GEORGE MASON UNIVERSITY

Office of University Building Official (OUBO)

Building Safety Month Training Series

Question & Answer Session with a Panel of Mason's Building and Compliance Stakeholders

Stakeholders: GMU Facilities, Contractors, & Registered Design Professionals

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Agenda

Question & Answer Session with a Panel of Mason's Building and Compliance Stakeholders

OUBO: HECO13.1ubo Document Introduction & Review

Risk, Safety, Resilience (RSR): Fire & Safety Inspections & Testing

Land Development: PALD e-Builder process

Planning, Design, & Construction (PDC): Organization Overview

Facilities IT: Support Request Webpage

HECO-13.1ubo Introduction & Review

- Developed from the existing **HECO-13.1 Certificate of Completion by A/E or Project Manager**

- References the **HECO-13.1b Final Report of Structural & Special Inspections** and the revised **HECO-13.3b AE Checklist for Beneficial Occupancy** formally the HECO-13.3b Checklist for Beneficial Occupancy submitted by A/E of record.

- The HECO-13.1ubo will also include (if required) the Testing & Air Balancing (TAB) report, Virginia Energy Conservation & Environmental Standards (VEES) documentation, and the ASHRAE 110 Test for Fume Hoods and Verification submitted by A/E record.

HECO-13.1ubo Introduction & Review

- NFPA 13 Test Certificate Form(s) and the NFPA 72 Record of Completion Form (if required) submitted by the General Contractor.

- Roofing Inspector's Final Report (if required) submitted by GMU CFR or Project Manager

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HECO-13.1ubo
(Rev. 4/24)
Page 1 of 2

STATEMENT FOR SUBSTANTIAL COMPLETION & OCCUPANCY

Date: _____

To: Office of University Building Official
George Mason University
4400 University Drive, MSN 1E4
Fairfax, Virginia 22030

PROJECT TITLE: _____

PROJECT NO: _____

In accordance with Contract requirements between the University and the A/E, and the knowledge gained through performance of the A/E Services provided and the reports of the University's CFR and testing entities. The undersigned hereby states portions of this Project are Substantially Complete in accordance with the requirements of the Contract Documents.

☐ Full Scope
☐ Partial Scope

All applicable tests, certificates, and regulatory inspections required by the Virginia Uniform Statewide Building Code (USBC) for this Project, have been performed with respect to the Substantially Complete portions of the Project except the following:

Verification of Completion by A/E of Record

A copy of the HECO-13.1b Final Report of Structural & Special Inspections is attached to this certificate.
☐ Yes ☐ Not Required

A copy of the HECO-13.3b AE Checklist for Beneficial Occupancy is attached to this certificate.
☐ Yes

A copy of the approved Testing and Air Balancing (TAB) Report by the engineer of record is attached to this certificate or pending future submission before permit close-out.
☐ Yes ☐ Pending submission ☐ Not Required

VEES documentation (if VEES is compliance method selected to meet High Performance Building Act).
☐ Yes ☐ Pending submission ☐ Not Required

GEORGE MASON UNIVERSITY

HECO-13.1ubo
(Rev. 4/24)
Page 2 of 2

cont...

A copy of the ASHRAE 110 Test for Fume Hoods and Verification is attached to this certificate or pending future submission with the TAB report before permit close-out.
☐ Yes ☐ Pending submission ☐ Not Required

A/E Firm Name: _____
Name: _____
Date: _____

Verification of Completion by Contractor
A copy of the NFPA 13 Test Certificate Form(s) is attached to this certificate.
☐ Yes ☐ Not Required Contractor's Material and Test Certificate for Underground Piping
☐ Yes ☐ Not Required Contractor's Material and Test Certificate for Aboveground Piping

A copy of the NFPA 72 Record of Completion Form is attached to this certificate.
☐ Yes ☐ Pending submission ☐ Not Required

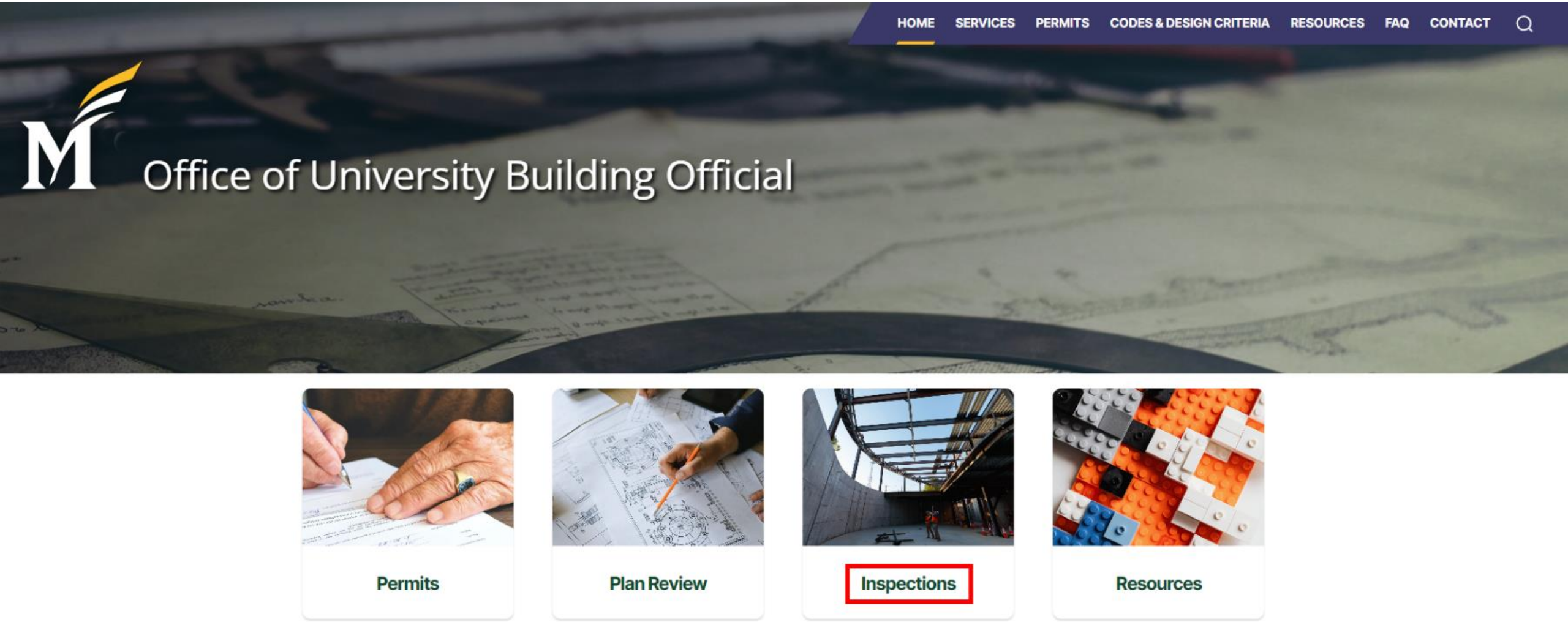
General Contractor: _____
Name: _____
Date: _____

