1105 CARLTON STREET BUILDING ASSESSMENT

1105 CARLTON STREET
CLEARWATER, FL 33755

FOR

CITY OF CLEARWATER

FINAL

NOVEMBER 22, 2023

PROJECT #23053

LONG & ASSOCIATES

ARCHITECTS | ENGINEERS, INC.

4525 South Manhattan Avenue, Tampa, Florida 33611
Alexander (Lex) M. Long, AIA, LEED AP, CGC, President
Telephone: 813.839.0506 | E-mail: lex@longandassociates.com
Licenses: AR0015104 | 1828 | CGC1511025

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INTRODUCTION

Long & Associates Architects & Engineers, Inc was retained to provide the City of Clearwater with an independent third-party assessment of the existing building at 1105 Carlton Street and the feasibility of renovation for use as a 1st floor restaurant tenant build-out and 2nd floor residential apartments. The scope of services as defined by the following descriptions of project objectives and project deliverables was established in coordination with City staff. Our team of Architectural and Engineering professionals undertook a series of site observation visits and discussions with City staff to assess the existing conditions and identify deficiencies which must be considered to modernize the facility for continued projected use over the next 25-30 years.

PROJECT OBJECTIVES

The building assessment goal was to generally review and evaluate the existing building at 1105 Carlton Street and render a third-party professional opinion of the conditions and feasibility to modernize the facility for extended long term use, including an opinion of probable construction costs.

PROJECT DELIVERABLES

The Final Report includes an Executive Summary, evaluations, observations, and recommendations for the potential use of the facility. This includes the written existing conditions evaluation, a Code Review evaluation, and an Opinion of Probable Construction Cost presuming a 25-year Life Cycle.

PROJECT TEAM

Long & Associates Architects/Engineers, Inc.

- Travis Steed, AIA, IIDA, LEED AP, VP of Architecture - Architect
- Paul Wieczorek, PE, VP of Engineering - Structural Engineer
- Shawn Salkeld, PE - Structural Engineer
- Xiang Gao, PE, MSEG/RCDD - Electrical Engineer
- William Brown, PE, LEED Green Associate - Mechanical Engineer

FORMAT + PROCESS

This Final Report is organized into an evaluation section with separate chapters for each discipline involved including a written narrative of what would be expected to modernize the facility by discipline. Evaluations and recommendations have been provided to address a renovation of the facility for mixed restaurant/residential use to evaluate the various portions of the facility that would have to be renovated to make each portion function and Code compliant. Lastly, we have provided an Opinion of Probable Construction Cost based on the written narratives and Square Feet to be renovated and average construction costs anticipated for the 2023/2024 Fiscal Year, presuming 3% inflation for each year thereafter.

The evaluation of the facility was based solely on visual observations by experienced design professionals, and from information obtained through interviews with City and Community Redevelopment Association personnel. Testing and analysis of materials and methods of construction, testing operational condition of equipment and systems, and indoor environmental quality was not performed within the scope of this study. Information such as dates of original construction, subsequent additions and renovations, and existing building square footage was taken from best available data from the Property Appraiser. Recommendations for enhancements to existing facilities are described in broad terms only to establish the general scope of work required to address needs and deficiencies identified through the evaluation process outlined in this report. Detailed work plans and specific design solutions are beyond the scope of this study. The recommendations are provided to assist the City in a cost-benefit analysis of the potential renovation and modernization of the facility for long term continued use.

OPINION OF PROBABLE CONSTRUCTION COST

Our Opinion of Probable Construction Cost is provided to assist the City in financial planning and budgeting necessary to understand the magnitude of effort required to modernize the existing facility to make it suitable for use as a mixed residential and restaurant facility. The opinion of probable construction cost stated for each work scope is based on our professional experience in the Tampa Bay construction market and we have provided a range of costs. Construction Cost figures were derived from a comparison of standardized unit cost data for similar work scopes and types of projects. Further, we have included a standard contingency as well as a soft cost amount to budget for the necessary fees, testing, and design costs typically encountered to modernize such a facility. These figures are expressed in 2023/2024 dollars, and extrapolation will be required for any cost projections in future years based on inflation, market fluctuation and other factors. We have suggested a 3% increase be used for future inflation for each year thereafter.

LIMITATIONS OF USE

This report has been prepared solely for use by the City of Clearwater as a planning and budgeting tool and may not contain sufficient or appropriate information for other uses or for the purposes of other parties. In the event any conclusions or recommendations based upon this report are made by others, such conclusions or recommendations cannot be construed to reflect the professional opinions of Long & Associates Architects/Engineers, Inc unless we have been given the opportunity to review and concur with them in writing. We appreciate the opportunity to provide this Professional Architectural and Engineering service for the City of Clearwater. If you have any questions concerning this report, or if we may be of further assistance, please do not hesitate to contact us at your convenience.

LONG & ASSOCIATES ARCHITECTS/ENGINEERS, INC.

Travis Steed, AIA, IIDA, LEED AP
Vice President of Architecture

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B

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Based on our visual observations of this facility, it appears that this building is suitable for future use as a tenant restaurant build-out space (1st floor) with residential apartment space above (2nd floor) provided that the necessary repairs and renovations are made as required to meet Building Code Requirements and as identified in this report. The findings in this report are limited to visual non-destructive field observations and therefore additional destructive testing beyond the scope of this report would be required to verify the condition of concealed building systems and elements. Based on visual observations and existing holes in the masonry, it appears that the masonry does not contain any vertical re-enforcement. The floor and roof structure are concealed by the existing ceiling and floor finishes but it is likely that these systems have deteriorated over the 80 year reported life of the building and are in need of repair and reinforcement. The existing exterior windows and doors are in need of replacement. The existing built-up roof system is of unknown age and also appears to be at the end of its useful life and in need of replacement. Continued use of this building as the City intends will also require a full renovation of the interiors. On the first floor this will include finishes, fixtures and systems as required for a functional restaurant. On the second floor this will require all new finishes, fixtures and systems as required for residential apartment spaces. The partitions and floor systems will be required to meet the code mandated fire separation requirements for the building occupancies. As identified in the sections of this report, the building will also require new electrical, HVAC, plumbing, fire protection and fire alarm systems to meet Building Code Requirements. The new roof and wall systems will require additional insulation sufficient to meet building code R-value minimums as well.

