



10-yr Life Safety Inspection

Facilities Management

December 2025





The Statutory Requirement: Why Are We Here?

Key Statute: Illinois School Code (105 ILCS 5/2-3.12)

- The Mandate: School boards are required by law to survey school buildings every 10 years.
- Must be conducted by a licensed Architect or Engineer.
- Goal: Ensure ongoing compliance with the Health/Life Safety Code for Public Schools.





What the Survey Covers: Inspection Scope & Categories

Focus Areas:

- Structural integrity
- Fire safety
- Mechanical systems
- Code compliance

Classification of Findings

A (Urgent)

Immediate hazards.
(Must be corrected
typically within 1
year).

B (Required)

Necessary for
safety but less
immediate. (Must
be corrected
typically within 5
years).

C (Recommended)

Recommended
improvements.
(Typically
completed within
10 years).



The Approval Process: From Inspection to Certification

1. Inspection & Report Creation

STR Partners



2. Board Approval
(Current Step).



3. Submission to Regional Superintendent of Schools.



4. Final Review by State Superintendent (ISBE).



Outcome:
Issuance of the "Certificate of Approval."



Summary of Report



NO buildings failing or unsafe for occupancy.

All facilities assessed for safety and compliance.



Systematic Roadmap for Improvements

Addressing fire alarms, ADA pathways, and signage for current standards.



Proactive Budgeting & Scheduling

Allows for methodical planning, avoiding emergency responses.

1. Life Safety: Fire Alarm & Detection Systems

Overview of visual signaling and detection system coverage.



Visual/Audible Signaling Devices (Horns/Strobes)

Additional devices identified for installation to meet current standards.

Schools with identified needs: South Middle, Olive-Mary Stitt, Thomas Middle, Patton



Smoke & Heat Detectors

New devices identified for fire doors and elevator/lift areas (magnetic hold-open or recall detectors).



CO Detectors

Hardwired CO detection installation.

Locations: Thomas Middle, South Middle



Pull Stations

New installations identified.

Locations: Olive-Mary Stitt, Miner

2. ADA & Accessibility Compliance



Vertical Grab Bars

Installation of vertical grab bars at ADA water closets. Schools with identified needs: South Middle, Ivy Hill, Thomas Middle, Olive-Mary Stitt, Miner, Windsor, Greenbrier, Dryden.



Lavatory Pipe Insulation

Installation of insulation wraps on under-sink pipes. Schools with identified needs: South Middle, Ivy Hill, Thomas Middle, Windsor, Miner.



Door & Entryway Compliance

Adjustments to door widths, hardware (knobs to levers), or power operators.
Location: Miner School.

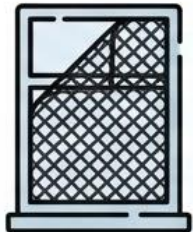


Ramps/Handrails

Adjustments to ramp slope or handrail extensions.
Location: Dryden.

3. General Building Maintenance

Summary of building envelope and fixture observations.



Window Screens

Repair or replacement of damaged or missing screens. Schools with identified needs: Greenbrier, Ivy Hill, Thomas Middle.



Fire Extinguisher Cabinets

Adjustment of cabinet mounting height or door clearance. Schools with identified needs: Dryden, Greenbrier, Ivy Hill, Olive-Mary Stitt, Miner.

4. Life Safety: Egress & Emergency Lighting

Review of path of travel illumination and signage.



Emergency Lighting Units

Additional illumination identified for corridors, stairwells, and large classrooms.

Schools with identified needs:
Miner, Olive-Mary Stitt, South Middle.



Exit Signs

Replacement or repositioning of signs.

5. Mechanical, HVAC & Plumbing



- **Ventilation & Outdoor Air:** Updates to outdoor air supply, exhaust, or ventilation in specific rooms (Teacher's lounges, therapy rooms, kitchenettes). Location: Miner School.



