

**MINUTES**  
**SOUTH CAROLINA PUBLIC SCHOOL**  
**FACILITIES COMMITTEE MEETING**

Rutledge Basement Conference Room  
Columbia, South Carolina

October 6, 2011  
10:00 A.M.

**Committee Members Present:** Delisa C. Clark, P.E. Presiding Officer; David Blackwell, P.E. (proxy for Adolf Zubia); John Butler, Allen Carter, AIA; Howard Coogler, Jr., P.E.; Robert C. Corbin; Michael Criss, AICP; Wade Crow, P.E.; Al Gates, Ph.D.; Catherine Graham, MEBME; Barbara Haller, AIA; Greg Hughes; Michael Jackson; Steven M. Jenkins, P.E.; Ashley Johnson, P.E.; Jordan Miles, P.E.; Robert Mitchel, AIA; Jacqueline Myers; Jeffrey Reynolds, AGC; Mike Russell; Emma Souder, AIA; Dr. Frank Vail

**Committee Members Not Present:** House of Representative Member Phil Owens

**Advisory Members Present:** David Blackwell, Mark Faulk, Joey Goforth, Manuel Hendrix, Jeff Holstein, Michael James, Dennis Knight, Bill Laughlin, Bill Lewis, Eddie Rodelsperger, John Stehmeyer, Allen Taylor, Steve Usry, Mason Wall, Dennis Ward, Cindy Wright

**Advisory Members Not Present:** Penton Allen, Mark Arlington, Nelson Barton, David B. Brooks, Dennis Burgess, Maris Burton, Steve Coe, Dr. Rette Dean, Brian Deichman, Isaac Dupree, Ed Estridge, Jay Ham, Tommy Hughes, John Jackson, Alex James, John Kent, Jenny Latour, Alan Lumpkin, Lavern Murray, Cole Owens, Raymond Perkins, Ervin Robeson, Tom Salmons, Jeff Scott, Dan Shirley, Joan Smith, Mike Stone, Tom Stoudenmier, Jim Vicar, Chris Voso, Darrell Watts

**Others Present:** Kim Aydlette, Charles Carson, Chuck Downs, Shelly Kelly (Parliamentarian, General Counsel), Ed Roper, Bynard Stevens, Jason Thompson, Andrew Wilson

**Recorders:** Pat Hinson

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**OPENING**

Ms. Clark welcomed everyone to the ninth annual meeting of the South Carolina Public School Facilities Committee. Members whose terms had expired Jeff Holstein, Rick Ott, and Scott Powell were thanked for their participation and hard work on the committee. New members Robert Corbin, Greg Hughes, and Emma Souder were welcomed and thanked for volunteering to serve. Each committee member then introduced themselves.

**DECLARATION OF QUORUM**

Ms. Clark declared a quorum.

## **APPROVAL OF MINUTES**

Ms. Graham made a motion for approval of the minutes from October 2010. Mr. Carter Seconded. The Motion carried.

## **APPROVAL OF THE AGENDA**

Ms. Clark proposed an amendment to the agenda as written so that we consider approval of the 2012 SC School Facilities Planning and Construction Guide before discussion of the SC Minimum Specifications Guide for Relocatable Classrooms Guide and the Inspection Program Manuel. Ms. Myers made a motion to approve the agenda as revised. Mr. Carter Seconded.

## **PROPOSED STATE REGISTER POSTING**

Ms. Clark asked for a motion to approve the posting of the *Notice of General Public Interest*.

Mr. Jordon asked before the motion to approve for discussion of item (4b) ASHRAE 90.1, latest Edition. Mr. Jordan made a motion to change item (4b) to read "ASHRAE 90.1, latest Edition as referenced in the adopted ICC Codes." Mr. Criss Second. The Motion carried.

Mr. Blackwell also asked to make a similar motion to discuss item (2b) National Fire Alarm Code, [NFPA 72], 2007 Edition.

Mr. Blackwell made a motion to delete item (2b) National Fire Alarm Code, [NFPA 72], 2007 Edition. Mr. Jordan seconded. The Motion carried.