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COST ESTIMATE

RENOVATION COST ESTIMATE

REMODEL OF 1,800 SF

SITEWORK							
Site Improvements Including Parking and Retainage	$800,000 /ACRE		0.088	ACRES	$	70,400
NOTE: Parking to be code minimum required only						
INTERIOR RENOVATION						
1st Floor Café - Shell Only	$95 /SF	X	900	SF	$	85,500
1st Floor Café - Kitchen Equipment	$158 /SF	X	900	SF	$	142,200
2nd Floor Residential Apartment Renovation	$147 /SF	X	900	SF	$	132,300
Total Interior Renovation					$	360,000
NOTE: Interior Renovation costs include new electrical and mechanical systems as required to support the renovated spaces.						
BUILDING RENOVATIONS						
Structural Upgrades - Wall/Floor Reinforcement + Misc Repairs	$55,000 LS	X	1	LS	$	55,000
Re-roof (indluding roof insulation for	$32 /SF	X	900	SF	$	28,800
New Windows	$2,210 /EACH	X	16	EA.	$	35,360
New Exterior Doors	$1,100 /EACH	X	5	EA.	$	5,500
Stucco	$30,000 /EACH	X	1	EA.	$	30,000
Building Renovations Total					$	154,660
FIRE PROTECTION						
New Fire Sprinkler System	$10 /SF	X	1,800	SF	$	18,000
Backflow Preventer and Water Connection	$50,000 LS	X	1	LS	$	50,000
Fire Protection Total					$	68,000
ESTIMATED HARD COST OF CONSTRUCTION					$	653,060
Contingency	10%				$	65,306
Professional Fees	10%				$	65,306
FF&E - Residential	5%				$	32,653
FF&E - Café	15%				$	97,959
ESTIMATED TOTAL COST OF CONSTRUCTION +/-10% RANGE =			$ 822,856		TO $	1,005,712

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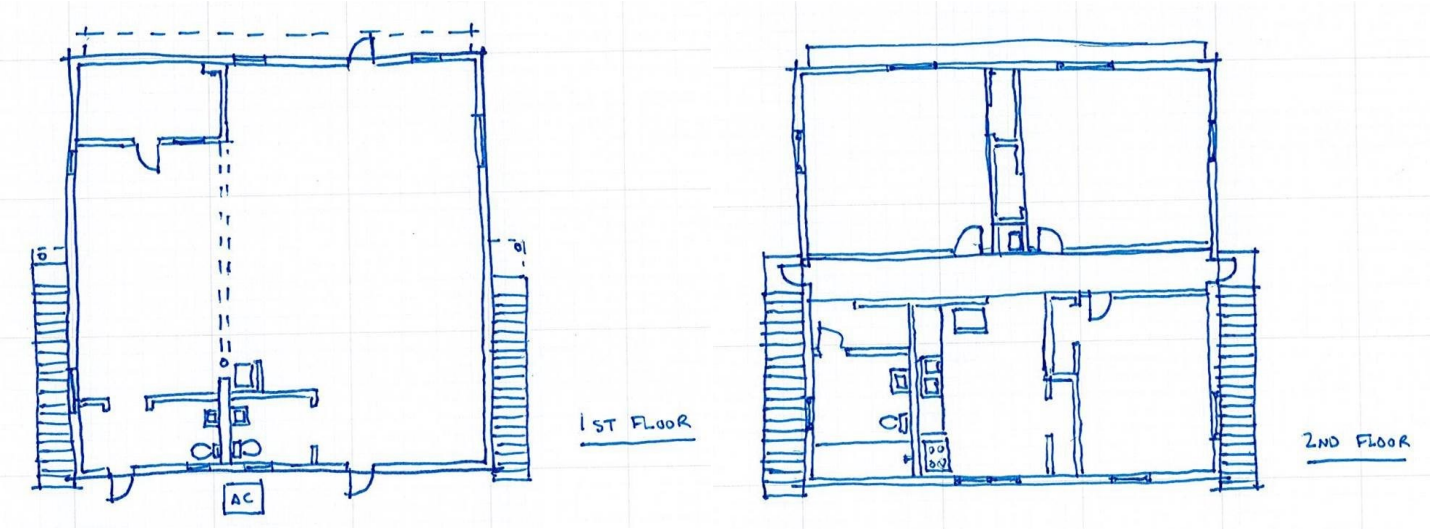
ARCHITECTURAL ASSESSMENT

ARCHITECTURAL ASSESSMENT

The building being addressed in this report at 1105 Carlton Street in Clearwater Florida is a two story masonry building. A second building at the address is a single story residence which is not addressed in this report.

According to the Pinellas County Property Appraisers website, the subject building was constructed in 1940 and contains two 900 square foot floors for a total of 1,800 square feet. The first floor is a concrete slab on grade, the second floor system is wood joists and the roof is a low slope built-up roof system on wood trusses. The existing windows are a mixture of aluminum framed jalousie windows on the first floor and aluminum framed single hung windows on the second floor. The exterior doors on the east face of the first floor and the north and south entries to the second floor are steel doors. The exterior door on the west entrance is an aluminum storefront door with a mesh steel security screen. There were no drawings of the existing building made available to L&A. The following sketch (not to scale) was generated based on field observations.



The first floor contains one open room with two small single toilet rooms and one storage room. It was reported that the first floor was previously used as a small restaurant/café. There is some ceramic tile on the floor with the remainder bare concrete with visible remnants of previous tile flooring. The ceiling appears to be gypsum board with a popcorn finish and visible water stains. There were various construction materials and tools indicating that some renovation or remodeling work had been underway recently. There is also new Mechanical HVAC equipment and thermostat.

The second floor is accessed from stairs on either the north or south end of the building. It contains a double-loaded corridor. The west side of the corridor contains two rooms, one bedroom accessed during our visit and the other was locked and not accessible to our team. The east side of the corridor contains another bedroom at the north end, a kitchen in the middle and a full bathroom with shower at the south end.

BUILDING ENVELOPE

The building is reportedly over 80 years old and is in need of repair and renovation for continued use. The loadbearing concrete masonry walls appear to be lacking structural reinforcement (see Structural section). The existing windows are in varying conditions from poor to fair and are due for replacement. New windows would be required to meet the wind load and impact requirements of the current building codes. Exterior doors are also deteriorated and in need of replacement. There are other holes in the masonry exterior walls which would need to be patched for a weather tight envelope. There are a number of vent openings in the exterior of the first floor likely used for restaurant equipment which would need to be removed and patched or replaced with new as required for future use. There is currently no insulation in the exterior walls. Continuous insulation would be required to be added to the walls and roof to meet current Code requirements.

The existing roof is a flat gravel ballasted built up roof system of unknown age. There appears to have been a patch installed in the center of the roof adjacent to the existing chimney. There is no visible water damage in the existing 2nd floor ceiling that would indicate prior roof leak issues. However, given the age and overall condition of the building, it is reasonable to assume that the roof has reached the end of its usable life and replacement of the roof would be included in the recommended repairs and renovations to the building.

INTERIOR

First floor interior is primarily open space with enclosures for two toilet rooms and one storage room. Toilet rooms contain relatively new toilet and sink fixtures but the spacing and dimensions are not sufficient to meet ADA accessibility requirements for public restrooms. The existing ceiling has been patched in various locations and shows visible water damage. The 1st floor would require full renovation including all new equipment, fixtures and finishes in order to be used as a restaurant as proposed.

