



Unitarian Universalist Church of Las Cruces

2000 South Solano Drive, El Paso, Texas 88001

Part I Facilities Condition Assessment for Priority Level 1 Findings

ELECTRICAL- ALPHA ENGINEERING, INC. 

NARRATIVES

Building 1 Sanctuary | Gallery

Finding B1.1 This building does not have fire alarm installed, although the fire alarm control panel for the Religious Education building seems to be located at this building.

Solution B1.1 Provide fire alarm devices in this building for complete fire alarm coverage, reference 2009 International Fire Code.

Finding B1.2 There is insufficient emergency lighting throughout the building. For example, there is no emergency lighting in the men's or women's restrooms.

Solution B1.2 Provide additional emergency lights as required to provide emergency egress, reference NFPA 101 Life Safety Code, 2009 Edition.

Finding B1.3 There is no exterior emergency lighting at any exit doors.

Solution B1.3 Provide exterior emergency light at each exterior door, reference NFPA 101 Life Safety Code, 2009 Edition.

Finding B1.4 Existing half wall in Sanctuary building was constructed using Romex cable for electrical wiring. Romex cable is only allowed in residential installations, not commercial buildings.

Solution B1.4 Replace Romex wiring with conduit and copper wiring, reference 2009 National Electric Code.

Finding B1.5 There is a lack of general receptacles throughout the building. Building occupant must use electrical extensions cords to reach areas that have no receptacles. This can pose a safety hazard to the occupants.

Solution B1.5 Install additional receptacles in areas lacking receptacles.

Finding B1.6 Receptacles in Men's and Women's restrooms are not GFI.

Solution B1.6 Replace receptacles with new GFI receptacles, reference 2009 National Electric Code.

Finding B1.7 There are no roof outlets located within 25' ft. of equipment on roof as required by code.

Solution B1.7 Provide roof outlets as necessary to comply with code, reference 2009 National Electric Code.

Finding B1.8 Some exterior outlets are missing or have broken covers.

Solution B1.8 Replace and install new weather proof in-use covers, reference 2009 National Electric Code.

Building 2 Religious Education

Finding B2.1 This building has a fire alarm installed. Fire alarms control panel seems to be located in another building (Sanctuary/ Gallery). Fire alarm coverage is not adequate as there are fire alarm notification and initiation devices missing throughout. For example, two exterior doors are missing pullstations and horn/strobes are missing in some rooms. Smoke detectors are residential type and not connected to fire alarm control panel. Existing pullstations are quipped with "break glass" feature which is very unsafe.

Solution B2.1 Provide additional pullstations and horn/strobes for complete fire alarm coverage. Provide smoke detectors throughout building per code, connected to fire alarm control panel. Replace all old pullstations that require glass to be broken with new pullstations, reference 2009 International Fire Code.

Finding B2.2 There is insufficient emergency lighting throughout the building.

Solution B2.2 Provide additional emergency lights as required to provide emergency egress, reference NFPA 101 Life Safety Code, 2009 Edition.

Finding B2.3 There is no exterior emergency lighting at any exit doors.

Solution B2.3 Provide exterior emergency light at each exterior door, reference NFPA 101 Life Safety Code, 2009 Edition.

Finding B2.4 There is a lack of general receptacles throughout the building. Building occupant most use electrical extensions cords to reach areas that have no receptacles. This can pose a safety hazard to the occupants.

Solution B2.4 Install additional receptacles in areas lacking receptacles.

Finding B2.5 Some exterior outlets are missing or have broken covers.

Solution B2.5 Replace and install new weather proof in-use covers, reference 2009 National Electric Code.

Finding B2.6 Several receptacles are located within 6' ft. of water source but are not GFI, per NEC code.

Solution B2.6 Replace receptacles with new GFI receptacles, reference 2009 National Electric Code.

Finding B2.7 Several exit signs and combination exit/emergency lights are broken and not working.

Solution B2.7 Replace exit signs and combination exit/emergency lights as necessary, reference NFPA 101 Life Safety Code, 2009 Edition.

Finding B2.8 Existing panelboard 'B' located in storage room does not have proper clearances required by code.

Solution B2.8 Remove stored equipment in front of panel to provide minimum 36" inches of clearance space as required by 2009 National Electric Code.

Building 3 Library | Admin

Finding B3.1 This building does not have fire alarm installed.

Solution B3.1 Provide fire alarm devices in this building for complete fire alarm coverage, reference 2009 International Fire Code.

Finding B3.2 There is insufficient emergency lighting throughout the building.

Solution B3.2 Provide additional emergency lights as required to provide emergency egress, reference NFPA 101 Life Safety Code, 2009 Edition.

Finding B3.3 *There is no exterior emergency lighting at any exit doors.*

Solution B3.3 *Provide exterior emergency light at each exterior door, reference NFPA 101 Life Safety Code, 2009 Edition.*

Finding B3.4 *Existing storage room located outside minister's office was constructed using Romex cable for electrical wiring. Romex cable is only allowed in residential installations, not commercial buildings.*

Solution B3.4 *Replace Romex wiring with conduit and copper wiring, reference 2009 National Electric Code.*

Finding B3.5 *Existing exterior light fixture was removed. J-box was not covered properly leaving exposed wiring.*

Solution B3.5 *Provide blank cover on existing J-box or re-install exterior light fixture.*

Finding B3.6 *Receptacle in library is not working.*

Solution B3.6 *Electrician to trace circuit and find fault.*

Finding B3.7 *Lighting in some offices are MR16 lamping fixtures. These fixtures are not energy efficient.*

Solution B3.7 *Recommend that the light fixtures be replaced with fluorescent or LED light fixtures.*

Finding B3.8 *Load Center panels are installed. Load Center panels are generally installed in residences.*

Solution B3.8 *Replace load center with panelboards.*



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2000 South Solano Drive Las Cruces, New Mexico 88001

Photo 3

Part I Facilities Condition Assessment

ELECTRICAL 

REFERENCE PHOTOS

Photo 1

Photo 4

Photo 2