

CITY COUNCIL AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Police Station Feasibility Report
DEPARTMENT: City Manager's Office
PRESENTED BY: Dan Eernisse, Economic Development/Real Estate Manager
ACTION: <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing <input checked="" type="checkbox"/> Discussion

PROBLEM/ISSUE STATEMENT:

The Shoreline Police facility on 185th has long been recognized as sub-standard. While the police facility has been incrementally upgraded through small remodels and renovations, the building is considered unworthy of comprehensive improvements. To appreciate the condition of the facility, the City Council toured the facility last September and found it to be a cramped and out-dated facility that is in stark contrast to the employee spaces provided in City Hall. Council subsequently set Council Goal #5: "Promote and enhance the City's safe community and neighborhood initiatives and programs," and included an action step to "Complete the police station feasibility study to determine if operational efficiencies can be gained between City and police operations, police neighborhood storefronts, and police volunteers." Aided by the availability of seizure funds, City staff conducted a feasibility study of alternatives for an improved police station including (1) a new police facility on the current 185th site, (2) a new facility on a new site, and (3) the staff recommendation of moving the police onto the City Hall campus. At this time, staff is continuing to pursue the third alternative of moving police into City Hall.

RESOURCE/FINANCIAL IMPACT:

\$2.3 million in liquid and approximately \$1.1 million real estate assets are available for the project. Staff estimates that these assets will be sufficient to acquire additional property to build out City Hall's third floor and to design the police facility for the first floor and addition. It is anticipated, though, that an additional \$1.7 million will be needed to complete the project.

RECOMMENDATION

Staff recommends adding Alternative 3, moving police to the City Hall campus, to the proposed 2014-2019 CIP. In addition, staff recommends completing design and build-out of the third floor, acquiring the Grease Monkey property, and designing the police facility at City Hall with the \$2.3 million of available liquid funds. Construction of the police facility will be contingent on available funding in the future.

Approved By: City Manager City Attorney

INTRODUCTION

The Shoreline Police facility on 185th has long been recognized as sub-standard. While the police facility has been incrementally upgraded through small remodels and renovations, the building is considered unworthy of comprehensive improvements. To appreciate the condition of the facility, the City Council toured the facility last September and found it to be a cramped and out-dated facility that is in stark contrast to the employee spaces provided in City Hall. Council subsequently set Council Goal #5: "Promote and enhance the City's safe community and neighborhood initiatives and programs," and included an action step to "Complete the police station feasibility study to determine if operational efficiencies can be gained between City and police operations, police neighborhood storefronts, and police volunteers." Aided by the availability of seizure funds, City staff conducted a feasibility study of alternatives for an improved police station including (1) a new police facility on the current 185th site, (2) a new facility on a new site, and (3) the staff recommendation of moving the police onto the City Hall campus. At this time, staff is continuing to pursue the third alternative of moving police into City Hall.

DISCUSSION

In order to provide a thorough and professional assessment, staff has taken the following steps to date:

- Tours have been conducted of area police stations (Edmonds, Bothell, SeaTac, and Federal Way);
- Chief Ledford and Dan Eernisse attended a three-day Police Station Planning Institute conference in Kansas City, MO;
- Current and future police space needs have been itemized and David A. Clark Architects has conducted a space planning study which is being applied to the three alternatives to determine size, pricing, timing, and feasibility;
- An internal space planning effort has been completed to determine that the City Hall facility can be adapted to suit the Police without significant loss of customer service.

Current Facilities

One indicator of adequacy is size, and the difference between city police stations ranges significantly.

- Shoreline serves a population of 53,200 with a 5,000sf police facility housing 50 sworn officers and 2 professional staff, or 96sf/person.
- Edmonds serves a population of 39,800 with a 22,215sf facility housing 54 sworn officers and 11 professional staff, or 342sf/person.
- Bothell serves a population of 33,720 with a 37,743sf police facility housing 58 sworn officers and 13 dispatchers, or 532sf/person.

This difference in station size is exaggerated by the fact that Shoreline police services are provided through a contract with King County; therefore Shoreline police utilize a combination of city and county facilities, and only the City facility at 1206 N 185th Street is figured into this number; the police communication center, property management,

records, and major crimes are located in King County facilities outside of Shoreline. Therefore, Shoreline doesn't need as much space as do Bothell and Edmonds, which house property management, records, and, in the case of Bothell, communications in-house at the police station.

However, at 96sf/person, Shoreline still falls well below the industry average of between 220 – 400sf/person [from *Police Facility Planning Institute*]. David A. Clark Architects conducted a study of the current space needs of Shoreline police, itemizing all of the current needs and projecting 20 years into the future (Attachment A). The study confirmed that the current facility is significantly undersized, estimating the current space need to be 10,677sf and projecting the 2033 space need to be 12,301sf.