Ms Clark asked for a motion to approve the changes to the two amendments of the *Notice of General Public Interest*:

Ms. Graham made the motion to approve. Mr. Mitchell Seconded. The Motion carried.

## **OLD BUSINESS**

Ms. Clark stated that there was no "Old Business" listed and asked if there was anything else that should be considered. None was stated.

## **NEW BUSINESS**

Ms. Clark stated that there were no items for "New Business" either and asked if there was anything from the committee. None was stated.

## ***APPROVAL OF THE 2012 South Carolina School Facilities Planning and Construction Guide***

Motion to accept the 2012 South Carolina School Facilities Planning and Construction Guide was made by Mr. Carter. Mr. Hughes Seconded.

Mr. Mitchell asked to amend the Motion as follows: "That the only changes to the Planning and Construction Guide to be considered by this full committee for vote and approval today shall be only the changes that have been reviewed and recommended for approval by the Division Subcommittees during their committee hearings this past spring in February, March and April of 2011. I also recommend that all changes recommended by staff and/or others be tabled and referred to the proper subcommittee for their review and brought back to the full committee at our next meeting in October 2012 for final vote." Mr. Jordan Seconded.

Mr. Mitchell went on to say that the committee does not consider changes proposed outside of committee, they have been operating this way from 10 years now and it works just fine.

Ms. Clark stated that there is nothing in the bylaws that dictates that we only consider comments from the committee and asked the committee to consider the changes proposed by staff and others as published, distributed, and proposed for this meeting.

Mr. Mitchell stated that it takes a lengthy time to gather the pros and cons for each of these items from the different groups of people to comment on and Mr. Jordan added that the subcommittees are composed of people that have a more specialized knowledge base then the full committee and that the full committee does not have the necessary technical knowledge to make a decision at this meeting.

Ms. Clark stated there are a number of proposed changes listed in the manual that are proposed because they repeat code or violate code and would not require a technical expertise to consider. Ms. Clark added that she considers the committee qualified to look at the changes and respectfully asks the committee to consider the changes because this is the best forum to look at them rather than leave out for another year.

Mr. Mitchell said this committee was set up by the legislature to have the opportunity to update the Guide yearly and the subcommittee needs to discuss the changes. In order to properly discuss why this is in conflict, is it less stringent, more stringent, why are the items in the Guide Book and that this committee over the past 10 years has put a lot of effort into writing. Waiting another year to make changes won't make a difference.

Mr. Blackwell stated that the changes proposed are in the right direction but more issues need to be discussed.

Ms. Meyers asked why can we not go through the items that have been proposed and table what we see a problem back to committee.

Dr. Vail expressed concerns for the education/cost impact & structure integrity for districts and stated that district administrators rely on the decisions made as justification for requirements when questioned by Board members.

Ms. Clark stated we have a Motion on the table to consider only the comments out of subcommittee and it's been seconded. The Motion carried.

Ms. Clark stated that since we adopted the list of codes for the posting of the Notice of General Public Interest, we will need to review and discuss Section 107 at this time.

**DIVISION 1**  
**SECTION 107 BASIC CODES AND STANDARDS**  
107 Through 107.4.24

Mr. Blackwell made a motion for 107.4 to read “In accordance with S.C. Code Ann. § 1-34-10 thru 70, OSF has adopted the following codes with all SC modifications as adopted by the SC Building Codes Council.” Mr. Jackson seconded. The Motion carried.

Mr. Criss asked for a clarification of 107.1 and 107.5.2. Mr. Mitchell said that this would be clarified in the subcommittee and brought back next year.

Mr. Blackwell made a Motion to adopt the list as modified in the Posting of the Notice of General Public Interest. Ms. Graham Seconded. The Motion carried.

**107.4.25** See Section 113 for School Bus Safety requirements.

**SECTION 113 SCHOOL BUS PARKING LOTS AND BUS SAFETY**

**113.1** Standards and Guidelines concerning bus safety on school sites and planning bus parking lots have been developed by the Transportation Office of the SC Department of Education. They can be found in the document, *Planning for Bus Safety on School Sites and School Bus Parking Lots*. This document is available on the OSF website.

