

REMODELING, SPECIAL CONSIDERATIONS

Continuity: When a space is remodeled, the new construction work shall appropriately incorporate the construction type, architectural features/details, finishes/treatments, color schemes, fixtures, hardware, etc. that have been used in adjacent areas in order to maintain continuity.

Code Compliance: All structural and architectural aspects of a space that is to be remodeled, including furnishings, shall be evaluated for compliance with current codes and standards and shall be upgraded as required to achieve compliance. Special consideration shall be given to restrooms, fire separations and exits, since bringing them into compliance often has a significant impact on a project. The elements of the space that are being altered must generally comply with the requirements for new construction, but in no case may the level of life safety in an existing building be reduced by any remodeling project.

All existing systems that serve a space that is to be remodeled shall also be evaluated. The systems shall also be upgraded as required to achieve code compliance (e.g. ventilation systems, plumbing systems, electrical systems, fire protection systems, communication/data systems, fire alarm systems). Specific examples include providing adequate ventilation air quantities as required by the current revision of ASHRAE Standard 62, providing backflow prevention and proper venting of plumbing systems as required by the current International Plumbing Code, installing appropriate acid waste piping systems as required by the International Plumbing Code and these *Standards* and installing GFI's in electrical circuits as required by the current edition of the NEC.

Critical Safety & Accessibility Features: When evaluating the scope of work to be undertaken in the renovation of an existing building, the critical safety and accessibility features that serve the project area shall be addressed.

This will include as a minimum, providing adequate exit distribution and exit enclosures of at least the minimum required fire resistance rating specified by the applicable Life Safety Code. This provision will not be mandatory in projects that consist of only work that is:

1. Cosmetic in nature, such as painting, new carpeting, wall repairs, etc. Cosmetic work does not include the removal or relocation of any walls, the removal or cutting of any structural beam or load bearing support, or the rearrangement of parts of a structure affecting the egress requirements. Or
2. Replacement or upgrade of components of a mechanical, electrical or plumbing system. Examples of replacement or upgrade activities would include the installation of an emergency generator, replacement of an air handler, or the installation of a new switchgear component.

The designation of areas of rescue assistance within existing stairways will require that the entire stairway be properly enclosed with walls and doors of the required fire resistance rating, be equipped with the required fire door hardware, and have provisions for proper emergency lighting of the stairway. This is necessary to avoid the creation of an illusion of safety for a person that may need to use the area of rescue assistance. The placement of areas of rescue assistance outside of the exit stairways, in accordance with the provisions of the Nebraska Accessibility

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Abandoned Equipment: All abandoned materials, equipment, piping, conduit, wiring, etc. that are located within or that pass through a remodeled space shall be removed. This includes equipment and components that are remotely located (e.g. in a mechanical equipment room).

Historic Preservation: When a historic building/structure is remodeled / rehabilitated, state and federal statutes require that historic spaces, features, finishes and materials must be retained and preserved. If replacement of features, materials and finishes, due to deterioration, is necessary, replacement materials will match the existing materials, profiles and finishes to the highest possible degree. Modification of the historic space configuration of a building is considered an adverse effect and must be mitigated on a case by case basis through FACILITIES, PLANNING & CAPITAL PROGRAMS.

Communications: Special consideration shall be given