Second floor interior finishes are worn and damaged from years of use and are in need of replacement. Existing kitchen metal cabinets are in poor condition and in need of replacement. Existing range and refrigerator are also at the end of their usable life. Existing bathroom fixtures and finishes are in poor condition and in need of replacement. Existing air conditioning on the second floor appears to be limited to window mounted portable units in selected locations.

2ND FLOOR ACCESS

The second floor does not contain elevator access. An elevator would be required to be added for any Occupancy Type that requires ADA accessibility. Residential dwelling units do not require elevator access and therefore addition of an elevator is not included in the recommendations or cost estimate in this report. The second floor is accessed by exterior concrete stairs at either the north or south end of the building. The existing stairs do not have guardrails and handrails required to meet current Codes.

CODE COMPLIANCE FOR FUTURE BUILDING USE

The following Code review summary of the existing building is based on the Florida Building Code (FBC) Seventh Edition (2020). Based on visual observations of the existing building, the Building is Type V construction (602.5). Per Owner direction, the intended future use of the building is to be a restaurant Assembly A-2 Occupancy on the First Floor (303.3) and Residential Group R-2 on the Second Floor (310.4). The building is not currently sprinkled and does not contain a fire alarm system. Based on the findings identified in this report, it is anticipated that the repair and renovation work needed for the future use of this building will affect more than 50% of the square footage of the building and will therefore be a Level 3 Alteration under the FBC Existing Building Code (604 & Chapter 9).

CODE COMPLIANCE FOR FUTURE BUILDING USE

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Requirements for Residential Occupancy R-2 per FBC:

- 1-HR Fire Rated partitions required between dwelling units (420.2 & 708.3).
- 1-HR fire rated horizontal assembly separating sleeping units and/or dwelling units from other occupancies (420.3 & 711.2.4.3).
- Automatic Sprinkler System required in Group R (FBC Existing Building 804.2.2).
- Fire Alarm and Smoke Alarm required (FBC Existing Building 804.4.1.6 & 804.4.3).
- Separation required between Residential Occupancy and Assembly A-2 (restaurant) or between Residential Occupancy and Business Occupancy are both 2-HR separation (508.4).

RECOMMENDED REPAIRS AND RENOVATIONS

Based on the assessment above, we recommend the following:

- Replace the following components of the exterior envelope with new components installed in in accordance with applicable Notice of Acceptance or Florida Product Approval and current wind load requirements:
    - Replace the existing windows with new impact rated windows.
    - Remove the existing gravel ballasted built-up roof system and replace with new roof system. This should be coordinated with repair and replacement of any damaged wood structure as required, see Structural assessment section of this report.
    - Replace existing exterior doors with new hollow metal doors.
- Perform the following renovation work on the interior of the 1st floor as required for future restaurant tenant build-out use:
    - Remove existing interior wall floor and ceiling finishes, repair or replace damaged framing and structure. New construction is to conform to applicable UL assembly requirements as required to meet fire rated separations identified above.
    - Install fire alarm system, fire sprinkler system, as well as other electrical, plumbing and HVAC systems as recommended in other sections of this report.
    - Note that future use as a restaurant will require all code requirements to be met that pertain to the specific use, including kitchen equipment requirements, ventilation requirements, etc.
- Perform the following renovation work on the interior of the 2nd floor as required for continued future residential use:
    - Remove existing interior wall floor and ceiling finishes, repair or replace damaged framing and structure, replace with new finishes. New construction is to conform to applicable UL assembly requirements as required to meet fire rated separations identified above.
    - Replace existing kitchen cabinetry, fixtures and appliances.
    - Replace existing restroom fixtures, plumbing and finishes.
    - Install fire alarm system, fire sprinkler system, as well as other electrical, plumbing and HVAC systems as recommended in other sections of this report.

Photo 01 - West Elevation

Photo 02 - South Elevation

Photo 03 - East Elevation

Photo 04 - North Elevation

Photo 05 - South Stair

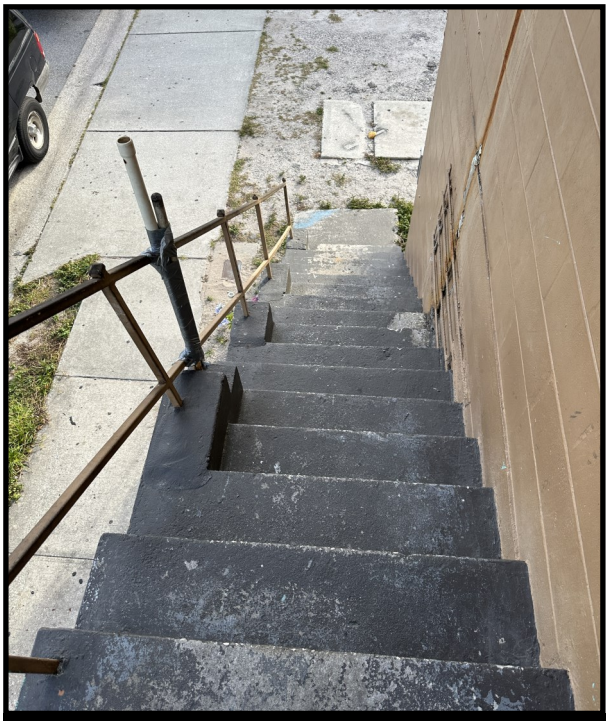

Photo 06 - North Stair

Photo 07 - 1st Floor

Photo 08 - 1st Floor

Photo 09 - 1st Floor

Photo 10 - First Floor

Photo 11 - First Floor

Photo 12 - 2nd Floor

Photo 13 - 2nd Floor

Photo 14 - 2nd Floor

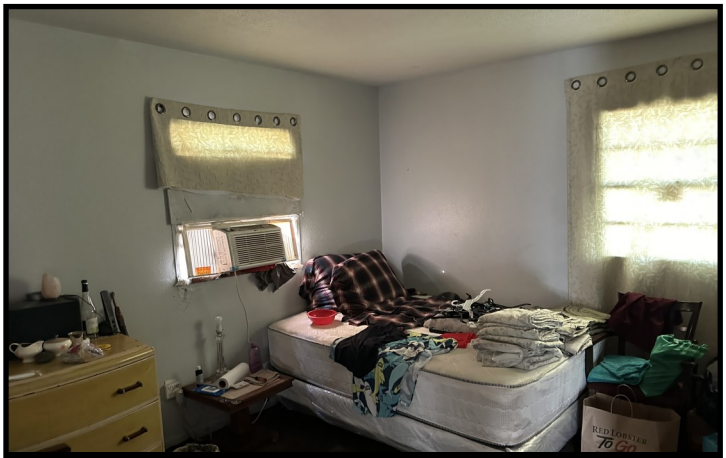

Photo 15 - 2nd Floor

Photo 16 - 2nd Floor

Photo 17 - Roof

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E

STRUCTURAL ASSESSMENT

This structural assessment was limited to visual observation only, no destructive exploration, in-situ or lab testing was authorized or performed. To date construction design documentation has not been provided.

