BUILDING ASSESSMENT SUMMARY

Washington Elementary School

Washington Elementary, which is not on the National Register of Historic Buildings, and originally constructed in 1961, is a 2 story, 54734 square foot brick school building located in a suburban residential setting. The existing facility features a conventionally partitioned design with some operable partitions, and does not utilize modular buildings.

The structure of the overall facility contains steel frame with masonry back up for brick and metal panel siding veneer exterior wall construction, with masonry block and wood stud with drywall construction in the interior. The floor system consists of slab on grade and bar joists with metal deck and concrete topping. The roof structure is bar joists with metal deck. The roofing system of the overall facility is ballasted membrane installed before 2000. The ventilation system of the building is inadequate to meet the needs of the users.

The Classrooms are within design manual tolerances in terms of the current standards established by the State of Ohio. 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 not equipped with a non-compliant security system. The building does have an automatic fire alarm system. 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 9.27 acre site adjacent to residential properties. The property, playgrounds, and play areas athletic facilities are not fenced for security. Access onto the site is unrestricted. Site circulation is poor. There is dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

The building is reported to leak. Building deliver/drop off and student playgrounds are not separated.