



December 21, 2006

Attention: Jim Eagon  
Assistant Campus Dean for Administrative Services  
University of Wisconsin Fox Valley  
1478 Midway Road  
Menasha, WI  
54952-1297

Jim,

In my walkthrough of the auditorium on 12/12/06, the following items were noticed to be of issue as it relates to building code, NFPA standards and OSHA regulation. The items noted below are serious by definition and could carry penalties of up to \$7,000.00 each.

The work required to address the number of deficiencies is likely to necessitate additional work in order to comply with International Building Code requirements regarding fire safety. This could include extending fire detection and suppression systems to all areas of the existing auditorium facility and adjacent areas.

#### Auditorium Audience Area (Room 1307)

- 1) The asbestos floor has spots of deterioration that should undergo proper repair or removal according to regulation. 29 CFR 1910.1001 and 29 CFR 1926.1101.

#### Audience Seating-Type C Stage Raisers (Room 1307): 29 CFR 1910.22 and .23

- 2) The platforms on which the temporary seating is placed is rated for no more than 125 pounds per square foot. There is a serious potential for the rating to be exceeded.
- 3) Under new construction standards, the aisle would be illuminated.
- 4) The temporary seating has a serious potential to fall off through the guard rail system and some of the chair foot toe board is loose, creating a serious potential for the rear legs to fall free from the platform.
- 5) The railings are not of standard construction. Some would not withstand 200 foot pounds pressure and all are missing the require mid-rail.

#### Technical Control Rooms

- 6) The control rooms are not ADA accessible; building modification will require ADA accessibility planning. International Building Code
- 7) The winding staircase leading to the control room does not meet the minimum code requirements of 22 inches in width, are very steep and limit egress. 29 CFR 1910.24. If stairway is means of primary or secondary egress, it must be at least 28 inches wide. 29 CFR 1901.37
- 8) Joint piping insulation in control room has the potential to contain asbestos; a small amount of insulation damage has exposed the suspected material. 29 CFR 1910.1001 and 29 CFR 1926.1101.

#### Lighting Platforms (Room 1307)

- 9) The lighting platforms are not ADA accessible; building modification will require ADA accessibility planning. International Building Code
- 10) The railings are not of standard construction. None of them would not withstand 200 foot pounds pressure and all are missing the require mid-rail. 29 CFR 1910.23
- 11) There is not a proper access point to these platforms. 29 CFR 1910.36

#### Material and Costume Storage Room (Room 2308)

- 12) The storage room is not ADA accessible; building modification will require ADA accessibility planning. International Building Code
- 13) Storage system creates a hazard by hanging it to roof support structural members in a way that the roof system was not designed for. 29 CFR 1910.6
- 14) Storage configurations in this room could result in inadequate sprinkler coverage. 29 CFR 1901.39

#### Dressing, Toilet, and Make-up Rooms (Rooms 2310, 2312, 2314, 2316)

- 15) None of the rooms are ADA accessible; building modification will require ADA accessibility planning. International Building Code
- 16) The circuit capacity and wiring configuration in the make-up room could be problematic and a fire hazard 29 CFR 1910.39 and 29 CFR 1910.304/.305

#### Stage Storage Area (Room 1309)

- 17) The blocked office door is a require egress door and aisle passage should be maintained. 29 CFR 1910.36 and .37
- 18) Light fixtures in area do not meet national electrical code standards. 29 CFR 1910.304/.305
- 19) Internal roof deck is oxidized in places and ceiling tiles show signs of small leaks.  
5 (a) (1) General Duty

#### Stage (Room 1317)

- 20) The stage is not ADA accessible; building modification will require ADA accessibility planning. International Building Code
- 21) Some of the stage floor seams weak and should be looked at. 5 (a) (1) General Duty

- 22) Stairway leading to stage has 4 raisers and would require a railing. The raiser heights do not meet code. 29 CFR 1910.24
- 23) Curtain control wire and hemp ropes are beginning to degrade and require inspection and to be repaired if necessary. 5 (a) (1) General Duty
- 24) Wall mounted 220 volt electric box has an open knockout that should be repaired. 29 CFR 1910.304/.305

Backstage Shop (Rooms 1312, 1314, 1315)

- 25) The shop is not ADA accessible; building modification will require ADA accessibility planning. International Building Code
- 26) Bathrooms are not ADA accessible, building modification would require the bathrooms be brought up to code. International Building Code.

Miscellaneous

- 27) Room 1319, Office is not ADA accessible; building modification will require ADA accessibility planning. International Building Code
- 28) Room 1319 - Joint piping insulation in has the potential to contain asbestos. 29 CFR 1910.1001 and 29 CFR 1926.1101.

Sincerely

Peter T. Lemke CHMM, CEA  
Executive Vice President  
Optima Associates