1105 Carlton Street (subject property) is a 30' x 30' 2 story building approximately 20' in height constructed with exterior CMU walls, wood joist at the second floor, wood roof framing, and wood board decking at the second floor and roof. There are (2) concrete stairs leading to a concrete second floor landing slab partially supported by round steel pipe columns, one stair each on the north and south side. The first floor is mostly open slab on grade (of unknown thickness) and the second floor houses (3) single bedrooms with a community bathroom and kitchen area. Near the center of the first floor is an approximately 18" deep "arch way" which houses a steel beam that supports the second floor joist. This beam is an 8 1/2" deep steel wide flange girder beam spanning east to west supported by 3 1/2" O.D. pipe column at each end (Photos 1 & 2). The column cap plate is bolted to the bottom flange of the beam, the base plate is fastened to the top of the slab with post installed anchors. The second floor is supported by 2"x12" wood joist at 12" O.C. that bear on the wide flange beam and the exterior CMU walls. The joists are set in notches created by knocking out section of the CMU face and the joists are assumed to be resting on the bond beam (Photo 3 & 4). The sub floor is constructed of 2x planks of various widths, with plywood sheeting (Photo 5). The CMU walls are bearing type and assumed to be unreinforced. The assumption was arrived at by checking existing penetrations in the CMU walls near openings and all of them were void of reinforcement. There appears to be masonry bond beams one block course above the doors on the first floor and at the top of the doors on the second floor (Photo 6). The roof structure is assumed to be wood framing. The layout and size of the members are unknown due to the lack of access above the ceiling. There is a 22" overhang on the east and west side and a partial 34" overhang along the exterior stairs and landings. The roofing system appears to be a ballast type consisting of tar and gravel that does show signs of some repairs, (Photo 7).

The second floor is accessed by cast in place concrete stairs on the north and south side of the building. The handrail posts are embedded in a concrete block that is post installed on the stairs. The north side posts, top and bottom rails are square tube without intermediate pickets between the posts (Photo 8). On the south side the posts and top rail (no bottom rail or pickets) appear to be conduit (Photo 9). Both sets of handrails are structurally deficient. The landings at the second floor are partially supported by steel pipe columns which show signs of significant corrosion at the bases and cap plates (Photos 10 & 11).

OBSERVATIONS AND RECOMMENDATIONS:

The current Florida building code and ASCE 7 list this area with an ultimate wind speed of 145 mph and a nominal design speed of 113 mph. The resulting pressures from these wind speeds would be used for any new structural design and attachment of the roofing system or any exterior aperatures including windows and doors.

The exterior CMU walls appear to be in good overall condition and show minimal signs of active cracks, however, there are signs of an old crack that has been repaired on the south side near the southeast corner of the building. Several existing penetrations that are not needed for utilities will need to be patched/grouted (Photos 12 & 13). The CMU walls are unreinforced and assumed face shell mortar bed, and along with their age drastically reduce the ability of the walls to resist wind pressures. The existing wall capacity is about 60% less of today's current required wind pressure. If necessary for future use, there are options to strengthen the walls, such as adding reinforcement in the walls or using steel tubes to brace the walls on the interior face. Both options are invasive and have a high cost associated with them. There are several locations of staining and paint erosion on the CMU walls caused by water damage from the AC units (Photo 14).

Per Florida Building Code, FBC, stair treads shall have a maximum rise of 7" and a minimum depth of 11", the existing concrete stairs do not meet this requirement (Photos 15 & 16). The handrail on both stairs exceed the pass through spacing requirement, which requires a maximum clearance of 4". The south side handrail is a non-structural member and will not meet current loading criteria. The attachment of the handrails to the stairs on both sides does not meet current requirements. Both handrails shall be replaced to meet current code requirements. The existing storage enclosures shown in (Photos 6 & 8), and the metal awning (Photo 17) should be removed or replaced with exterior grade code compliant material with proper attachment. The concrete slab at the base of the south stair is broken and shall be replaced (Photo 18), the north side stair slab has settled and will not meet accessibility requirements and shall be replaced (Photo 19). The second floor landing at the south side has minor chipping and shall be patched/grouted (Photo 10). The pipe columns supporting each second floor landing shall be repaired or replaced.

There are signs of water damage at various locations around the soffit (Photo 20). There is an existing wood canopy over the front entry which appears to be in satisfactory condition, there is also a metal awning over the front door directly under the canopy that is in disrepair (Photo 21). There are a variety of windows throughout the building ranging from jalousie to double hung, we were not provided any product or attachment information on any of the windows, therefore we cannot comment on their available wind load capacity or impact resistance. The exterior wood door frames show signs of water damage and rot (Photo 22). The exterior doors are in a similar state and the hinges are barely attached (Photo 23).

The ceiling on the first floor shows signs of water damage (Photo 24). This damage is consistent with what is seen on the visible portions of the second floor joists and decking, there also appears that some repair have been made by sistering and new wood member to the existing joist (Photos 25 & 26). It is crucial that the first floor ceiling be removed to see the extent of the damage and see which members shall be replaced or repaired. The visible portion of the wide flange beam supporting the second floor joists appears to be acceptable. The pipe column supporting the wide flange beam on the east side appears to be in satisfactory condition, the support on the west end is encased with in wall but assumed to a pipe column but the condition is known.

The sheathing on the second floor has lots of damage throughout and shall be removed and replaced (Photo 27). There is no access above the ceiling on the second floor, therefore the entirety of the roof structure is unknown. Removal of the ceiling on the second floor is critical to evaluate the roof structure and ability to withstand current wind pressures.

Photo 01 -

Photo 02 -

Photo 03 -

Photo 04 -

Photo 05 -

Photo 06 -

Photo 07 -

Photo 08 -

Photo 09 -

Photo 10 -

Photo 11 -

Photo 12 -

Photo 13 -

Photo 14 -

Photo 15 -

Photo 16 -

Photo 17 -

Photo 18 -

Photo 19 -

Photo 20 -

Photo 21 -

Photo 22 -

Photo 23 -

Photo 24 -

Photo 25 -

Photo 26 -

Photo 27 -

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HVAC ASSESSMENT

The existing building is a two-story building totaling approximately 1,800 square feet total conditioned space. Currently the first floor is designated as a restaurant and unoccupied. The second floor is residential apartments with renters. The photos and opinions contained herein are based upon a visit to the site by William E. Brown PE, on November 1, 2023.