A Motion was made by Dr. Vail to add 107.4.25 and Section 113 School Bus Parking Lots and Bus Safety. Mr. Mitchell seconded. The Motion carried.

**SECTION 114 WAIVERS**

**114.1** Section 43-261, Code of Regulations ~~in the Current State Register~~ provides that the State Board of Education may waive any regulation, which would impede the implementation of an approved District Strategic Plan or School Renewal Plan.

Mr. Mitchell made a Motion to amend 114.1 to omit the wording “in the Current State Register.” Mr. Carter Seconded. The Motion carried.

**DIVISION 3 Robert Mitchell, AIA, Chair**  
**SECTION 303 EDUCATIONAL SPACES**

**303.3 Kindergarten and Child Development Classrooms**

~~303.3.6 Classrooms for K-4 and younger shall meet the State Fire Marshal regulations for daycares, in addition to the requirements of this Guide.~~

**303.4 Media Centers**

**303.4.1** The State Department of Education, through its School Library Media Services office, is available to review library media center plans for school districts. ~~Contact Martha Alewine, Consultant for School Library Media Services (864) 229-4230 or [malewine@ed.sc.gov](mailto:malewine@ed.sc.gov) for information.~~

## 303.6 Physical Education

### 303.6.2 Elementary Facilities

**303.6.2.1 General:** The indoor activity space shall give basic consideration to the primary age group using the facility, ~~with consideration for students;~~ including consideration for persons with physical disabilities. Community and spectators ~~being~~ are of less importance.

## SECTION 304 SUPPORT SPACES

### 304.2 Cafeteria-Kitchen

#### 304.2.2 Cafeteria

**304.2.2.2** The State Department of Education, through its Office of School Food Services and Nutrition is available to review for comment school kitchen plans. ~~Contact Gregg Ferguson, Education Associate (803) 734-3942 or [gferguson@ed.sc.gov](mailto:gferguson@ed.sc.gov) for information.~~

#### 304.4.2 Fire-rated Assemblies

**304.4.2.1** All components used in an assembly that is required to be rated shall be tested and certified to meet rating required as outlined in the IBC. Testing and certification shall be performed by an accepted testing lab (UL, Warnock Hersey, etc.). If a component that has not been tested is to be used, then the fire resistance of said component shall be established by alternative methods of determining fire resistance as allowed in Chapter 1 and 7 of the International Building Code *and verified by the design professional*. Documentation shall be present on site stating method for determining fire resistance and data showing compliance with required fire resistance rating. In an instance where tested concrete block or any other component of a rated assembly is required in a tested design assembly, components meeting the requirements of the current building code for the required fire resistance rating shall be accepted as equivalent to the components tested by a testing lab.

### 304.13 Toilet Facilities

#### 304.13.3 General Student Toilet Rooms (Group Type)

**304.13.3.2** ~~Fixture count shall be calculated in accordance with the following:~~ Loading and fixture count shall be calculated in accordance with IPC, for classroom areas only.

~~**304.13.3.2.1** The design load for the number of students to be served, both elementary and secondary, shall be calculated as follows:~~

~~**304.13.3.2.1.1** Per instructional classroom or area used as a “homeroom”: 30 each, except exclude students in classrooms with individual toilets;~~

~~**304.13.3.2.1.2** Per T & I vocational shop: 25 each;~~

~~**304.13.3.2.1.3**~~ **304.13.3.3** Consider allowance for future expansion or for possibility of addition of “relocatable” classrooms. Consult district.

~~**304.13.3.2.2** Divide design load by one half to ascertain boy/girl ratio, except in the case of vocational facilities, based on district's estimate of sex ratio~~

~~304.13.3.5 Fractions: In calculating fixture counts, go to the next higher number for any fraction of a fixture.~~

**MANDATED FIXTURE RATIOS-STUDENT TOILET ROOMS**

~~305 (All Grades)~~

<del>Persons</del>	<del>Water Closets*</del>	<del>Lavatories</del>	<del>Urinals</del>
<del>Males</del>	<del>1:90</del>	<del>1:50</del>	<del>1:45</del>
<del>Females</del>	<del>1:30</del>	<del>1:50</del>	

~~\*TROUGH URINALS SHALL NOT BE USED.~~

Motion was made by Mr. Mitchell to approve Division 3 changes as read. Ms. Graham seconded.

