



**Smith Gee Studio**  
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## FIELD REPORT

Field Report Number	To:	Date / Time of Observations
Field Report #01	Bravo Development	8:30 AM / August 15, 2014
Project		SGS Project Number:
30 Music Square West		14015.00
Present	Bravo Development (owner), Genesis Engineering (Mechanical & Electrical Engineers)	

The purpose of the job site visit was to review the condition existing of the building and assist the owner in creating a scope of work to renovate the building to code compliance and a high level of public safety. The following are the main areas of concern that discovered from the site visits and should be considered needed as part of any renovation of the existing structure:

1. **Non-compliance with Americans with Disability Act (ADA)** – Lack of compliance at all entries, all public bathrooms, and hallways.
2. **Non-compliant Emergency Egress Paths** – Lack of compliant door hardware and corridor widths.
3. **Non-compliant Egress Stairs** – Lack of compliant railings, guard rails, and handrails.
4. **Water Damage at Third Level Roof** – The roof above the existing studio space is leaking at the parapet. This has caused damage on the interior and exterior of the building façade. The damage on the exterior is causing the brick veneer to come detached from the exterior wall. This brick could easily fall and cause a public safety concern.
5. **The building is Not Sprinkled** – The building is not required to be fully sprinkled by the currently adopted building codes. However, if the building is not sprinkled, it will limit the occupancies and activities that the building can be used for.
6. **Hazardous Material Inspection Required** – Given the age of the building and the type of materials used, the building is at high risk for Lead paint, Asbestos and other hazardous materials. Prior to proceeding with any renovation, the owner will need to contract for a full hazardous material inspection and testing service.

The following is a more detailed summary of the scope items above with examples and documentation

**Non-compliance with Americans with Disability Act (ADA)** – It must be noted to the building owner that Metropolitan Government of Nashville and Davidson County, Tennessee has building code requirements that require compliance with ADA if the building is renovated. However, any disabled person that cannot enter the building due to its current condition has the right to file suit against the building owner under the ADA to force renovation even if no renovation planned or in process.

- Entries – Both the front entry from the public right of way and the rear entry that access the existing parking lot are required to allow an individual with disabilities to enter the building. At the front, the existing stairs conflict with that requirement (refer to picture below). At the rear, the existing grading and stairs conflict with that requirement.

The proposed scope of work at the front entry would be to remove some of the existing landscaping and provide a code compliant ramp at the side of the existing stairs. The proposed ramp would need to have a total length of 18 feet +/- to accommodate the grade change.

The proposed rear entry solution would be a little more complicated due to the existing grading and that the common corridor is located several feet below grade. A ramp and our exterior lift system would need to be provided adjacent to the existing stairs and excavation into the parking lot would be required. Some rework of the parking lot would be required to provide handicap dedicated parking spaces that have direct access to the accessible entry.

- Public Bath Rooms – None of the public bathrooms provide accessible stalls or accessible sinks fixtures.
- Public Water Fountains – The current location of the public water fountains in the main corridor do not allow for the proper ADA approach, clearances or height. They also create a conflict the code required egress path.

Distribution  
Bravo Development, SGS file

Prepared by  
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Picture #1- Non-accessible Front Entry



Picture #2 – The current sinks in all public bathrooms do not allow the ADA required clearances below the sink, proper height, and the proper grips on the faucets.



Picture #3 & #4 – The typical Water Fountain location at all three levels do not provide the ADA required height, clearance under fixture or room to allow required approach distance. The fixtures also create a protruding object within the accessible path by more than 4 inches without cane detection. In addition, the fixtures block the emergence egress path.

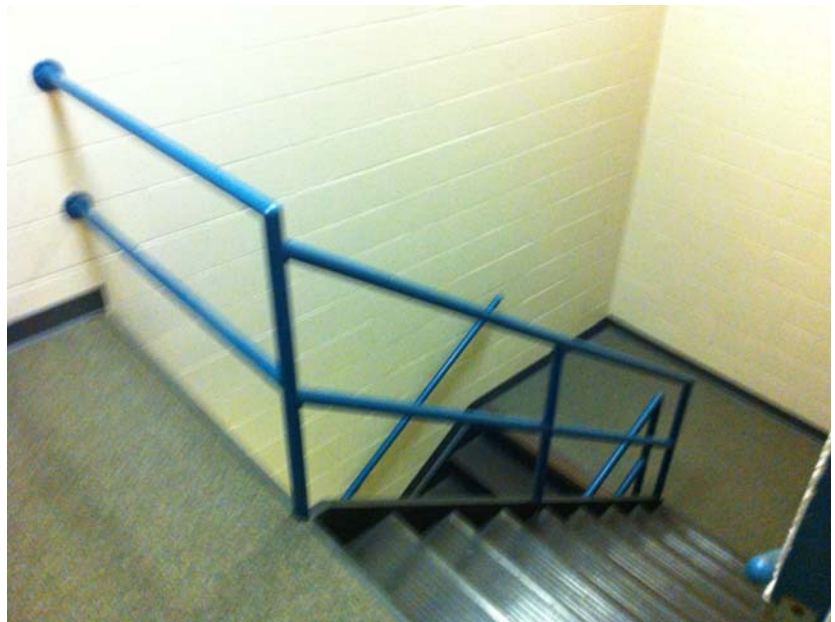


### Non-compliant Emergency Egress Paths

- As noted in the pictures above, there are obstructions in the corridor that do not allow a free and clear path of emergency egress. None of the existing door hardware meets current codes for easy to operate lever sets. There is no panic hardware or quick release door hardware on any of the exit doors.



Picture #5 Non-compliant door hardware



Picture #6 Non-compliant railings

### Non-compliant Egress Stairs

- Current codes require proper height guardrails, handrails with proper extensions, and guardrail pickets that do not allow a 4 inch sphere to pass through. None of these requirements are currently achieved with the current stairs. Refer to pictures above.

### Water Damage at Third Level Roof

- Above the existing studio space, water damage was discovered. It appears to be caused by a roofing issue where the oldest part of the building intersects the exterior wall/parapet and the office building addition. This leak has caused both interior and exterior damage. The interior damage can probably be repaired relatively easily. However, it appears that the water damage has caused a failure in the brick veneer on the exterior of the building. This is a significant concern because the brick veneer is already becoming detached from the exterior wall and the loose brick is near the main front entry of the building. The existing brick veneer needs to be removed in order to fully assess the damage to the exterior wall. It is likely that the brick ties are rusted. Refer to pictures below.



Picture # 7 – Interior Water damage above studio

Picture #8 – Exterior Brick Veneer Failure

### The building is Not Sprinkled

- The structure is currently not sprinkled. Sprinklers are not currently required by code of the existing building use of a Business Occupancy. However, a sprinkler installation would have to be considered if the use of the building was to change or if the existing studio space would want to be used as an assembly, reception or any type of gathering space.

### Hazardous Material Inspection Required

- As noted in the summary, Given the age of the building and the type of materials used, the building is at high risk for the Lead paint, Asbestos, and possible other hazardous materials. Prior to proceeding with any renovation, the owner will need to contract for a full hazardous material inspection and testing service. Any testing should focus on the interior and exterior paint, the accoustical tiles in the studio space, the older insulation used with the mechanical system, and any of the original resilient tile flooring in the back of house and common areas.

### End of Field Report