1ST FLOOR:

The air conditioning system for the 1st floor consists of one (1) split DX unit of 3 ton capacity. Record Documents for the HVAC system were not available for our review. However from the nameplate information on the unit we were able to determine the date of manufacture, Capacities. The mechanical equipment was manufactured in February of 2023, it was installed this year.

The split system air handling unit is located in a mechanical closet on the first floor. The associated condensing unit is located next to the building on the ground (Photos 1 & 2).

We would recommend that this unit can be reused. However there is currently no code required ventilation air being provided to the space. Ventilation air would require the addition of a dedicated outside air unit sized for the space usage.

The first floor had been used as a restaurant and the kitchen hood has been removed. The remaining exhaust duct and makeup air fan are inadequate and would need to be replaced if a new commercial kitchen hood with fire suppression was to be installed (Photos 5,6 & 7).

There were also two abandoned thru the wall air conditioning units that were blanked off and should be removed and the wall patched (Photos 3 & 4).

2ND FLOOR:

The air conditioning on the 2nd floor is being provided by three (3) individual room window units. All of the units appeared to be operational but we were unable to determine their age (Photos 8 & 9).

2ND floor heat is provided by a fuel fired furnace located in a closet. We were unable to determine if the unit was in working condition. During the site evaluation we were unable to locate the fuel tank (Photo 10).

F. HVAC ASSESSMENT

Photo 01 -

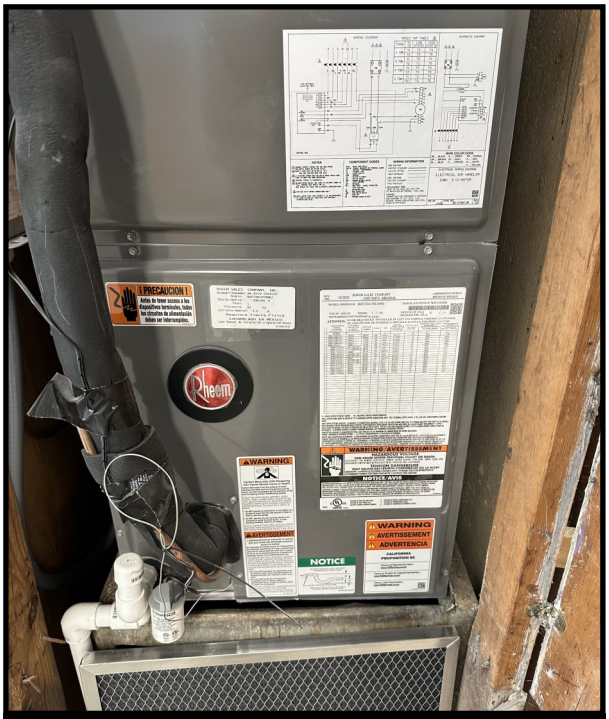

Photo 02 -

Photo 03 -

Photo 04 -

Photo 05 -

Photo 06 -

Photo 07 -

Photo 08 -

Photo 10 -

Photo 11 -

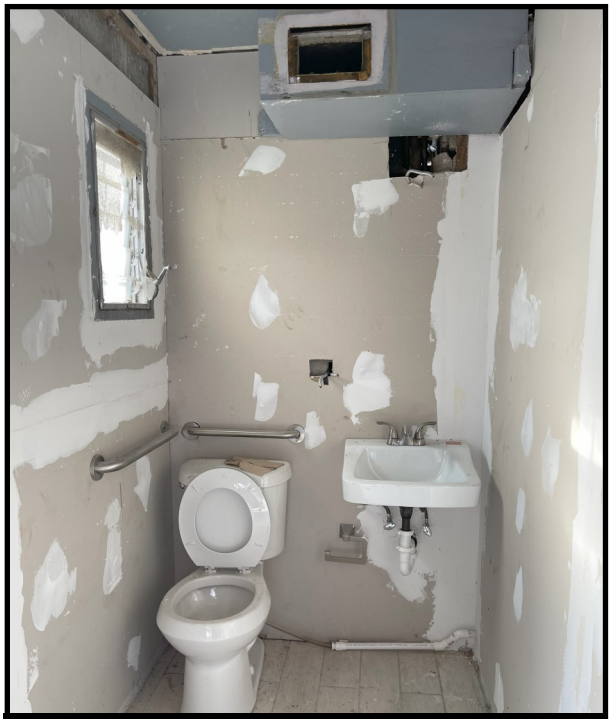

Photo 12 -

Photo 13 -

Photo 14 -

Photo 15 -

Photo 16 -

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PLUMBING ASSESSMENT

The existing domestic water plumbing system utilizes CPVC and copper pipes. There is an existing water meter and backflow preventor in a meter box outside of the building (Photo 14.)

The existing sanitary system consists of cast iron and PVC piping throughout the building along with some copper drainage pipe.

1ST FLOOR:

The toilet rooms appeared to have functioning toilets and lavatories (Photos 11 & 12).

The restaurant kitchen has been removed with no fixtures remaining (Photo 13).

There was no grease trap installed which would be required for a commercial kitchen.

The existing 40-gallon electric water heater is in a closet located under the north stair case. It was manufactured on November 2, 2018 and has a warranty that is good thru November 1, 2024. We would recommend adding a small expansion tank to prevent the leaking at the pressure relief valve as indicated by deposits on the valve. This water heater serves both the 1st and 2nd floors (Photo 15).

2ND FLOOR:

The toilet room appeared to have a functioning toilet, lavatory, and shower (Photo 16).

The kitchen sink has a metal cabinet with sink that has deteriorated and is in need of replacement (Photo 17).

