Where a site, building, facility, room, or space contains more than one use, each portion shall comply with the applicable requirements for that use.

***11B*-201.3 Temporary and permanent structures.** These requirements shall apply to temporary and permanent buildings and facilities.

11B-201.4 Construction support facilities. *These requirements shall apply to temporary or permanent construction support facilities for uses and activities not directly associated with the actual processes of construction, including but not limited to offices, meeting rooms, plan rooms, other administrative or support functions. When provided, toilet and bathing facilities serving construction support facilities shall comply with Section 11B-213. When toilet and bathing facilities serving construction support facilities are provided by portable units, at least one of each type shall be accessible and connected to the construction support facilities it serves by an accessible route.*

Exception: *During construction an accessible route shall not be required between site arrival points or the boundary of the area of construction and the entrance to the construction support facilities if the only means of access between them is a vehicular way not providing pedestrian access.*

11B-202 Existing buildings and facilities

***11B*-202.1 General.** Additions and alterations to existing buildings or facilities shall comply with *Section 11B*-202.

***11B*-202.2 Additions.** Each addition to an existing building or facility shall comply with the requirements for new construction *and* shall comply with *Section 11B*-202.4.

***11B*-202.3 Alterations.** Where existing elements or spaces are altered, each altered element or space shall comply with the applicable requirements of *Division 2, including Section 11B-202.4.*

Exceptions:

1. ***Reserved.***
2. ***Technically infeasible.*** In alterations, where *the enforcing authority determines* compliance with applicable requirements is technically infeasible, the alteration shall *provide equivalent facilitation or* comply with the requirements to the maximum extent feasible. *The details of the finding that full compliance with the requirements is technically infeasible shall be recorded and entered into the files of the enforcing agency.*
3. Residential dwelling units not required to be accessible in compliance with *this code* shall not be required to comply with *Section 11B*-202.3.

***11B*-202.3.1 Prohibited reduction in access.** An alteration that decreases or has the effect of decreasing the accessibility of a building or facility below the requirements for new construction at the time of the alteration is prohibited.

***11B*-202.3.2 Extent of application.** An alteration of an existing element, space, or area of a building or facility shall not impose a requirement for accessibility greater than required for new construction.

11B-202.3.3 Alteration of single elements. *If alterations of single elements, when considered together, amount to an alteration of a room or space in a building or facility, the entire room or space shall be made accessible.*

11B*-202.4 *Path of travel requirements in alterations, additions and structural repairs. *When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided. The primary accessible path of travel shall include:*

1. *A primary entrance to the building or facility,*
2. *Toilet and bathing facilities serving the area,*
3. *Drinking fountains serving the area,*
4. *Public telephones serving the area, and*
5. *Signs.*

Exceptions:

1. Residential dwelling units shall comply with *Section 11B-233.3.4.2.*
2. *If the following elements of a path of travel have been constructed or altered in compliance with the accessibility requirements of the immediately preceding edition of the California Building Code, it shall not be required to retrofit such elements to reflect the incremental changes in this code solely because of an alteration to an area served by those elements of the path of travel:*
    1. *A primary entrance to the building or facility,*
    2. *Toilet and bathing facilities serving the area,*
    3. *Drinking fountains serving the area,*
    4. *Public telephones serving the area, and*
    5. *Signs.*

    Note: *The language in this exception, which refers to the "immediately preceding edition of the California Building Code," shall permit a reference back to one CBC edition only and is not accumulative to prior editions.*
3. *Additions or alterations to meet accessibility requirements consisting of one or more of the following items shall be limited to the actual scope of*

work of the project and shall not be required to comply with Section 11B-202.4:

1. *Altering one building entrance.*
2. *Altering one existing toilet facility.*
3. *Altering existing elevators.*
4. *Altering existing steps.*
5. *Altering existing handrails.*

4. *Alterations solely for the purpose of barrier removal undertaken pursuant to the requirements of the Americans with Disabilities Act (Public Law 101-336, 28 C.F.R., Section 36.304) or the accessibility requirements of this code as those requirements or regulations now exist or are hereafter amended including, but not limited to, one or more of the following items shall be limited to the actual scope of work of the project and shall not be required to comply with Section 11B-202.4:*
    1. *Installing ramps.*
    2. *Making curb cuts in sidewalks and entrance.*
    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 route.*
    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. *Removing high-pile, low-density carpeting.*
5. *Alterations of existing parking lots by resurfacing and/or restriping shall be limited to the actual scope of work of the project and shall not be required to comply with Section 11B-202.4.*
6. *The addition or replacement of signs and/or identification devices shall be limited to the actual scope of work of the project and shall not be required to comply with Section 11B-202.4.*
7. *Projects consisting only of heating, ventilation, air conditioning, reroofing, electrical work not involving placement of switches and receptacles, cosmetic work that does not affect items regulated by this code, such as painting, equipment not considered to be a part of the architecture of the building or area, such as computer terminals and office equipment shall not be required to comply with Section 11B-202.4 unless they affect the usability of the building or facility.*
8. *When the adjusted construction cost, as defined, is less than or equal to the current valuation threshold, as defined, the cost of compliance with Section 11B-202.4 shall be limited to 20 percent of the adjusted construction cost of alterations, structural repairs or additions. When the cost of full compliance with Section 11B-202.4 would exceed 20 percent, compliance shall be provided to the greatest extent possible without exceeding 20 percent.*

    When the adjusted construction cost, as defined, exceeds the current valuation threshold, as defined, and the enforcing agency determines the cost of compliance with Section 11B-202.4 is an unreasonable hardship, as defined, full compliance with Section 11B-202.4 shall not be required. Compliance shall be provided by equivalent facilitation or to the greatest extent possible without creating an unreasonable hardship; but in no case shall the cost of compliance be less than 20 percent of the adjusted construction cost of alterations, structural repairs or additions. The details of the finding of unreasonable hardship shall be recorded and entered into the files of the enforcing agency and shall be subject to Chapter 1, Section 1.9.1.5, Special Conditions for Persons with Disabilities Requiring Appeals Action Ratification.

