



NORTH CAROLINA DEPARTMENT OF PUBLIC INSTRUCTION

Catherine Truitt, *Superintendent of Public Instruction*

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Plan Review

Review No: 14975

To: Adams & Associates Architecture
Mooresville, NC Via Email

Dr. Jeff James, Superintendent
Iredell-Statesville Schools
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From: Jon Long, AIA, Architect, School Planning
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Subject: Iredell-Statesville Schools
Weathers Creek High - new school
new high school
DSP No: 490-4926 Project # 8166

Date: October 12 2023

The Construction Document Submittal for the Weathers Creek High - new high school project was received on August 29, 2023. The following Architectural Review Comments are submitted to the designer and the Iredell-Statesville Schools for consideration in accordance with G.S.115C-521. Comments by other disciplines, if any, will be forwarded under separate cover. A Certificate of Review will be issued after plan review has been completed.

Please provide comment responses, along with revised drawings and / or specifications direct to this reviewer. Response to these review comments is required to complete the review process. In addition, provide a copy of all response to the Owner.

- * 1. General Door position on Wheelchair Accessible Stall - Review accessible stall door position related to watercloset. Per code, the stall door is typically diagonally opposite of the watercloset. For the door to swing against the outside wall, the watercloset must be moved over towards the partition wall. See NCSBC 2009 ICC A117.1 section 604.9.3 and FIG 604.9.3.1 (a). This condition was noted in multiple toilet room locations.
- 2. General Review NCGS 133-2. regarding use of vendor's drawings related to sports field equipment and field irrigation.
- * 3. A0.05 Show the Imaginary Lot Line extending from the end of each Fire Wall as described in the NCSBC Building Code section 706.5.1. Dimension the distance from each building to this line to establish the Fire Separation Distance.

* Indicates a potential Building Code issue.

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- * 4. A0.05 Legend - clearly distinguish a "Fire Wall" from other rated wall assemblies. A Fire Wall as defined in NCSBC Building Code section 706 separates "Buildings." Review all of section 706 and document other ratings that are required due to how the buildings relate to one another.
- * 5. A0.11 The "Auditorium" appears to meet the NCSBC criteria for a "Stage" as details indicate a defined space within a building versus a simple raised area.
- * 6. A.011 Review travel arrow to exit - left of stage.
- * 7. A0.14 Review NCSBC section 505.3 regarding Equipment Platforms. This is likely the correct and A0.15 designation for the mechanical areas. Coordinate with NCDOT. Also, distances for travel must reasonable navigate around equipment.
- 8. L4.04 Detail 01 - consider some type of spectator seating outside of the fenced area for some of the courts.
- * 9. L4.04 Detail 07 - gate width should allow for accessibility.
- 10. SFD 106 Be sure the metal ring has a means to drain / not hold water.
- 11. S0.03 Stairs depict a sharp nosing edge which is a safety concern. Clarify nosing bar placement. Consider a cast nosing tread.
- 12. A1.11B Coordinate recessed slab for gym flooring with sheet S1.11B.
- 13. A1.11D Be sure all doors are treated for sound in rooms D106 and D110 where openings connect through between the Band and Chorus Rooms
- 14. A1.11D Typically certain walls within Band and Chorus Rooms are splayed slightly to aid in room acoustics.
- 15. A1.11G Review door swing for door G125b
- 16. A1.11G Recommend clarify "SHOP" name to include the trade it is designed for in the room names.
- 17. A1.12B By room title or by notes, provide science curriculum(s) taught in classroom / labs B215, B219, B221, and B219.
- 18. A1.12B To ensure compliance with the Science Safety Checklist, provide specified features and layout / elevations of all chemical storage cabinets, even if NIC and purchased by others.
- 19. A1.12E The sheet in this position is blank
- 20. A1.22F Consider ceiling joints for the long, narrow hard ceilings in rooms F204 and F206

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- 22. A2.08 The plan offers direct access to the locker room from the coaches office. Be sure the possibility of an opposite gendered coach has been considered.
- 23. A2.09 EC Toilet Rooms often require specialized equipment (cath table, lift, etc.) for in room use. Consider space for these items.
- * 24. A2.10 Detail 13 - Clarify the required clear stall depth.
- * 25. A2.10 Review transfer shower depth to comply with 2009 ICC A117.1 FIG. 608.2.1.
- 26. A2.13 thru A2.15 Wide gaps between stair runs can create opportunities for mischief.
- 27. A3.01 Detail 2 - Building signage - kerning looks awkward ...too tight for WEATHERS CREEK vs. HIGHSCHOOL. Consider further study.
- 28. Wall Sections General Be sure all foundation drains noted to "drain to daylight" are located and picked up by appropriate trades when they leave the building. Drainage systems are not shown for all conditions (e.g. all sections sheets, incl. A5.20, etc.).
- 29. A5.01 Detail 02 - Review compliance for insulation requirements per the NCSBC Energy Code Table C402.1.3. Studs above window head appear to be missing batts.
- * 30. A5.05 Detail 03 - Review compliance for insulation requirements per the NCSBC Energy Code Table C402.1.3. Studs above window head appear to be missing batts.
- * 31. A5.24 Review NCSBC Building Code for additional rating requirements where stepped building conditions occur at Fire Walls.
- 32. A7.03 Detail 04 - Blocking missing from joint above roof. Joint should allow for movement for the full joint width at the roof line. Currently blocking closes this gap (vs. insulated bellows). Consider a sliding metal cover for joints exposed to view / accessible inside of the building.
- 33. A7.30 Details 13 and 14 - Where CT is used, consider a thickset bed within each shower alcove and thinset in other areas. Floor drains in thinset areas can be set in a slight depression directly around the drain.
- 34. A7.33 Cap flashing is recommended to help minimize efflorescence.
- 35. A7.33 Detail 06 - recommend supporting the rear of the stone cap. Also check the 9" dimension vs. the traditional material size of the components below.
- 36. Glazing Recommend clarifying glazing types with a schedule in the drawings. Clearly note all required safety glazing positions.

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Plan Review: new high school, October 12, 2023

CC: Mr. Dale Ladd, Director of Maintenance
Mr. Scott Hager, Construction/Capital Projects Supervisor
Mr. Tim Ivey, Chief Technology and Facilities Officer

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