



KENAI PENINSULA BOROUGH

Capital Projects Department

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**MIKE NAVARRE
BOROUGH MAYOR**

BUILDING INSPECTION REPORT COMMERCIAL BUILDING AT: 2662 NORTH BINKLEY, SOLDOTNA, AK 99669

An inspection was conducted at the commercial building located at 262 North Binkley, Soldotna, AK, 99661 at 11:00 am, Friday, October 24th for the purpose of determining condition, code compliance and structural integrity prior to potential purchase by the Kenai Peninsula Borough.

The following findings are the result of this observation:

1. The structure was constructed in 2006 and has been maintained to a very high standard. There is little to no normal wear and tear showing on this eight-year old building.
2. The concrete walks around the structure are in great shape with little or no cracking. There are no displacement cracks.
3. There are no obvious foundation issues. The building is structurally sound.
4. There appears to be adequate slope away from the structure to properly drain run-off away without impacting the foundation.
5. There are adequate rain gutters for the building with downspouts located where there is little to no impact on sidewalks. One downspout extension has had one end crushed and needs to be opened up to allow free flow of drainage.
6. One building mounted parking lot light is missing a mounting screw which allows the light to rotate. A new screw should be installed to firmly attach the fixture.
7. Handicap access to the building is addressed sidewalk ramps to the front entry. However, as the slope of the ramps exceeds 2%, there should be handrails installed to meet current ADA compliance.
8. There is one handicap space identified which is adequate. The handicap sign is currently mounted about 48" above the sidewalk. ADA requires the sign to be mounted at 60", and since the one space should be van accessible, a sign should be added identifying the space as van accessible.
9. Access to the crawl space is awkward but adequate. Lighting in the crawl space allows for ease in spotting maintenance issues. There is a fair amount of empty box storage in the crawl space that could be removed.
10. Services and pipes in the crawl space appear to be appropriately supported.
11. There is a good quality polyethylene plastic sheet vapor barrier over a sand base in the crawl space. The seams of the plastic have not been sealed and need to be taped in order to better control moisture and to keep the vapor barrier pieces from being dislodged.
12. Floor joists are 14" manufactured wood at 16" on center spanning approximately 20'. This is appropriate span and spacing for a uniform live load of approximately 55 pounds per square foot. This capacity is adequate for treatment room spaces. Corridors require a higher value of 100 pounds per square foot live load capacity, but since the corridor is

located next to the center support of the floor, carrying capacity would most likely not be an issue.

13. Due to the recent age of construction, it would be assumed that lead paint and asbestos containing materials were not utilized during construction.
14. The roofing is architectural grade asphalt shingles that appear to be in excellent condition. As the morning was somewhat cool, frost was observed on the shade side of the roof. The presence of the frost in an even coverage is an indication that there is adequate ventilation of the attic space and good insulation above the ceiling.
15. The building is heated with a forced air system with the main heat / cooling source a ground mounted packaged HVAC unit located on the north side of the building. The fuel source is natural gas.
16. There appeared to be no ADA compliance issues inside the facility.

In conclusion, it is the opinion of this inspector that no significant modifications would need to take place to this facility for it to meet current code requirements.

David May
Capital Projects Manager



Photo 1: Entry showing handicap ramps and HC parking sign



Photo 2: Light fixture needs second mounting screw.



Phot 3: Crushed downspout extension.



Photo 4: Frost on roof showing ventilation and insulation quality.



Photo 5: Gas fired, ground mounted, package HVAC unit.