Verification of Completion by CFR and Project Manager
A copy of the Roofing Inspector's Final Report is attached to this certificate.
☐ Yes ☐ Not Required

GMU CFR: _____
Date: _____

GMU Project Manager: _____
Date: _____

[Office of University Building Official – Office of the University Building Official (gmu.edu)]



Inspections

HOME / SERVICES / INSPECTIONS

Construction projects are inspected for compliance with fire/life safety requirements, accessibility guidelines, and structural, mechanical, electrical, plumbing, and energy conservation codes. **Specific inspection requirements are listed on the permit(s) when issued but may not be all-inclusive.**

- **OUBO Inspection Requests (UBOIR)** are submitted through **e-Builder** by the Contractor. Instructions are available on e-Builder. Contact Mason's Project Manager if you need assistance. OUBO strives to perform inspections within two (2) business days after receiving requests.

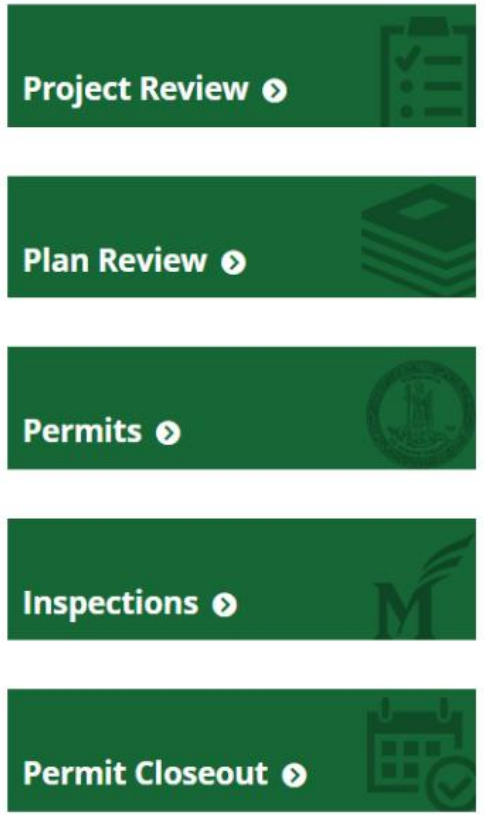
Once issued, permits shall be posted by the general contractor near the entrance to the site or otherwise conspicuous location. OUBO stamped approved construction documents (plans & specifications), OEM installation instructions, and any subsequent RFI, ASI, or shop drawing requiring OUBO approval, shall be available on-site for use by construction and inspection personnel. (USBC Sections 108.1, 109.5, and 110.5.)

The OUBO fully supports all options available to ensure accurate and timely inspection services including 3rd party inspections if applicable.

Special Inspections

Inspection Procedures

Roofing System Permitting and Inspection



Special Inspections

HOME / SPECIAL INSPECTIONS

- Special Inspection Guidelines and Procedures
- HECO-6a6b Statement of USBC Special Inspections & 2018 USBC Special Inspections
- HECO-6c Statement of Contractor's Responsibility
- HECO-13.1b Final Report Of Structural And Special Inspections

FINAL REPORT OF STRUCTURAL AND SPECIAL INSPECTIONS

HECO-13.1b

DATE:

PROJECT TITLE:

PROJECT NUMBER:

A/E OF RECORD:

A/E FIRM OF RECORD:

VA BUSINESS LICENSE:

To the best of my information, knowledge, and belief, the Structural & Special Inspections required for this project, and itemized on the Form HECO-6b, Special Inspections listing attached to the FORM HECO-6a, Statement of Structural and Special Inspections, submitted for permit, have been completed.

The discrepancies that remain outstanding since the last interim report, dated _____, have been corrected or resolved as noted in the attached pages.

Respectfully submitted,

STRUCTURAL ENGINEER OF RECORD

Signature: X

Date:

A/E of RECORD

Signature: X

Date:

SMOKE CONTROL RDP

Signature: X

Date:

AFFIX SEAL, SIGNATURE, & DATE

AFFIX SEAL, SIGNATURE, & DATE

AFFIX SEAL, SIGNATURE, & DATE

CONSTRUCTION FIELD REPRESENTATIVE (CFR)

Signature: X

Date:

UNIVERSITY PROJECT MANAGER

Signature: X

Date:

GEORGE MASON UNIVERSITY

HECO-13.3b
(Rev. 04/24)
Page 1 of 2

AE CHECKLIST FOR BENEFICIAL OCCUPANCY

Date: _____

To: Facilities Administration
George Mason University
4400 University Drive, MSN 1E4
Fairfax, Virginia 22030

PROJECT TITLE: _____

PROJECT NO: _____

Inspection by the A/E and Agency prior to OUBO inspection allows for earlier Beneficial Occupancy. Assure that the following items are complete or do not apply to the project before scheduling a Substantial Completion Inspection.