G. PLUMBING ASSESSMENT

Photo 01 -

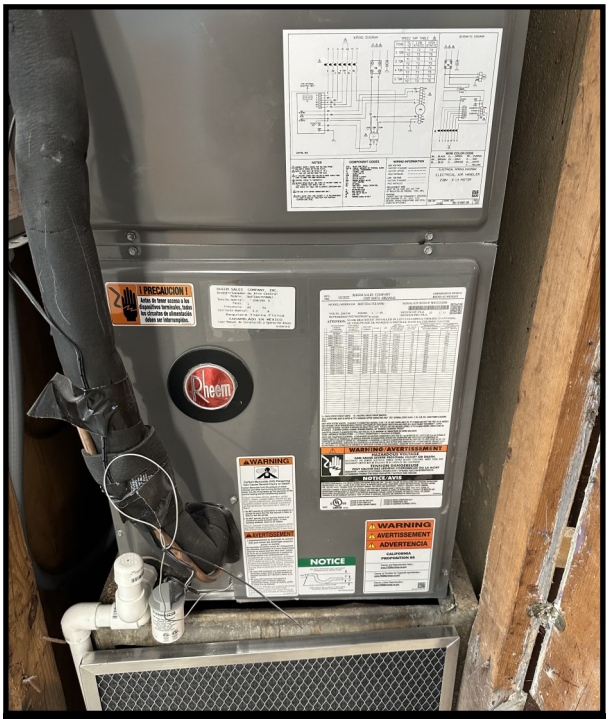

Photo 02 -

Photo 03 -

Photo 04 -

Photo 05 -

Photo 06 -

Photo 07 -

Photo 08 -

Photo 10 -

Photo 11 -

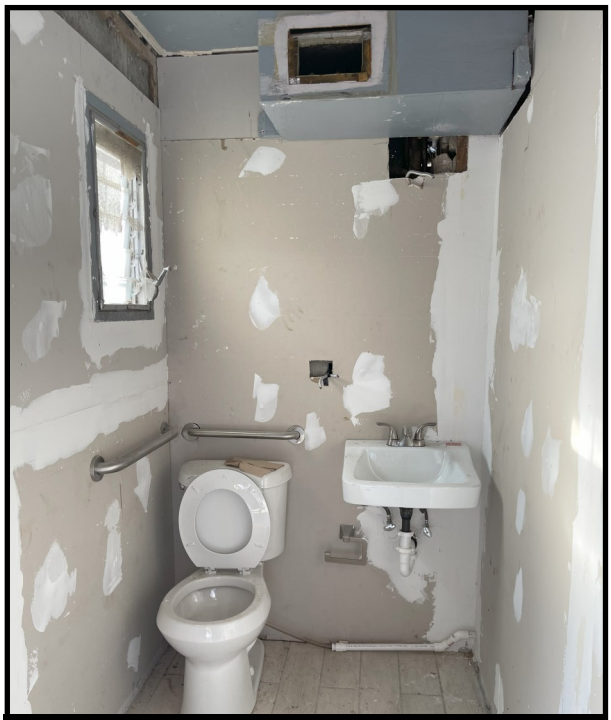

Photo 12 -

Photo 13 -

Photo 14 -

Photo 15 -

Photo 16 -

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ELECTRICAL ASSESSMENT

H. ELECTRICAL ASSESSMENT

The existing electrical service for this building comes from a Tampa Electric Company aerial transformer located near the west of the building (Photo 1). There are three TECO power demand meters serving the building (Photo 2). The meter numbers are #4234266, #8347977 and #3574327. The service voltage is a 120/240V, single-phase system.

The panels serving the building did not appear to have a TVSS (transient voltage surge suppressor) or SPD (surge protective device) device (Photo 3, 4, 5 & 6). This item is required per 2017 national electrical code (NEC). The NEC requires service entrance (SE) ratings for these panels. These panel ratings could not be verified since there were no as-built drawings or product submittals provided to A/E for review. Grounding electrode and equipment grounding systems were not identified in these panels which also is required per NEC.

There was an abandoned panel located in the southeast corner of the building on the 1st floor (Photo 7). This panel shall be removed, and all branch circuits shall be removed back to source. There was a penetration thru the exterior wall which appeared to serve this panel (Photo 8). The wall penetration needs to be patched.

Building exterior lighting was limited and operation could not be verified (Photo 9). The exterior wall lights were incandescent type and it recommend to replace all fixtures with LED type fixtures. The emergency lights shall be provided above the building egress front and back doors in accordance with 2017 NFPA 101 Life Safety Code. Florida Energy Efficiency Code (FEEC) requires exterior lighting controls include astronomic features allowing the system to adjust for changes in seasonal daylight patterns.

It appears that PVC conduits were used in both building exterior locations (Photo 10 &11) and interior locations (Photo 12 &13). It is not recommended to use PVC conduits in these locations due to the potential of toxic fumes being released from PVC conduit during a fire. Recommend to replace exterior PVC conduits with rigid aluminum conduits and replace PVC in interior locations with EMT conduits.

It appears that the 1st floor building electrical system was partially under renovation, however the construction work was not complete. MC cables were cut off and not connected to wiring device outlet boxes and equipment (Photo 14 & 15).

Light fixtures were not secure to the ceiling and missing outlet boxes (Photo 16). Some light fixtures were not working (Photo 17). Some light switches were missing cover plates and outlet boxes were not secured in walls in accordance with the 2017 NEC (Photo 18). Some light switches were disconnected and abandoned in the outlet box (Photo 19). The 2017 Florida Energy Efficiency Code requires automatic lighting controls for a restaurant space. New lighting control system with occupancy/vacancy sensors and dimmer switches shall be installed per FBC.

Some receptacles were missing cover plates (Photo 20) several receptacles were not secured in the outlet boxes (Photo 21).

There was an Air Handler unit installed in the closet (Photo 22). The disconnect switch for the AHU does not have the required minimum clearance per NEC (Photo 23). This disconnect switch shall be relocated to maintain a minimum code clearance.

A new condenser unit was installed at the east side of the building (Photo 24). The electrical branch circuit wires are exposed and are required by code to be conceal in a UL approved raceway system (Photo 25). There was no service receptacle found within 25 feet of the AC unit. This is required by NEC. A new service receptacle shall be installed within 25 feet of the AC unit.

Kitchen equipment, kitchen hood, exhaust fan, etc. were not installed (Photo 26). If the first floor is to be renovated to a restaurant, additional electrical panels and circuits will be required to accommodating the new loads. The electrical distribution system will also need to be modified to meet the intended building occupancy classification.

No light fixtures, switches and receptacles were installed in 1st floor restrooms (Photo 27 & 28). Receptacles within 6ft of a sink shall be GFCI protection receptable per NEC.

There was an obsolete fuse type panel located in the 2nd floor closet (Photo 29). This panel serves the 2nd floor 3 bedrooms, 1 bathroom and 1 breakroom. Most insurance companies will not insure a building with fuse panels. This panel is not in compliance with the current NEC and shall be replaced with a new compliant panel.

The 2nd floor kitchen above counter receptacle (Photo 30) shall be GF type receptacles per NEC. The receptacle shall be replaced with GF type receptacle. A minimum of 2 dedicated 15 or 20 amp branch circuits are required to serve dwelling unit kitchen countertop receptacles. Dedicated circuits are required to serve refrigerators and microwaves.

The 2nd floor corridor lights were missing lamps (Photo 31 & 32). The exit lights were not operational (Photo 33 & 34). It is recommended that all lighting and lighting controls in building to be upgraded to LED lighting for compliance with the FEEC and 2016 ASHRAE 90.1.

Operation of corridor emergency lights could not be verified (Photo 35). The NFPA 101 Life Safety Code requires that the emergency lights or lighted exit signs be inspected and tested at least once a month. New emergency lights shall be installed to replace the non-operable lights.

Dwelling unit dining rooms, living rooms, bedrooms, hallways, kitchen and laundry area receptacles shall be provided with Arc Fault Current Interrupter (AFCI) protection per NEC. The receptacles on the 2nd floor in these areas are not AFCI protected (Photo 36 & 37). AFCI type circuit breakers shall be used in new panel or provided with new AFCI receptacles.

