



MIKE CAUSEY
INSURANCE COMMISSIONER

BRIAN TAYLOR
STATE FIRE MARSHAL

April 1, 2024

Wilson Sawyer
NC State Building Code Enforcement Supervisor
NCOSFM

REF; Appalachian State University
Wey Hall (Asset #17)
East Hall (Asset #50)

On Monday April 1, 2024, a site observation was made at the request of OSFM due to concerns for student safety during the renovations of Wey Hall. Wey Hall was constructed in 1976 as a 3-story fireproof encased steel frame building. Wey Hall currently has a manual fire alarm system and no fire sprinkler system. Findings are as follows.

- Renovations include the addition of a NFPA 13 automatic fire sprinkler system throughout the building and a new NFPA 72 manual fire alarm system.
- The current fire alarm system is in operation, there are several TROUBLE notices due to the removal of devices related to the ongoing renovations, the fire system does function. Photo 1
- The 2nd & 3rd floors are being renovated. Currently hard & soft barricades, secured doors and limited elevator function prevent staff and students from entering the construction areas. Photo 2-3-4
- An alternate emergency egress plan has been approved by DoA State Construction and is in place. App State EM has conducted fire drills in the building to ensure staff & students are aware of the alternate emergency egress. Photo 2
- +/- 15,000 sq ft of the 1st floor is being used by staff and students. This area is considered Heavy Labs/Studios, a large woodworking area, printing/photography dark room, welding/hot work area, metal fabrication area and 7 kilns being operated during the day. These are hands on industrial type areas, not classroom type environments.
- Comfort heating/cooling and exhaust ventilation systems for the heavy lab functions have remained active and functioning for the 1st floor areas during the renovations.
- Muter Construction is the general contractor for the project. The GC and in conjunction with App State have a safety plan in place. GC has contracted with a 3rd party vendor to conduct on-site safety evaluations every 2 weeks.

- Asbestos abatement has been completed.
- Concerns over falling debris. The current suspended ceiling has remained in place to help prevent debris and dust from falling into the occupied areas of the 1st floor. GC has a procedure in effect to walk the areas and replace ceiling tiles that become damaged on a regular basis.
- Core drilling of the floor/ceiling above the occupied areas took place over spring break March 11-15, 2024. During this time staff & students were not allowed in the building. A piece of concrete fell during the drilling process over an office area and landed on a desk. The office was locked to prevent persons from accessing it during the time frame.

East Hall

- East Hall is where art, painting, weaving and classrooms were moved during the renovations of Wey Hall.
- East Hall was built in 1952 of reinforced concrete and is protected by a NFPA 13 automatic sprinkler system and NFPA manual fire alarm system. This building functioned as a residence hall until last year when the new dorm buildings opened on campus.
- East Hall does not have any form of air conditioning system for the building.
- This building is planned for future removal; however this building is not condemned nor has the building been condemned.



Photo 1



Photo 2



Photo 3

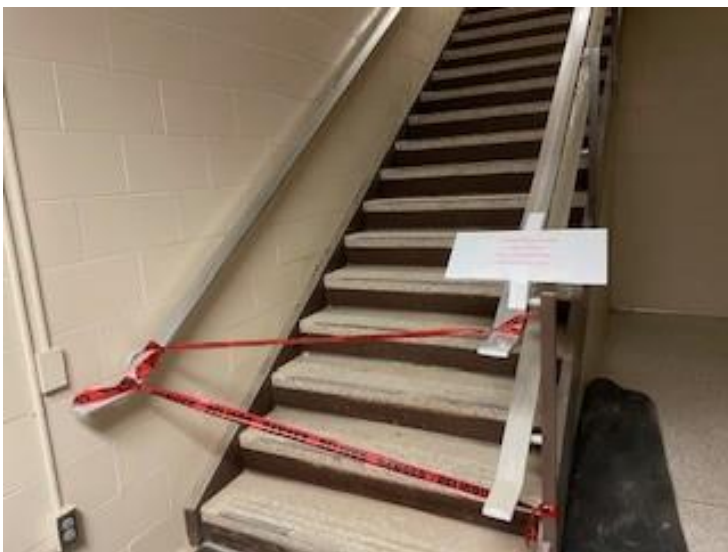


Photo 4 (Doors locked in stairway)

I would like to thank the staff of App State, Muter Construction and DoA State Construction for their help with this visit. If you have any questions about this report, just give me a call 828-337-0848.

Sincerely

JP

Jeff Payne
DSFM/BCEO