Site / Building Accessibility

- ☐ Route from the entrance to the public way
- ☐ Accessible fixtures, spaces, grab bars, and clearances

Means of Egress

- ☐ Exit Access / Exit / Exit Discharge clear and unobstructed
- ☐ Delayed egress / Access controlled locks
- ☐ Door Hardware / types required

HVAC

- ☐ Ventilation
- ☐ Exhaust Systems
- ☐ Special Systems (smoke control, dust collection)
- ☐ Testing and Balancing Report

Electrical

- ☐ Egress lighting with emergency power on and off
- ☐ Boxes (back, junction, and pull) covered
- ☐ Exit Signs
- ☐ Lightning Protection Certification

Plumbing

- ☐ Fixtures tested and properly functioning
- ☐ Lab gases
- ☐ Secondary Roof Drainage
- ☐ Potable Water Report

GEORGE MASON UNIVERSITY

HECO-13.3b
(Rev. 04/24)
Page 2 of 2

Fire Safety

- ☐ Fire alarm system accepted: NFPA 72 Record of Completion
- ☐ Sprinkler system accepted: NFPA ☐ 13 ☐ 13R ☐ 13D
  - ☐ Contractor's Material and Test Certificate for Underground Piping
  - ☐ Contractor's Material and Test Certificate for Aboveground Piping
- ☐ Supervising Station Name

General Safety

- ☐ Floor finishes complete
- ☐ Elevator Acceptance inspections and Test Report
- ☐ Contractor Clean up

Close Out Documents

- ☐ A tentative list of unfinished Work and defective Work (Punch List) is attached.

I have inspected for as noted above and conclude that the building is substantially complete and ready for beneficial occupancy.

By: _____ _____
(Signature) (date)

Typed Name: _____

Title: _____

TAB REPORT

AIR BALANCE
WATER BALANCE
SYSTEM ANALYSIS
ENERGY ANALYSIS
INSPECTIONS

NEBB CERT. No. 2854

CERTIFIED REPORT

prepared by

ANNANDALE BALANCING COMPANY, INC

Engineering Consultants

HEATING
VENTILATING
AIR CONDITIONING
ENVIRONMENTAL CONTROL
BUILDING SYSTEM COMMISSIONING

Established 1974

6121 LINCOLNIA ROAD, SUITE 202
ALEXANDRIA, VA 22312
Telephone (703) 256-2097

Annandale Balancing Company, Inc.
6121 Lincolnia Road, Suite 202
Alexandria, Virginia 22312-2764

TERMINAL BOX TEST REPORT

PROJECT: 2023414 GMU VAN METRE HALL ENGINEERING LAB 3RD FLOOR			
UNIT	AHU-09 (EXISTING)	SYSTEM	HVAC
LOCATION	PLENUM	SERVICE	VARIOUS
MANUFACTURER	NAILOR	TEST INSTRUMENT	MICROMANOMETER

LOCATION OR ADDRESS	TERMINAL BOX			MAXIMUM FLOW			MINIMUM FLOW			FAN FLOW			CAL. FACT.
	NUMBER	TYPE	SIZE	DES.	ACT.	SETPNT	DES.	ACT.	SETPNT	DES.	ACT.	SETPNT	
26	D-800	E/COWH	8"	800	831		350	335	NA	NA	NA	NA	.60
2	E3-14	E/COWH	10"	1200	1243		360	357	NA	NA	NA	NA	.70
25	E-1200	E/COWH	10"	1200	1195		360	366	NA	NA	NA	NA	.75
3	E3-13	E/COWH	10"	1200	1209		360	355	NA	NA	NA	NA	.75
4	E3-15	E/COWH	10"	1200	1265	*	360	359	NA	NA	NA	NA	.83
6	E3-16	E/COWH	10"	1200	1260	*	360	360	NA	NA	NA	NA	.79
5	D3-17	E/COWH	10"	800	850	*	350	350	NA	NA	NA	NA	.62
TOTAL				7600	7853		2500	2482					

REMARKS: THE SYSTEM STATIC IS AT 1.55" W.C.

NEBB TRS 16-2001 | UOM: IP | TEST DATE: 09/18/2023 | READINGS BY: M.WILLIAMS | PAGE: 2

Report is not valid unless it is submitted with an accompanying NEBB Certification form stamped with a National Environmental Balancing Bureau Certification Seal

NFPA Test Certificate Forms

Contractor's Material and Test Certificate for Aboveground Piping

PROCEDURE
Upon completion of work, inspection and tests shall be made by the contractor's representative and witnessed by the property owner or their authorized agent. All defects shall be corrected and system left in service before contractor's personnel finally leave the job.

A certificate shall be filled out and signed by both representatives. Copies shall be prepared for approving authorities, owners, and contractor. It is understood the owner's representative's signature in no way prejudices any claim against contractor for faulty material, poor workmanship, or failure to comply with approving authority's requirements or local ordinances.

Property name | Date

Property address

Plans
- Accepted by approving authorities (names)
- Address
- Installation conforms to accepted plans ❑ Yes ❑ No
- Equipment used is approved ❑ Yes ❑ No
  If no, explain deviations

Instructions
- Has person in charge of fire equipment been instructed as to location of control valves and care and maintenance of this new equipment? If no, explain ❑ Yes ❑ No
- Have copies of the following been left on the premises? ❑ Yes ❑ No
  1. System components instructions ❑ Yes ❑ No
  2. Care and maintenance instructions ❑ Yes ❑ No
  3. NFPA 25 ❑ Yes ❑ No

Location of system: Supplies buildings

Sprinklers

Make	Model	Year of manufacture	Orifice size	Quantity	Temperature rating

Pipe and fittings
Type of pipe _____
Type of fittings _____

Alarm valve or flow indicator

Alarm device			Maximum time to operate through test connection	
Type	Make	Model	Minutes	Seconds

Dry pipe operating test

Dry valve			Q. O. D.		
Make	Model	Serial no.	Make	Model	Serial no.