It appears that there are no data outlets installed in the building. The current internet/CATV/phone service provider was not identified in the building. If the first floor renovated to serve as a restaurant, service provider source and data outlets may be required for point of sale system.

There are three master antenna television (MATV) enclosures located at building north wall serving three tenants on the second floor (Photo 38) and there is one MAVT enclosure located at building east wall serving restaurant on the first floor (Photo 39).

The building does not appear to have a telephone/public address system in the building. A telephone system may be required for the restaurant space.

- The building doesn't have an access control system.
- The building doesn't have an intercom system.
- The building doesn't have a video surveillance system.
- The building doesn't have a security intrusion detection system.
- The building doesn't have code compliant fire alarm smoke detectors. Wired (120V) smoke detectors shall be installed within Dwelling and Sleeping Units. Every room in the path of the means of egress from the sleeping area to the door leading from the dwelling unit shall have smoke detectors installed per NEC and FBC.

H. ELECTRICAL ASSESSMENT

In general, the electrical systems within the building are incomplete, obsolete, and inadequate for a restaurant and residential dwelling occupancies. There are many electrical code violations in the building. A new power distribution system is required. Re-wire and upgrades to the existing electrical wiring devices and branch circuits are required. Lighting systems were in poor condition and need to be upgraded to LED lighting with lighting control systems designed in accordance with FBC, FEEC, and ASHRAE 90.1A. Communication network system and telephone system may be required for a restaurant space. Compliant fire alarm smoke detectors system shall be provided per NEC.

It appears that the building has mix occupancies; restaurant (1st floor) and residential dwelling (2nd floor). Permit drawings are required for building renovations and life safety plans shall clearly indicate the bldg. occupancy types. The building electrical systems will need to be upgraded to meet the current FBC requirements for the intended occupancy use. Building renovation construction documents submitted for permitting after Dec. 31, 2023 will be required to meet the 2023 FBC requirements.