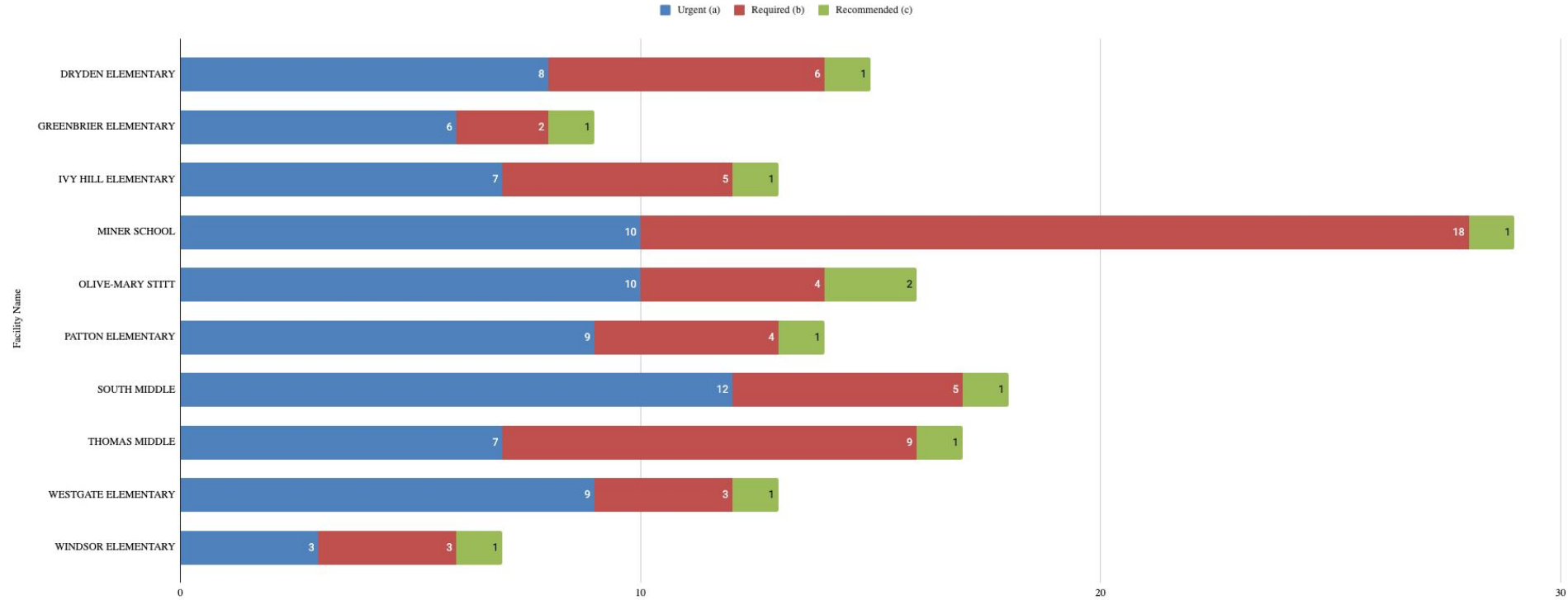
- **Floor Drains:** Installation of floor drains in toilet rooms. Locations: Miner, Patton.



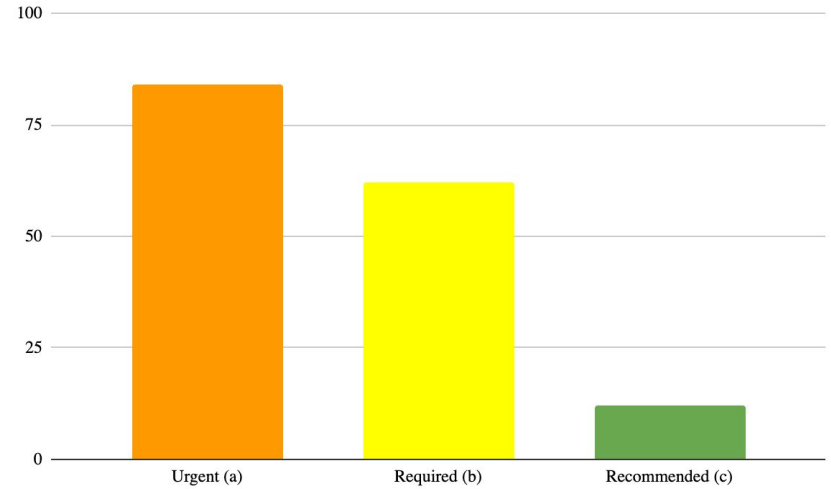
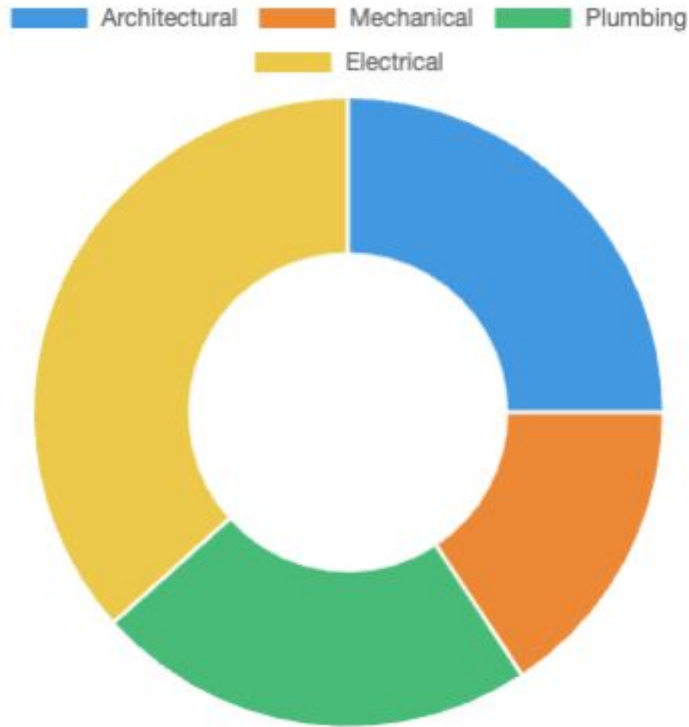
- **Specialty Plumbing:** Installation of thermostatic mixing valves for emergency fixtures (Science Rooms). Installation of vacuum breakers for exterior hydrants. Location: Thomas Middle.

Findings by Building

Urgent (a), Required (b) and Recommended (c)



Summary Information



Priority A: 1 Year

Priority B: 5 Years

Priority C: 10 Years Recommended