	Time to trip through test connection[a,b]		Water pressure	Air pressure	Trip point air pressure	Time water reached test outlet[a,b]		Alarm operated properly	
	Minutes	Seconds	psi	psi	psi	Minutes	Seconds	Yes	No
Without Q.O.D.									
With Q.O.D.									

If no, explain

[a] Measured from time inspector's test connection is opened.
[b] NFPA 13 only requires the 60-second limitation in specific sections.

Contractor's Material and Test Certificate for Underground Piping

PROCEDURE
Upon completion of work, inspection and tests shall be made by the contractor's representative and witnessed by an owner's representative. All defects shall be corrected and system left in service before contractor's personnel finally leave the job.

A certificate shall be filled out and signed by both representatives. Copies shall be prepared for approving authorities, owners, and contractor. It is understood the owner's representative's signature in no way prejudices any claim against contractor for faulty material, poor workmanship, or failure to comply with approving authority's requirements or local ordinances.

Property name | Date

Property address

Plans
- Accepted by approving authorities (names)
- Address
- Installation conforms to accepted plans ❑ Yes ❑ No
- Equipment used is approved ❑ Yes ❑ No
  If no, state deviations

Instructions
- Has person in charge of fire equipment been instructed as to location of control valves and care and maintenance of this new equipment? If no, explain ❑ Yes ❑ No
- Have copies of appropriate instructions and care and maintenance charts been left on premises? If no, explain ❑ Yes ❑ No

Location: Supplies buildings

Underground pipes and joints
- Pipe types and class | Type joint
- Pipe conforms to _____ standard ❑ Yes ❑ No
  Fittings conform to _____ standard ❑ Yes ❑ No
  If no, explain
- Joints needing anchorage clamped, strapped, or blocked in accordance with _____ standard ❑ Yes ❑ No
  If no, explain

Test description
Flushing: Flow the required rate until water is clear as indicated by no collection of foreign material in burlap bags at outlets such as hydrants and blow-offs. Flush in accordance with the requirements of 10.10.2.1.3.
Hydrostatic: All piping and attached appurtenances subjected to system working pressure shall be hydrostatically tested at 200 psi (13.8 bar) or 50 psi (3.4 bar) in excess of the system working pressure, whichever is greater, and shall maintain that pressure ±5 psi (0.34 bar) for 2 hours.
Hydrostatic Testing Allowance: Where additional water is added to the system to maintain the test pressures required by 10.10.2.2.1, the amount of water shall be measured and shall not exceed the limits of the following equation (for metric equation, see 10.10.2.2.6):

$$L = \frac{SD\sqrt{P}}{148{,}000}$$

L = testing allowance (makeup water), in gallons per hour
S = length of pipe tested, in feet
D = nominal diameter of the pipe, in inches
P = average test pressure during the hydrostatic test, in pounds per square inch (gauge)

Flushing tests
- New underground piping flushed according to _____ standard by (company) ❑ Yes ❑ No
  If no, explain
- How flushing flow was obtained ❑ Public water ❑ Tank or reservoir ❑ Fire pump
  Through what type opening ❑ Hydrant butt ❑ Open pipe
- Lead-ins flushed according to _____ standard by (company) ❑ Yes ❑ No
  If no, explain
- How flushing flow was obtained ❑ Public water ❑ Tank or reservoir ❑ Fire pump
  Through what type opening ❑ Y connection to flange and spigot ❑ Open pipe

NFPA 72 Record of Completion Form

SYSTEM RECORD OF COMPLETION

This form is to be completed by the system installation contractor at the time of system acceptance and approval.
It shall be permitted to modify this form as needed to provide a more complete and/or clear record.
Insert N/A in all unused lines.
Attach additional sheets, data, or calculations as necessary to provide a complete record.

Form Completion Date: _____ Supplemental Pages Attached: _____

1. PROPERTY INFORMATION

Name of property: _____
Address: _____
Description of property: _____
Name of property representative: _____
Address: _____
Phone: _____ Fax: _____ E-mail: _____

2. INSTALLATION, SERVICE, TESTING, AND MONITORING INFORMATION

Installation contractor: _____
Address: _____
Phone: _____ Fax: _____ E-mail: _____
Service organization: _____
Address: _____
Phone: _____ Fax: _____ E-mail: _____
Testing organization: _____
Address: _____
Phone: _____ Fax: _____ E-mail: _____
Effective date for test and inspection contract: _____
Monitoring organization: _____
Address: _____
Phone: _____ Fax: _____ E-mail: _____
Account number: _____ Phone line 1: _____ Phone line 2: _____
Means of transmission: _____
Entity to which alarms are retransmitted: _____ Phone: _____

3. DOCUMENTATION

On-site location of the required record documents and site-specific software: _____

4. DESCRIPTION OF SYSTEM OR SERVICE

This is a: ❑ New system ❑ Modification to existing system Permit number: _____
NFPA 72 edition: _____

4.1 Control Unit

Manufacturer: _____ Model number: _____

4.2 Software and Firmware

Firmware revision number: _____

4.3 Alarm Verification

❑ This system does not incorporate alarm verification.
Number of devices subject to alarm verification: _____ Alarm verification set for _____ seconds

SYSTEM RECORD OF COMPLETION *(continued)*

9. NOTIFICATION APPLIANCES

Type	Quantity	Description
Audible		
Visible		
Combination Audible and Visible		

10. SYSTEM CONTROL FUNCTIONS

Type	Quantity
Hold-Open Door Releasing Devices	
HVAC Shutdown	
Fire/Smoke Dampers	
Door Unlocking	
Elevator Recall	
Elevator Shunt Trip	

11. INTERCONNECTED SYSTEMS

❑ This system does not have interconnected systems.
❑ Interconnected systems are listed on supplementary sheet _____.