    For the purposes of this exception, the adjusted construction cost of alterations, structural repairs or additions shall not include the cost of alterations to path of travel elements required to comply with Section 11B-202.4.

    In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access in the following order:
    1. *An accessible entrance;*
    2. *An accessible route to the altered area;*
    3. *At least one accessible restroom for each sex or one accessible unisex (single-user or family) restroom;*
    4. *Accessible telephones;*
    5. *Accessible drinking fountains; and*
    6. *When possible, additional accessible elements such as parking, signs, storage and alarms.*

    If an area has been altered without providing an accessible path of travel to that area, and subsequent alterations of that area or a different area on the same path of travel are undertaken within three years of the original alteration, the total cost of alterations to the areas on that path of travel during the preceding three-year period shall be considered in determining whether the cost of making that path of travel accessible is disproportionate.

APPENDIX A4

SQUAW VALLEY PUBLIC SERVICE DISTRICT CODE

CHAPTER 5 FIRE PREVENTION CODE FOLLOWS

SQUAW VALLEY PUBLIC SERVICE DISTRICT CODE

CHAPTER 5 FIRE PREVENTION CODE

All sections of this Code Chapter have been adopted by Ordinance 90-02, unless noted otherwise.

Section 4.03 Structures Requiring Automatic Fire Sprinklers and/or Fire Extinguishing Systems

The following requirements shall be added to the requirements of the latest revision of the California Building Code (CBC) and California Fire Code (CFC), as adopted by Placer County. The following categories shall have installed throughout the structure a supervised, automatic fire sprinkler and/or fire extinguishing system:

A. All new buildings, except as exempted by this section or by the Fire Chief's discretion using the latest version of the CFC.

As defined by the CBC, occupancy types include, but are not limited to, the following:

1. Group A Divisions 1, 2, 2.1, 3, 4 (Assembly)

2. Group B (Business)

3 Group E Divisions 1, 2, 3 (Educational)

4. Group F Divisions 1, 2 (Factory, Industrial)

5. Group H Divisions 1, 2, 4, 7 (Hazardous)

6. Group I Divisions 1.1, 1.2, 2, 3 (Institutional)

7. Group M (Mercantile)

8. Group R Divisions 1, 2, 3, 6 (Residential) residential dwelling units as described in Items C, D, and E, below

9. Group S Divisions 1, 2, 3 (Storage)

10. Group U Division 1 (Utility-private garages, barns, sheds, tanks, towers)
[Amended by Ord. 09-02]

B. All existing buildings, other than one (1) or two (2) family dwellings, where the floor area affected by the new construction exceeds 20 percent of the existing floor area.

C. New construction in or to a one (1) or two (2) family dwelling which exceeds twenty (20) percent of the floor area existing prior to the new construction in a location where the water supply is not capable of delivering a minimum fire flow of one thousand (1,000) gallons per minute.

D. New construction in or to a one (1) or two (2) family dwelling which exceeds twenty (20) percent of the floor area existing prior to the new construction in a location where access by fire apparatus is compromised.

E. New construction in or to an existing one (1) or two (2) family dwelling which exceeds twenty (20) percent of the floor area existing prior to the new construction, where the resulting floor area is greater than four thousand, two

hundred (4,200) square feet, (including both Group R Division 3 (single-family dwelling-residential living space) and Group U Division 1 (garage) occupancies.

F. Demolition of an existing building or residence and replacement with a new or substantially new structure. (EXCEPTION: A building or residence that has been damaged by fire, flood, avalanche, mudslide, or other calamity, may be reconstructed without a fire sprinkler system, unless sprinklers would be required by one (1) of the conditions in the foregoing paragraphs.)

Floor area of a building shall be calculated utilizing the same method as that used by the Placer County Building Department. The floor areas of all buildings on a single lot shall be combined into one total figure for the purpose of determining floor area of a given occupancy type.

A change in occupancy type, as defined above, shall call for the installation of a fire sprinkler system conforming to N.F.P.A. standards for the new use. For example, a change in occupancy from Group M to Group B will call for a sprinkler system. [Amended by Ord. 91-2, 98-01, 07-05; 09-02]

Section 4.04 Fire Hydrant Accessibility

Where fire hydrants, fire department connections or other controls, components or appurtenances of fire protection systems are located on private property, or held in private ownership, it shall be the responsibility of the system operator, or property owner, to provide continuous, unimpeded access to those facilities, as required by the most current version of the California Fire Code as now in effect or hereafter amended. [Added by Ord. 09-02, Amended by Ord, 16-02]

Section 4.04.1 Clearance

A three (3) foot clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved. [Added by Ord. 09-02]

Section 4.04.2 Obstructions

Posts, fences, vehicles, vegetation, trash, storage and other materials or objects (including snow) shall not be placed or kept near fire hydrants, fire department inlet connections or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernible and accessible. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. [Added by Ord. 09-02]