Photo 01 -

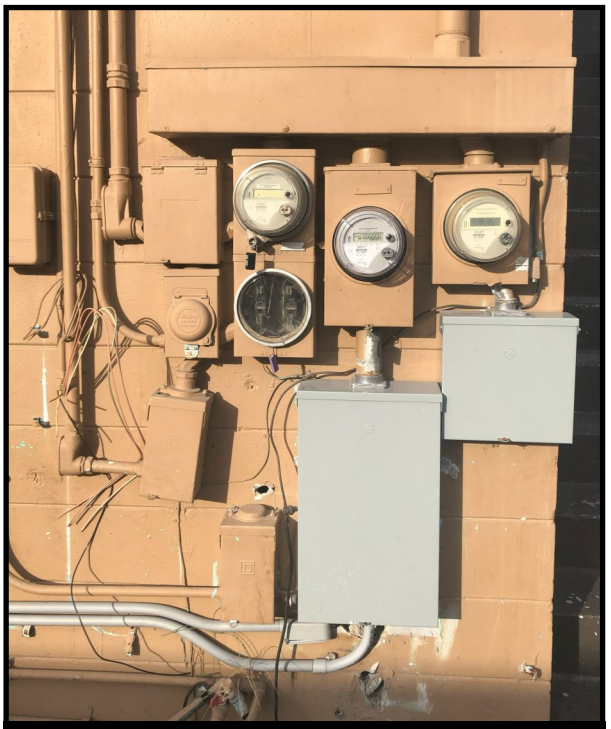

Photo 02 -

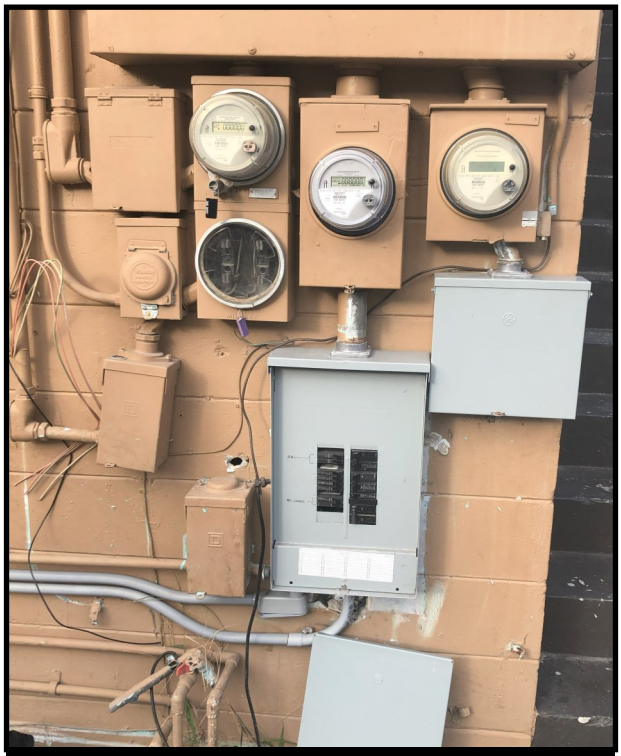

Photo 03 -

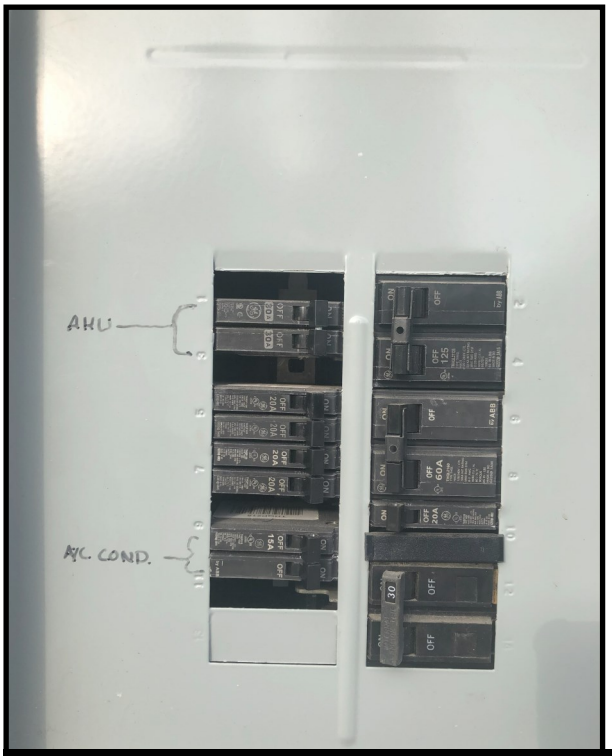

Photo 04 -

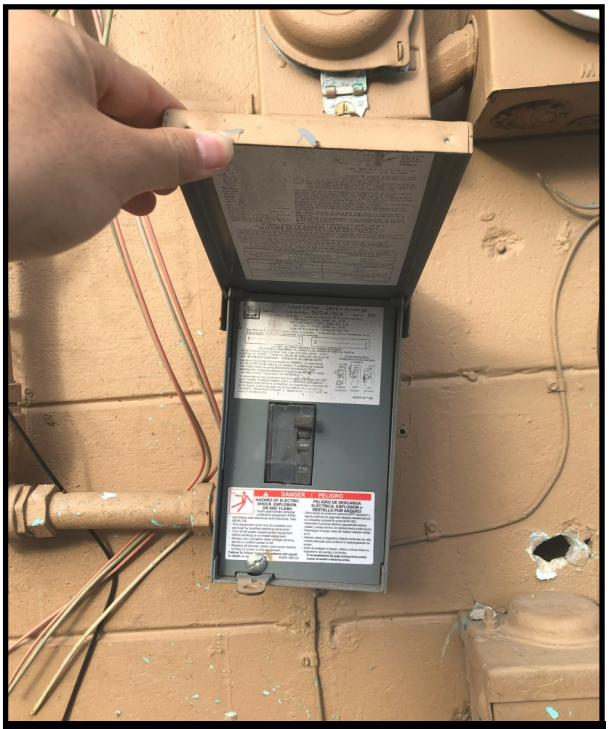

Photo 05 -

Photo 06 -

Photo 07 -

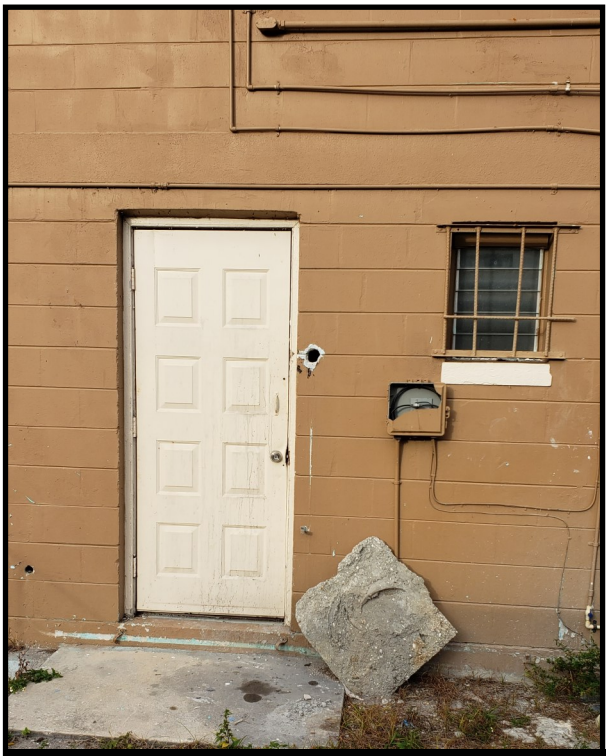

Photo 08 -

Photo 09 -

Photo 10 -

Photo 11 -

Photo 12 -

Photo 13 -

Photo 14 -

Photo 15 -

Photo 16 -

Photo 17 -

Photo 18 -

Photo 19 -

Photo 20 -

Photo 21 -

Photo 22 -

Photo 23 -

Photo 24 -

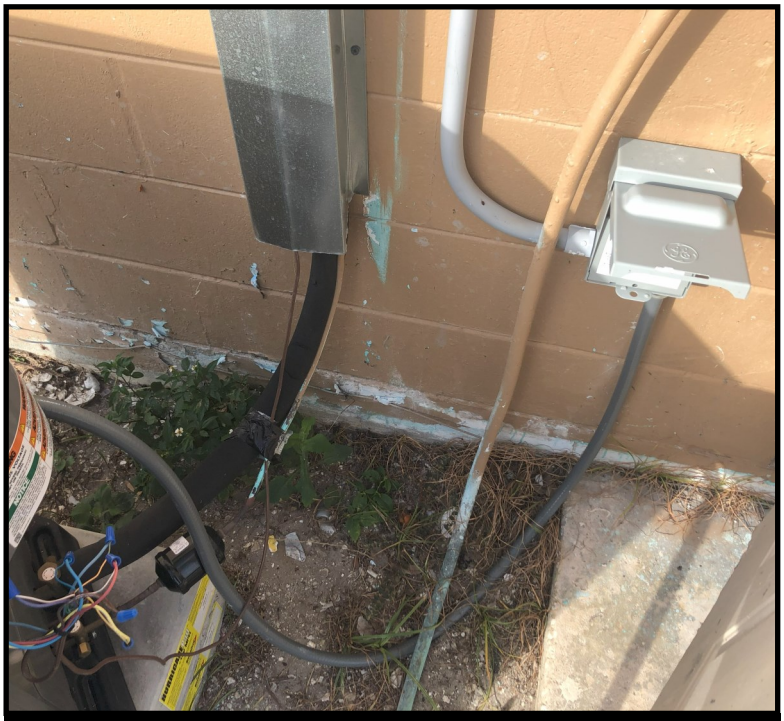

Photo 25 -

Photo 26 -

Photo 27 -

Photo 28 -

Photo 29 -

Photo 30 -

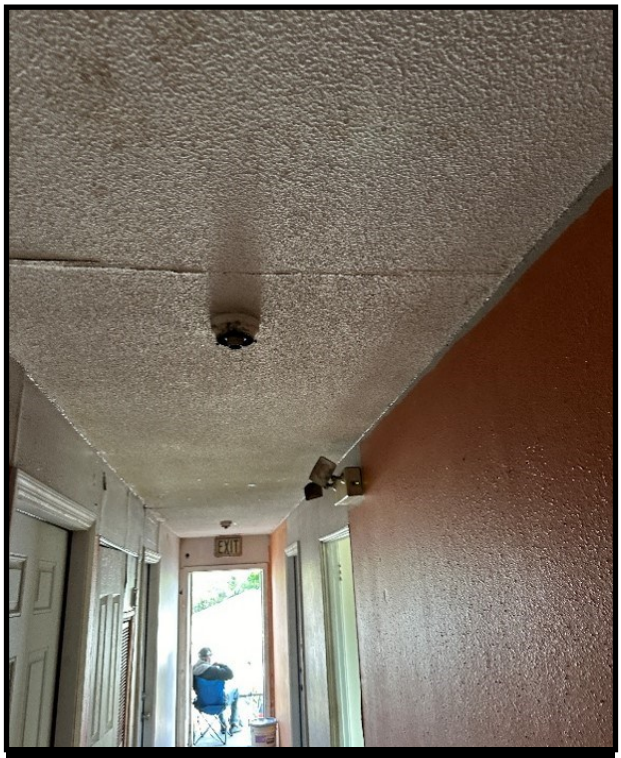

Photo 31 -

Photo 32 -

Photo 33 -

Photo 34 -

Photo 35 -

Photo 36 -

Photo 37 -

Photo 38 -

Photo 39 -