12. CERTIFICATION AND APPROVALS

12.1 System Installation Contractor

This system as specified herein has been installed according to all NFPA standards cited herein.

Signed: _____ Printed name: _____ Date: _____
Organization: _____ Title: _____ Phone: _____

12.2 System Operational Test

This system as specified herein has tested according to all NFPA standards cited herein.

Signed: _____ Printed name: _____ Date: _____
Organization: _____ Title: _____ Phone: _____

12.3 Acceptance Test

Date and time of acceptance test: _____
Installing contractor representative: _____
Testing contractor representative: _____
Property representative: _____
AHJ representative: _____

Roofing Inspectors Final Report

SINCE F&R 1881

FROEHLING & ROBERTSON, INC.
Engineering Stability Since 1881

1734 Seibel Drive, NE
Roanoke, Virginia 24012-5624
T 540.344.7939 I F 540.344.3657

Project No. 62S-0207 October 10, 2016

Virginia Military Institute
Institute Planning Office
320 South Institute Hill
Lexington, VA 24450

Attention: COL Keith Jarvis (jarvistk@vmi.edu)

Subject: Summary of Roofing Inspections and Survey
Corps Physical Training Facility - Phase 1
Lexington, Virginia

Dear COL Jarvis:

The purpose of this report is to summarize the results of the roofing inspections and survey performed on the low slope roof for the Corps Physical Training Facility - Phase 1 (CPTF-1).

Project Information

The CPTF-1 roof consists of three separate roofing systems. The main roof or barrel roof is a standing seam metal roof that consists of Fabral Stand N Seam©, 16 in wide, 22 gauge, metal panels. The metal roof covers an area of approximately 90,000 square feet (sf) when measured in a plan view. The low slope roofing system consists of two roofs located on the north and west perimeters of the CPTF and cover an area of approximately 21,000 sf. The low slope roofing system consists of a 60-mil reinforced, white, PVC membrane, over polyiso insulation which was fully adhered to a concrete deck. The third roofing system consists of a Carlisle Hydropak Roof Garden, vegetative roof, system and gravel setting beds. The vegetative roof system was installed over the PVC membrane roofing system. The roofing contractor was Don Largent Roofing. Installation of the metal roofing system began on December 30, 2015. Installation of the single membrane (PVC) roof system began on July 8, 2016 and was completed on September 9, 2016. During this period F&R's roofing inspector was on site to observe the installation of both metal and PVC roofing systems. In addition, F&R personnel visited the site to verify the completion of the vegetative roofing system on October 3 and 5, 2016. The installation of the vegetative roof was completed on October 4, 2016. Daily field reports summarizing roofing activities were issued by F&R during the installation of the metal and PVC roof systems. Pictures showing the completed roof have been included in this report.

GOLDEN SEAL TOTAL ROOFING SYSTEM WARRANTY

CARLISLE SYNTEC SYSTEMS

EDGE-TO-EDGE WITH LIMITED COVERAGE
FOR HAIL AND ACCIDENTAL PUNCTURES

WARRANTY NO.:
BUILDING OWNER:
NAME OF BUILDING:
BUILDING ADDRESS:
DATE OF COMPLETION OF THE CARLISLE TOTAL ROOFING SYSTEM:
DATE OF ISSUE:

Carlisle Roofing Systems, Inc., (Carlisle) warrants to the Building Owner (Owner) of the above described building, that; subject to the terms, conditions, and limitations stated in this warranty, Carlisle will repair any leak in the Carlisle Roofing System (Carlisle Total Roofing System) installed by a Carlisle Authorized Roofing Applicator for a period of -- years, commencing with the date of Carlisle's acceptance of the Carlisle Total Roofing System installation. However, in no event shall Carlisle's obligations extend beyond -- years, subsequent to the date of substantial completion of the Carlisle Total Roofing System. See below for exact date of warranty expiration.

The Carlisle Total Roofing System is defined as the following newly installed Carlisle brand materials: Membrane, Flashings, Adhesives and Sealants, Insulation, Cover Boards, Fasteners, Fastener Plates, Fastening Bars, Edge Metal, Insulation Adhesives and any other newly installed Carlisle brand products utilized in this installation.

TERMS, CONDITIONS, LIMITATIONS

1. Owner shall provide Carlisle with written notice via letter, fax or email within thirty (30) days of any leak in the Carlisle Total Roofing System. Owner should send written notice of a leak to Carlisle's Warranty Services Department at the address set forth at the bottom of this warranty. By so notifying Carlisle, the Owner authorizes Carlisle or its designee to investigate the cause of the leak. Should the investigation reveal the cause of the leak to be outside the scope of this Warranty, investigation and repair costs for this service shall be paid by the Owner.

2. If, upon inspection, Carlisle determines that the leak is caused by a defect in the Carlisle Total Roofing System's materials, or workmanship of the Carlisle Authorized Roofing Applicator in installing the same, Owner's remedies and Carlisle's liability shall be limited to Carlisle's repair of the leak. Carlisle shall have sole responsibility in determining the method of repair of the area.

