

Pegram Hall

The building was constructed in 1937 with several partial renovations over the years, including the original North and South porch entries in 1962. We also replaced the roof in 2003. Pegram Hall was vacated in 2012. As of today, one room in the building remains occupied and contains networking equipment from IT. The building appears to comply with code requirements for height, number of stories and allowable area. Upgrades are needed to address egress requirements, accessibility requirements, plumbing fixture requirements and Sprinkler and Fire Alarm System.

STRUCTURAL

1. First, Second, and Third Elevated Floors structural framing:
 - a. One-way, reinforced concrete, and clay tile joist system.
 - b. Concrete joists are supported on exterior load bearing brick masonry walls and two (2) continuous lines of interior, reinforced concrete beams and columns.
2. Roof structural framing:
 - a. Conventional structural steel framed hipped roof system.
 - b. Lightweight, tongue and groove, concrete plank roof deck supported by the steel framing.
3. Two Story Additions at Porches
First Floor: Concrete slab on grade.
Roof system: Reinforced concrete slab on wood framing for the porches on the Second Floor.
4. Basement
 - a. Dorm Rooms, Restrooms and Showers, Laundry, Janitor, Mechanical Rooms.
 - b. Rooms are accessed from the Stair 1 and 2.
 - c. Common corridor.
 - d. Asbestos removal has occurred.
 - e. Flooring: Exposed concrete, VAT (Laundry Room and Corridor only).
 - f. Walls: Plaster over Clay Tile, Ceramic Tile Finish-Restrooms and Showers exposed Masonry
 - c. Ceilings: Exposed concrete, plaster.
 - d. Wood frame and doors.
 - f. Plumbing Fixtures.
5. First Floor
 - a. Large meeting rooms, Dorm Rooms, Restrooms and Showers, and Janitor.
 - b. Rooms are accessed from North and South Porch Entries.

- c. Common corridor.
 - d. Flooring: Carpet installed over VAT, Ceramic Tile-Restrooms and Shower.
 - e. Walls: Plaster over Clay Tile, Ceramic Tile Finish-Restrooms and Shower.
 - f. Ceilings: Plaster.
 - g. Wood frame and doors.
 - h. Plumbing Fixtures.
6. Second Floor
- a. Large meeting rooms, Dorm Rooms, Restrooms and Showers, and Janitor.
 - b. Rooms are accessed from Stair 1 and 2.
 - c. Common corridor.
 - d. Flooring: Carpet installed over VAT, Ceramic Tile-Restrooms and Shower.
 - e. Walls: Plaster over Clay Tile, Ceramic Tile Finish-Restrooms and Shower.
 - f. Ceilings: Plaster.
 - g. Wood frame and doors.
 - h. Plumbing Fixtures.
7. Third Floor
- a. Dorm Rooms, Restrooms and Showers, and Janitor.
 - b. Rooms are accessed from Stair 1 and 2.
 - c. Common corridor.
 - d. Flooring: Carpet installed over VAT, Ceramic Tile-Restrooms and Shower.
 - e. Walls: Plaster over Clay Tile, Ceramic Tile Finish-Restrooms and Shower.
 - f. Ceilings: Plaster.
 - g. Wood frame and doors.
 - h. Plumbing Fixtures.

RENOVATIONS

There have been several partial renovations since the Original Building's 1937 construction. Renovations include the following:

- a. North and South Entry Porch enclosure (1962).
- b. Miscellaneous Repairs and Deferred Maintenance (1981).
- c. Fire Alarm, GFCI and Exhaust Fans (1988).
- d. Fire Safety Systems (1999).
- e. Roof Replacement (2003).
- f. Asbestos Testing and Removal Basement (2004).
- g. Mechanical Room Steam Repair (2007).
- h. HVAC Electrical Improvements (2008).
- i. First Floor Painting and Flooring w some Asbestos Abatement (2012).