Mr. Blackwell requested a review of Section 304.4.3 with particular to last sentence “Fire walls are not to be used for the support of structure” as this does not comply with code. This item will be referred to subcommittee.

Ms. Clark asked for a vote to accept changes in Division 3. The Motion carried.

**DIVISION 10–12 Miles Jordan, P.E., Chair**  
**SECTION 1006 INTERIOR PLUMBING**

**1006.4.3** Corrosion resistant waste and vent piping serving science areas in grades 6-12 shall be extra-heavy silicon iron, fire-resistive polypropylene, Type 316 stainless steel, or borosilicate glass pipe and fittings, and shall extend to a point where line is washed by heavy flow of water. Mechanical joint piping shall not be used below floor slab on grade or below ground.

**1006.4.5** Rain water, and/or grey water systems shall not be acceptable for use within buildings.

Mr. Crow made a Motion to accept all the changes. Mr. Mitchell seconded. The Motion carried.

Mr. Lewis requested an alternative for color coding for grey water systems to meet water conservation goals. Mr. Jordan said that OSF has a wavier system. Ms. Clark said that this would be placed on the agenda for the subcommittee.

**SECTION 1108 FIRE SPRINKLER SYSTEMS, STANDPIPES, AND FIRE HYDRANTS**

**1108.1** The Engineer of Record shall prepare the “Fire Sprinkler System Specification Sheet” outlining the design criteria for the sprinkler system in accordance with South Carolina State Law and requirements of LLR, Division of Fire and Life Safety, Office of the State Fire Marshal. This is required for both above ground and underground fire lines.

**1108.2** The Engineer of Record shall review the shop drawings and calculations as submitted by the sprinkler contractor and prepare the “Fire Sprinkler System Specification Sheet” and “Certificate of Compliance” and submit to LLR, Division of Fire and Life Safety, Office of State Fire Marshal.

**1108.3** Fire Sprinkler and Standpipe Systems shall be designed and installed in accordance with applicable codes and standards of the ICC and NFPA, IBC, and IFC as a minimum standards.

Mr. Blackwell made a Motion to amend 1108.3 to put a period after “applicable codes and standards” and strike remainder of sentence. Ms. Graham Seconded. The Motion carried.

Mr. Mitchell made a Motion to accept the changes as amended. Mr. Carter Seconded. The Motion carried.

## **SECTION 1208 FIRE ALARM SYSTEM**

**1208.1** Fire alarm systems shall be provided in any building over 500 square feet as follows:

**1208.1.1** All new fire alarm systems and substantially renovated alarm systems shall ~~have either a be remote supervising station systems~~, central station fire alarm systems, or proprietary supervising station systems. ~~These systems must be in compliance with NFPA 72. Central station fire alarm systems must be third party verified when any of the following conditions exist:~~

- ~~1. New construction~~
- ~~2. New fire alarm system in existing facilities~~
- ~~3. Replacement of the Fire Alarm Control Panel (FACP) (must be completed within six months)~~
- ~~4. The addition of up to 25 devices, either initiating or annunciating, within a 12 month period will not require the entire system to be upgraded, provided a new FACP or extender panel is not required to feed the new devices. (Replacement of a given device at the same location does not count as an addition.)~~
- ~~5. Additions qualifying as separate buildings under the International Building Code and having an independent fire alarm systems will only be required to have the new systems third party verified, provided all fire alarm systems are equipped with enunciation at one location. Note that the FACP of each alarm system must be in the building that its alarm system protects.~~
- ~~110 Volt systems shall not be expanded or added on the (supersedes “4” above).~~
- ~~6. Buildings that are not group E or group E with fewer than a 100 occupant load are exempt from 1208.1.1.~~

**1208.1.2** The policies by Labor, Licensing & Regulation (LLR), Division of Fire and Life Safety, Office of State Fire Marshal may establish more stringent requirements than found in this *Guide*.

