

AR 7111 Evaluating Existing Buildings

The Superintendent or designee shall periodically evaluate the adequacy, design, and conditions of existing district facilities to determine whether they meet the needs of the instructional program and provide a safe and healthful environment for students and staff. He/she also shall determine whether district facilities fulfill legal requirements for safety and structural soundness, access for the disabled, and energy conservation.

(cf. [0410](#) - Nondiscrimination in District Programs and Activities)

(cf. [3511](#) - Energy and Water Management)

(cf. [3514](#) - Environmental Safety)

(cf. [3515](#) - Campus Security)

(cf. [3516](#) - Emergencies and Disaster Preparedness Plan)

(cf. [3517](#) - Facilities Inspection)

In addition, the Superintendent or designee shall monitor the capacity of existing school buildings to adequately house the district's current students and projected enrollments.

Any identified needs for repair, modernization, or construction shall be incorporated into the district's facilities planning process.

(cf. [7110](#) - Facilities Master Plan)

Structural Safety

Note: School facilities are generally subject to the design and construction standards specified in Education code 17280-17317 (The Field Act). However, even if a school building was not constructed under those requirements, Education Code 17371 indicates that Board members will not be personally liable for related injury to persons or damage to property provided that the Board complies with Education code 17365-17374 pertaining to fitness for occupancy. Protection from liability begins when the Board initiates action to comply with the Education Code 17367 as described in the following paragraph. See BB 9260 – Legal Protection.

In the event that the Department of General Services or any licensed structural engineer or licensed architect finds and reports to the Board of Education that a district building is unsafe for use, the Superintendent or designee shall immediately obtain an estimate of the cost of repairs or reconstruction necessary to bring the building up to legal standards for structural safety. The Board shall establish a system of priorities for the repair, reconstruction, or replacement of unsafe school buildings. (Education Code [17367](#))

A relocatable school building or structure shall meet the requirements of Education Code [17280-17317](#) and [17365-17374](#) pertaining to structural safety.

Energy Efficiency

To the extent that services are available, the Superintendent or designee shall arrange for the energy audit of school buildings to identify the type and amount of work necessary to retrofit

buildings and obtain an estimate of projected energy savings. The district may contract with qualified businesses capable of retrofitting these buildings and may borrow funds which do not exceed the amount of energy savings to be accumulated from the improvement of the buildings. (Education Code [17651-17653](#))

Legal Reference:

EDUCATION CODE

[17070.10-17077.10](#) Leroy F. Greene School Facilities Act of 1998, especially:

[17071.10-17071.40](#) Existing school building capacity

[17280-17316](#) Building approvals

[17365-17374](#) Fitness for occupancy

[17650-17653](#) Retrofitting school facilities for energy conservation

GOVERNMENT CODE

[53097](#) Compliance with city or county ordinances

[53097.5](#) Inspection of schools by city or county

CODE OF REGULATIONS, TITLE 2

[1859-1859.106](#) Regulations relating to the Leroy F. Greene School Facilities Act of 1998

Management Resources:

CSBA PUBLICATIONS

Maximizing School Board Governance: School Facilities Management

WEB SITES

CSBA: <http://www.csba.org>

California Department of Education, School Facilities Division: <http://www.cde.ca.gov/ls/fa>

California Energy Commission, Bright Schools

Program: <http://www.energy.ca.gov/efficiency/brightschoools>

Coalition for Adequate School Housing: <http://www.cashnet.org>

Department of General Services, Office of Public School

Construction: <http://www.opsc.dgs.ca.gov>

Regulation OCEANSIDE UNIFIED SCHOOL DISTRICT