

VIOLATION AND RECOMMENDATION SCHEDULE

(23 IL Adm. Code 180, Sections 180.320)

1. COUNTY CODE 071, Ogle				2. DISTRICT CODE/NAME 2200, Oregon CUSD 220		3. FACILITY CODE/NAME Central Office	
4. Item ID	5. Location(s) (Room No)	6. Priority Code	7. Rule Violated	8. Description of the violation		9. Recommendation to correct violation	
1	Main Entry	a.	175.480	Existing exit sign at is not working.		See specifications.	
2	Secondary Exit Doors	a.	175.480,	Two exit doors have exit signs that are not illuminated. These doors also have a 12" drop from the floor elevation to the grade outside.		See specifications.	
3	Entire Building	b.	175.160	Existing interior walls are have wood paneling that do not have the proper flame spread rating.		See specifications.	
4	Entire Building	a.	175.480	There are no emergency lights in the building.		See specifications.	
5	Water Service	b.	IPC	Existing service does not have a back flow preventer on it.		See specifications.	
6	Custodial Closet	b.	IPC	There is not a custodial mop basin in the building.		See specifications.	
7	Toilet Rooms and Custodial Closet	b.	IPC	There are no floor drains in these rooms.		See specifications.	
8	Roof	b.	175.210	Existing roof system is over 20 years old and is in poor condition. Assume 25% wood roof decking replacement.		See specifications.	
9	Exterior Siding	b.	175.210	Existing siding is in poor condition and rotting in many locations.		See specifications.	
10	Entire Building	b.	175.543	Existing ground mounted rooftop units are in poor condition and do not work properly.		See specifications.	
11	Entire Building	b.	175.547	Because the new HVAC system has to be designed per current codes, the ductwork will have to be replaced because the size of the ductwork is not adequate to provide required ventilation for the building.		See specifications.	
12	Exterior Windows	b.	175.210	Exterior windows are 40 years old and not in great condition. With the extent of renovation work required, the windows will need to meet the new energy code.		See specifications.	
13	Exterior Doors	b.	175.210	Exterior doors are 40 years old and do not work properly.		See specifications.	
14	Exterior Doors	b.	175.210	There are a pair of exterior doors and associated vestibule doors that are not used. These doors if opened have a 14" drop off to the ground. These doors are not needed for exit purposes.		See specifications.	
15	Entire Building	b.	Tripping Hazard	Existing carpet is in poor condition and is a tripping hazard.		See specifications.	

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16	Entire Building	b.	175.210	Existing building is not properly supported on concrete foundations. The building is supported on blocking which in turn is supported directly on the ground. The building is able to move with the freeze/thaw cycle of the winter. The blocking is not in good condition.	See specifications.
17	Crawl Space Access Enclosure	b.	175.210	Existing enclosure is in poor condition.	See specifications.
18	Toilet Rooms	b.	IAC	Based on extent of renovations, the toilet rooms will need to be ADA compliant. The existing toilets, sinks, mirrors, floor clearances and doors are not ADA compliant.	See specifications.
19	Main Entry	b.	ADA Compliant	Existing main entry has a vestibule that is not separated far enough for ADA compliance.	See specifications.
20	Main Entry	b.	ADA compliance	The asphalt at the doors do not meet ADA.	See specifications.
21	Interior Doors	b.	ADA compliance	Some of the existing door swings and hardware are not ADA compliant.	See specifications.
22	Entire Building	b.	See individual violations above	The sum total of the violations above is \$642,000. Based on a cost evaluation of the Architect, using Square Foot Costs with RSMeans Data 2019, the interpolated cost per sf of a single story office building with 2,400 sf being wood framed and sided is \$214.35/sf per page 174. Location factor for the closest big city is Rockford at an 11% increase per page 522. Therefore, $\$214.35/\text{sf} \times 1.11 = \237.93 . The Historical Cost Indexes from 2018 to 2019 was 4.7% escalation factor per year. Therefore, escalation from 2019 to 2021 can be assumed to be $2 \times 4.7\% = 9.4\%$. Therefore, $\$237.93 \times 1.094 = \$260.30/\text{sf}$. $2400 \times \$260.30 = \$624,720.00$. It is our opinion that it would be less expensive to replace the structure with a new building than to correct the violations above.	Replace with a new structure.

Form 35-84 (7/07) (Prescribed by ISBE for local board use)