BUILDING ASSESSMENT SUMMARY

Jefferson Elementary School

Jefferson Elementary, which is not on the National Register of Historic Buildings, and originally constructed in 1951, is a 2 story, 69,440 square foot brick school building located in a suburban residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings.

The structure of the overall facility contains brick veneer load bearing masonry exterior wall construction, with block wall construction in the interior. The floor system consists of concrete on joists and slab on grade. The second floor construction is precast plank with concrete topping. The roof structure is precast concrete plank and metal deck with bar joists. The roofing system of the overall facility built-up asphalt with gravel ballast, installed before 1990 with some portions installed in 2006. The ventilation system of the building is inadequate to meet the needs of the users.

The Classrooms are undersized in terms of the current standards established by the State of Ohio. Most rooms are between 705 and 867 square feet. Physical Education and Student Dining spaces consist of one Gymnasium and separate Student Dining. The electrical system for the facility is inadequate. The facility is equipped with a non-compliant security system. The building has a compliant automatic fire alarm. The facility is not equipped with an automated fire suppression system. The building is reported to contain asbestos and other hazardous materials. The overall building is not compliant with ADA accessibility requirements.

The school is located on a 6.45 acre site, which is part of a 35.77 acre campus shared with Eastlake Middle School, adjacent to residential properties. The property and playgrounds and play areas athletic facilities are partially fenced for security. Access onto the site is unrestricted. Site circulation is fair. There is no dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

The 1951 Original Construction Student Dining space has visible signs of damage from an earthquake in 1986. A portion has been repaired and further evidence of cracking is ongoing. Foundation damage is suspected from the same earthquake. Structural evaluation is called for in items G and H. The 1951 Original Construction second floor Corridor walls have diagonal fissures both within the Corridor and occuring in several Classrooms. Similar fissures occur near the Kitchen and Workroom. Areas indicate being saw cut, patched and painted.
The 1970 Addition has walls with substantial cracking near the south exit in the classroom and toilet room. Settlement from earthquake is suspected.