3. This warranty shall not be applicable if, upon Carlisle's inspection, Carlisle determines that any of the following has occurred:
(a) The Carlisle Total Roofing System is damaged by: natural disasters, lightning, fire, insects, animals, windblown debris or objects, earthquakes, tornados, hail, hurricanes, and winds of (3 second) peak gust speeds of -- mph or higher measured at 10 meters above ground and hail greater than -- inches in diameter (as reported by the National Climatic Data Center). Carlisle shall not be responsible for any changes in appearance or surface imperfections caused by hail incidents.
(b) Loss of integrity of the building envelope and/or structure, including, but not limited to, partial or complete loss of roof decking, wall siding, windows, roof top units, doors or other envelope components; or
(c) All associated building components, including but not limited to the deck substrate, joists, columns and foundation, must also meet wind speed design requirements.
(d) The Carlisle Total Roofing System is damaged by any acts, accidents, misuse, abuse, vandalism, civil disobedience or the like, however, this warranty does provide limited coverage to provide for the repair of any leaks in the Carlisle Total Roofing System caused by accidental punctures (but not including punctures caused by snow removal or other trades during new construction). The extent of this limited warranty to repair punctures shall not exceed 0 man hours per year during the life of the

GEORGE MASON UNIVERSITY

David Farris
Risk, Safety, & Resilience

29 May 2024

Emergency Management & Fire Safety	Employee Health & Well-Being	Environmental Health & Safety	Operational Risk Management	Enterprise Risk Management
Prepares the campus community for potential emergency and manages the response operations. Inspects and maintains fire and life safety systems.	Offers medical services to Mason employees (vaccines, travel consultation, physicals) and manages the institution Medical Surveillance Program.	Manages laboratory safety, occupational safety, and environmental compliance programs. Offers training, conducts inspections, and supports university research.	Administers the state Risk Management Plan, manages the Accident and Incident Program, Driver Safety Program, and university insurance plans and procedures	Identifies threats and opportunities that affect the achievement of the University's mission and strategic objectives and develops plans/solutions to address challenges

Fire Safety Systems Inspections/Testing

Documented in Mason's Fire Safety Plan

- Fire alarm system
- Sprinkler system
- Fire pumps
- Backflow preventers
- Standpipes
- Fire and Roll-up Doors
- Kitchen hood systems

Table 2: Fire Suppression Equipment Testing

Equipment	Inspection Frequency	Resp. Party	Testing Frequency	Resp. Party
Automatic Fire Doors/Curtains/ Rollup Doors	Semi-Annually	Facilities Management	Annually	EHS
Back Flow Preventers	Monthly	EHS	Annually	EHS
Commercial Cooking Hood Systems	As Necessary. Dependent on Use	EHS	Semi-Annually	EHS
Control Valves (sealed or unmonitored)	Weekly	EHS	Quarterly	EHS
Control Valves (locked or tampered)	Monthly	EHS	Quarterly	EHS
Dry / Pre-action systems	Monthly	EHS	Annually	EHS
Elevator Hoistways			Annually	EHS
Emergency Exit Signs			Monthly	Occupant
Fire Department Connections	Quarterly	EHS	5- Year	EHS / Fire Dept
Fire Alarm Systems	Weekly	Facilities Management	Annually	EHS
Fire Extinguishers	Monthly	EHS	Annually	EHS
Fire Pumps	Weekly / Monthly	EHS	Annually	EHS
Internal Pipe Inspection			5-Year	EHS
Pressure Gauges	Monthly	EHS	5-Year	EHS

Safety Inspections

- Occupant issues:
  - Blocked egress
  - Storage
  - Obstructed sprinkler heads
  - Improper wiring
  - Appliances
- Damage to life safety systems
- Missing fire extinguishers
- Post Occupancy walk through
- Building orientation tours for First Responders

Safety Concerns During Construction & Renovation

Outside of construction areas

- Crane lifts/swings
- Environmental impacts
- Impacts community/pedestrian/employee/student safety
- Impact on university operations

Accident & Incident Investigations

- Involving Mason employees, students, or visitors
- OSHA reportable incidents
- Assist third parties as necessary to conduct internal/external investigations

Large Events

- Assistance with occupancy calculations
- Ingress and egress safety
- Help stakeholders comply with OUBO, HECO, EHS, and University standards, procedures, and policies
- Crowd Manager and Fire Safety Training
- Identification of required permits
- Observed fire safety issues

Asbestos and Lead

EHS Conducts Inspections, Testing, and/or Sampling

- Small projects performed by Mason employees
- Small projects that require a contractor (e.g., pulling cable, installing fixtures, or repairs) that are not part of a larger renovation/construction project.
- Examples - floor in office suite, telecom installation, light fixture repair.

Project/Contractor Conducts Testing and/or Sampling

- Renovation or construction projects performed by contractors
- Examples – projects that required demolition, space renovations, building system upgrades.

Consultation

- Initial investigation into potential lead or asbestos issues
- Understand potential impacts on campus operations
- Scheduling projects and engaging stakeholders
- Review designs and project plans
- Assess safety risks
- Required training
- Emergency response planning

GEORGE MASON UNIVERSITY

Questions

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GEORGE MASON UNIVERSITY

LAND DEVELOPMENT PROGRAM
PALD PROCESS OVERVIEW

By Zhongyan Xu/Brenda Claudio

May 29, 2024

OUBO Safety Month

ROLES AND RESPONSIBILITIES

- ✓Serve as the VSMP authority on behalf of DEQ for land disturbing projects and ensure compliance with the VAR10 Permit.
  - Manage, implement, improve, and evaluate the GMU Annual Standards and Specifications for ESC and SWM
  - Oversee site inspections and compliance with the VAR10 Permit

VSMP: Virginia Stormwater Management Program

DEFINITION OF LAND DISTURBANCE

- 9VAC25-870-10. Definitions
- *"a manmade change to the land surface that potentially changes its runoff characteristics including clearing, grading or excavation, except that the terms shall not include those exemptions specified in 62.1-44.15:34 of the Code of Virginia"*

VSMP: Virginia Stormwater Management Program

MASON PERMIT APPLICATION

- Mason Land Disturbance Permit: Local Permit
- Land disturbance > 2,500 sq ft
- PALD Process in e-builder

DEQ PERMIT APPLICATION

- Construction General Permit: State Permit
- Land disturbance > 1 acre
- Registration Statement, Fee and other.