**1208.1.3** ~~A fire alarm system is required in any building over 500 square feet.~~ When using a Remote Supervising Station Fire Alarm system, the School District shall be responsible for providing response by trained service personnel within one hour of an alarm and within four hours of a supervisory signal from that fire alarm system. Trained service personnel can be fire alarm companies, third-party contractors, or District employees who are trained in accordance with NFPA 72 Annex A. The School District shall be responsible to confirm in writing to OSF the method of response which will be used.

**1208.2** ~~Where an existing building is to be renovated and there is no fire alarm system, an alarm system shall be installed to meet the requirements of this section.~~ In renovated buildings larger than 500 square feet, a new fire alarm system meeting the requirements of this section shall be installed or the existing system shall be brought into compliance with the requirements of this section when:

1. There is no existing fire alarm system;
2. Modifications or additions to the existing fire alarm that require 50 net devices;
3. The existing system is a “110 Volt” system.

**1208.6** Contractors installing fire alarm system must be certified and acceptable to the Authority Having Jurisdiction.

Mr. Carter made a Motion to accept Section 1208 as discussed. Mr. Mitchell seconded.

Mr. Blackwell discussed his concerns of adding language to 1208.6 and 1208.1.

Mr. Usry had a question regarding the engineering justification for the 500 sq. ft. threshold and the concern of joint use of stadiums and concession stands by the district and local city. Mr. Jordan said this could be brought up in subcommittee to find language that could accomplish this and to alleviate OSF concerns of the size of these buildings.

Mr. Blackwell made a Motion to amend 1208.1 to read “fire alarm systems in buildings as required by the adopted codes.” Motion was defeated.

Ms. Clark asked for a vote to accept Division 12. The Motion carried.

Ms. Clark asked for a vote to approve the *2012 South Carolina School Facilities Planning and Construction Guide* as amended. Mr. Jordan made the Motion. Mr. Mitchell Seconded. The Motion carried.

### **APPROVAL OF THE 2012 SC Minimum Specifications Guide for the Relocatable Classrooms (Guide) and the 2012 Annual Inspection and Maintenance for Relocatables (Program Manual)**

Mr. Carter made a Motion to approve the SC Minimum Specifications Guide for Relocatable Classrooms Guide and the Inspection Program Manual. Mr. Hughes Seconded.

Mr. Mitchell recommended that we amend this Motion for this to go back to Dr. Vail’s subcommittee. Dr. Vail Seconded.

Mr. Mitchell stated that changing the Guide has been floating around for so long it doesn’t matter if it’s not passed now.

Mr. Lewis asked for more time for the districts to look at the changes for cost implications.

Mr. Blackwell stated that they like the direction of this also but want to talk about it some more

Ms. Clark stated that the motion we have now is to table this discussion and send it back to the subcommittee. Mr. Blackwell Seconded. The Motion carried.

### **OTHER**

Ms. Kelly updated the committee per Mr. Usry’s request regarding the subcommittee that was formed to look into the Middle College issue. The subcommittee did meet several times and legislation was passed this year to allow Middle Colleges to exist and those children in Middle Colleges have classes in college campuses. Mr. Usry commented that this involved the cross section of OSE, OSF and the Fire Marshal’s Office. Final analysis was that the trend where these early middle colleges are being more rapidly in 9–12 grade students on college campuses, they are now treated as college students for code purposes.

**Upcoming Subcommittee Meetings:**

(All meetings @ 10:00 A.M.)

February 9, 2012 ..... Division 1-2  
March 1, 2012 .....Division 3  
March 22, 2012 ..... Division 4-5  
April 12, 2012 ..... Division 6-9  
May 3, 2012 ..... Division 10-12

The dates of the Subcommittee meetings are tentative and subject to change. The upcoming Subcommittee meeting for the SC Minimum Specifications Guide for Relocatables will be scheduled and posted.

**Reminder – 2013 Full Committee Meeting, October 4, 2012 (Thursday), 10:00 A.M. at the Office of School Facilities.**

**ADJOURNMENT**

Mr. Mitchell made a Motion to adjourn. Mr. Carter Seconded it. Unanimously agreed. The meeting adjourned at 12:05 P.M.