PRACTICAL CHALLENGES AND SOLUTIONS COMMITTEE
Office to Affordable Housing Task Force
Structural Issues & Challenges

Code Related issues

- Construction classification
- Fire Rating of assemblies
- (Beware or fire rated ceiling assemblies)
- Permissible use areas
- Code mandated upgrades (per chosen IEBC compliance method)
  - Change of Use leading to higher Risk Category
  - Ratio of construction costs to value of a property
  - Structural modifications
- HVAC Systems are heavier, therefore stiffening of the structure may be required
- Tighter column bays, may cause conversion issues
Structural Issues & Challenges

Physical Modifications

- Existing conditions/repairs (perform due diligence or facility condition assessment)
- Coordination/integration of utilities
  - Slab penetrations
  - Slab openings
  - Horizontal distribution
- Mechanical Equipment Relocated to Roofs
  - Reinforcement of Structure
  - Requirement for Screenwalls
- Vertical transportation/ADA upgrades
  - Stair modifications
  - Elevator modifications
  - External Ramping and Site Work/Retaining Structures
  - Introduction of internal ramps for existing elevation differences
Structural Issues & Challenges

Physical Modifications (cont.)

▪ Stormwater Requirements
  ▪ Introduction of Greenroofs-Upgrades to existing structure for additional weight and mass
  ▪ Introduction of Biorention and impact on foundations and adjacent structures

▪ Expansion
  ▪ Reinforcement of structure for increased gravity and lateral load Resisting systems
  ▪ Potential for IEBC code mandated upgrades
Related Topics

- Envelope modifications (performance or penetration)
- Conversion to parking
- Conversion from parking
- Conversion of roof for occupancy (See green roof above)
Zoning Commission/ Zoning Administrator

- If the project is developed as a PUD, the timeframe for this stage could be in the realm of 6 to 12 months depending details of the case and the level opposition.

- What would be the consequences of the changes in the parking ratios required by the conversion?
  - Could the parking area be added to the conversion?
Commercial Space/Unit Specs/Location

- Should these conversions retain some office space and be mixed-use?
  - What would be the consequences of the loss of low-cost office space in the District?
  - How can we retain low-cost office space for neighborhood serving businesses.

- The loss of low-cost office space small business in the class B and C buildings.

- Should these conversions include a range of larger units for families or be allowed to only include smaller units?
Policy Issues & Challenges

Commercial Space/Unit Specs/Location

▪ Most conversions have produced smaller, dark (deep penetration without windows) units because of the original configuration of the structure
  ▪ Would dark units be appropriate for low-income units, especially for families?
  ▪ Market rate renters have choices, low-income renters may not wish to be limited to such a dark unit

▪ Where is it reasonable to locate these conversions?
  ▪ Across the city, downtown, etc.
Other Topics

- Stormwater Management Allowances from DHCD - Cost of storm water upgrades may be an impediment for nonprofit conversion

- Limited budgets, when obtaining agency approvals