MASON VSMP PROGRAM

- Plan Review and Permit Application

<u>Apply to all design, construction, and maintenance activities on Mason</u>

- Start the PALD process in ebuilder as soon as concept stage
  - ✓ PM initiates the process
- Mason LD will determine if a LD permit is required or not.
- If the Mason LD permit is not required

GEORGE MASON UNIVERSITY
Facilities Administration
Land Development
(703) 993-2525

Land Disturbance Permit
NOT REQUIRED

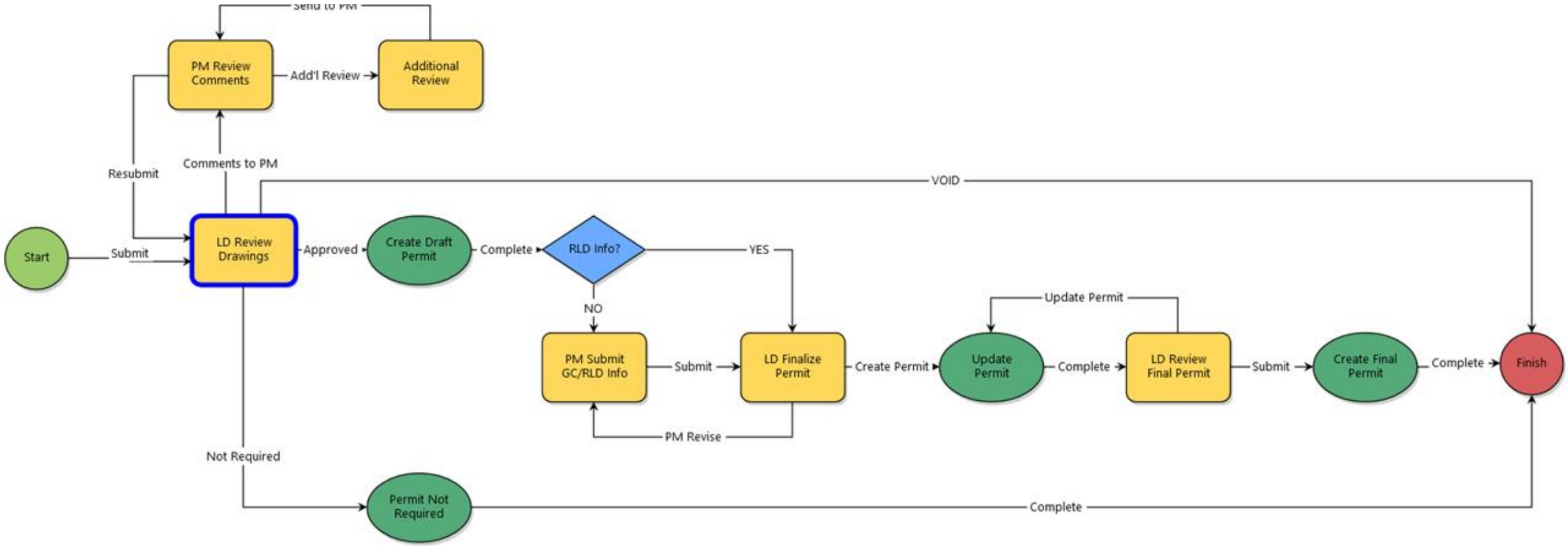
Date: March 31, 2021
Annual Standards and Specification Edition: 2020 Version

Project Information

MASON VSMP PROGRAM

- Plan review (e-builder PALD)
  - ✓Iterative
    - Need to build the review time into project schedule
  - ✓Detailed submittal requirements and checklist in AS&S (Section 4 and Appendix C)
    - AS&S is reviewed and approved by DEQ annually
    - Complaint with Virginia Law and Regulations
    - Available at stormwater.gmu.edu
  - ✓A stand-alone submittal package for site development, ESC, SWM, SWPPP

E-BUILDER PALD PROCESS



QUESTIONS?

CONTACTS

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- Ebuilder Support
  ebuilder@gmu.edu

GEORGE MASON UNIVERSITY

Alex Iszard
Facilities: Planning, Design, & Construction

29 May 2024

Planning, Design, & Construction (PDC)

WHO WE ARE

- Planning, Design, and Construction is a team of architects, engineers, project managers, and inspectors. We manage the full life-cycle of a variety of projects ranging from wayfinding signage to new buildings.

18
Full-Time Staff

$ 300m
Capital Spend

256
Active Projects

DESIGNING FOR THE PRESENT

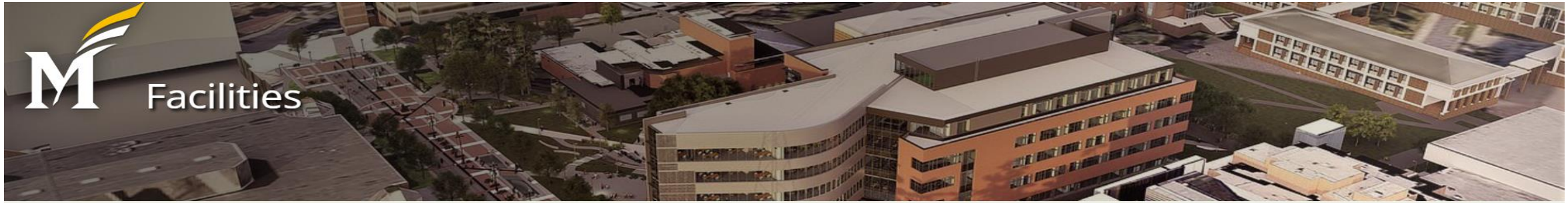
The overall appearance of campus, the ability for people to find their way around, and the functionality and comfort of our furniture all contribute to a positive experience for our students, employees, and visitors.

Projects in this area can be as small as office furniture for a new professor or as large as planning the interior design for a new building. Signage projects are similarly wide-ranging and include everything from a new directory sign in a lobby to the renaming of an entire building (we did two of these last year). This group manages design standards on campus, ensuring aesthetic consistency and cohesion university-wide.

WHAT WE DO

- Environmental Engineering
- Interior Design
- Move Coordination
- Project Inspections
- Project Management
- Signage and Graphics

Facilities IT



IT Support for Facilities Staff

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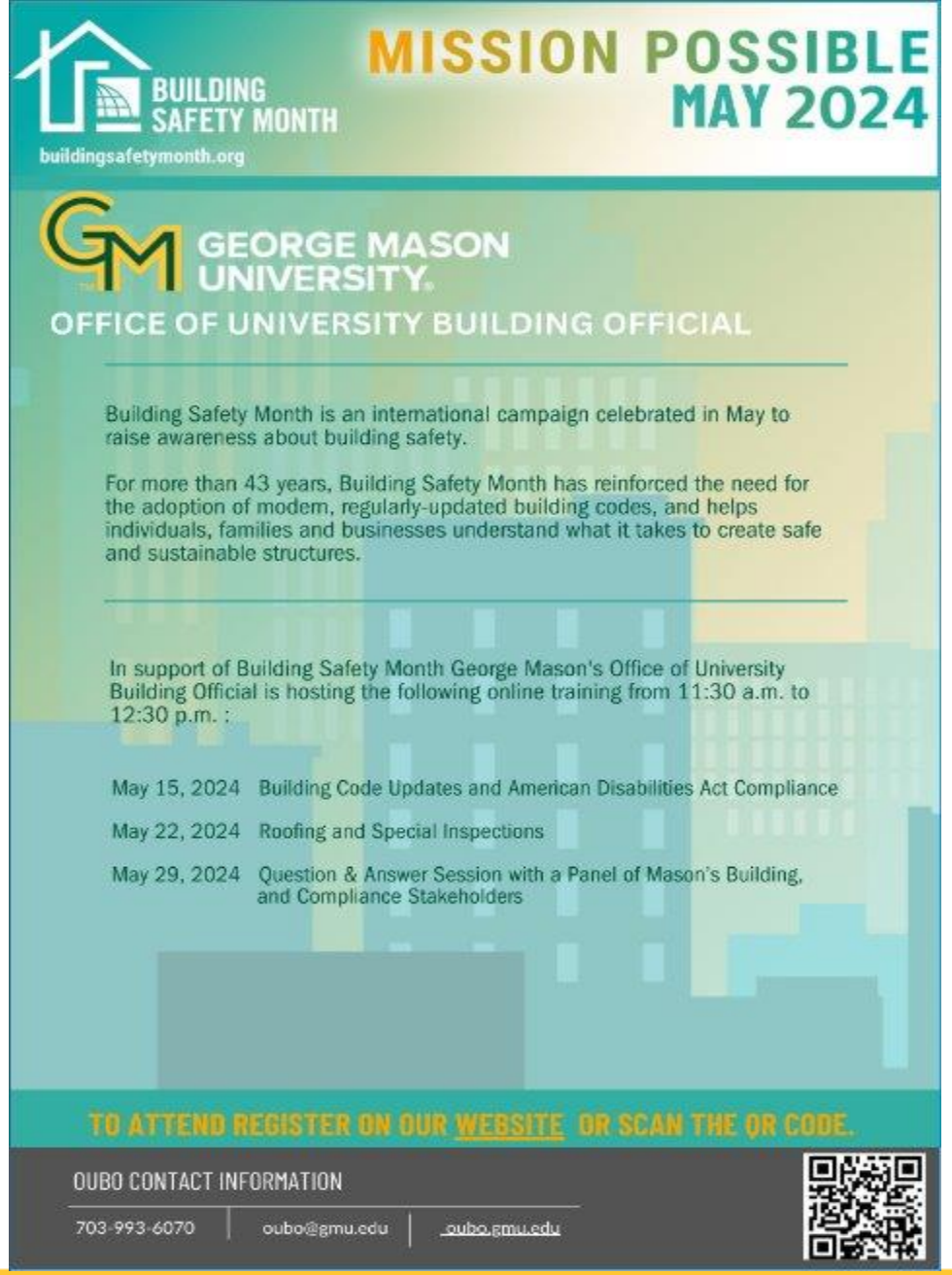
[IT Support for Facilities Staff – Facilities (gmu.edu)]


BUILDING SAFETY MONTH
buildingsafetymonth.org
MISSION POSSIBLE
MAY 2024
GEORGE MASON UNIVERSITY
OFFICE OF UNIVERSITY BUILDING OFFICIAL
Building Safety Month is an international campaign celebrated in May to raise awareness about building safety.
For more than 43 years, Building Safety Month has reinforced the need for the adoption of modern, regularly-updated building codes, and helps individuals, families and businesses understand what it takes to create safe and sustainable structures.
In support of Building Safety Month George Mason's Office of University Building Official is hosting the following online training from 11:30 a.m. to 12:30 p.m. :
May 15, 2024 Building Code Updates and American Disabilities Act Compliance
May 22, 2024 Roofing and Special Inspections
May 29, 2024 Question & Answer Session with a Panel of Mason's Building, and Compliance Stakeholders
TO ATTEND REGISTER ON OUR WEBSITE OR SCAN THE QR CODE.
OUBO CONTACT INFORMATION
703-993-6070
oubo@gmu.edu
oubo.gmu.edu

QUESTIONS?

Learn More at OUBO.GMU.EDU