The impact of the lack of space in the current Shoreline Police Station is seen in many ways. Chief Ledford provided the following list of short-comings:

- The police lobby is small, allowing no privacy for citizens when making reports or for two clerks to work uninterrupted;
- Persons brought in for interviews have inappropriate direct access to the police facility, personnel, wanted sheets, and computer screens;
- At least three interview rooms are needed, yet only one is provided;
- Persons getting fingerprinted for volunteer involvement, coaching, etc., are taken through the entire station into the same area where prisoners are booked and held;
- No room is provided for volunteers or outside detectives/officers;
- No lockers or showers are provided since they were removed to make room for more pressing needs;
- The roll call room lacks versatility for briefings or training;
- Evidence processing and storage is extremely small, and evidence is often stored in the detective area;
- SET detective/patrol sergeant space falls significantly short of the industry standards;
- No computer forensics lab is provided, a glaring shortfall given the need to analyze computers, tablets, and cell phones;
- Storage space is grossly inadequate, and items are stored in the hallway, at desks, and in any other available location;
- Parking is limited, both for the public and for staff;
- No room is available for future growth;
- No public meeting rooms are available; and
- The station does not present a positive aesthetic impression of Shoreline.

AVAILABLE FUNDS

Current funds available for police facility improvements come from three sources and vary based on the details of the alternatives.

Treasury Seizure Funds. All three alternatives would be eligible for the \$1.7 million in treasury seizure funds which represent Shoreline police force's portion of seized funds from successful convictions in which its personnel contributed. These funds must be

used within two years of receipt, or three years with an extension granted. Historically, a portion of the monies received were used for:

- Overtime: The support of investigations and operations that may result in further seizures and forfeitures, (e.g., payment of overtime for officers and investigators);
- Travel and Training: The training of Shoreline Police Department (SPD) personnel in any area that is necessary to perform official law enforcement duties;
- Equipment: The purchase or lease of equipment to be used in support of law enforcement purposes;
- Drug Education and Awareness: The costs associated with conducting drug education and awareness programs by the SPD; and
- Capital: The costs associated with capital facilities, their construction, updating, remodeling, furniture, telecommunications equipment, etc.

Sale of Current Building. Alternatives 2 and 3 allow the City to sell the site at 185th which is currently assessed at just over \$1,065,000 by the King County Assessor. The assessed value has been used as a future revenue stream to pay-off construction financing.

Residual City Hall Capital Funding. Alternative 3, which includes building out the third floor of City Hall for the City's use and making changes to the first floor, is able to justify drawing on all of the \$600,000 left over in the Capital Fund reserved from the City Hall project for improvements to City Hall.

ALTERNATIVES

The following analysis of the alternatives employs very conservative estimates of expenses needed to build to LEED specifications provided by staff and David A. Clark Architects. Mr. Clark believes that savings can be achieved as plans solidify and actual bids are received.

Alternative 1: New Facility on Existing Site

The first alternative studied was building a new facility on the current 185th site (Attachment B). In order to have enough space for an adequately-sized facility, three residential lots would need to be acquired that border the station on the north. Once the new space is occupied, the current facility can be demolished to make room for parking. Temporary parking would be necessary during construction, but the current building would be available until the new building is ready for occupancy.

Acquisition of three residential lots (estimated at \$350,000/lot)	\$1,050,000
Backup Generator	400,000
Construction of a new facility (David A. Clark estimate)	<u>7,000,000</u>
Total Cost of Alt 1	<u>\$8,450,000</u>
Treasury Seizure Funds	<u>(1,700,000)</u>
Shortfall in funding	<u>\$6,750,000</u>

Cons: One of the primary downsides of this alternative is that the shortfall in funding is the greatest of the three alternatives. It also requires that the police station find alternative parking during construction. Finally, and most significantly, it is dependent on acquiring three residential lots north of the station using eminent domain if necessary.

Pros: This alternative is positive in that it has no impact on City Hall or other related properties. It also allows the station to function uninterrupted on its current site.

Alternative 2: New Facility on New Site

The second alternative studied was building a new facility on a new site. While this may be somewhat more expensive initially, Alternative 2 has the distinct advantage of allowing the police station to function unimpeded during construction. It also allows the City to recoup some of the cost by selling the current property once construction is completed.

Acquisition of 50,000sf site at \$40/sf	\$2,000,000
Backup Generator	400,000
Construction of new facility (David A. Clark estimate)	7,000,000
Total Cost of Alt 2	\$9,400,000
Seizure funds	(1,700,000)
Proceeds from sale of current building	(1,065,000)
Shortfall in funding	<u>\$6,635,000</u>

Cons: The downside to this alternative is that the shortfall in funding is nearly as great as the first alternative, and it requires that a commercial property be acquired that will likely be taken off the tax rolls.

Pros: The second alternative is positive in that it has no impact on City Hall and it allows the police station to function uninterrupted by construction. Eminent domain is less likely to be used with the second alternative since the property acquired isn't necessarily constrained by its location next to a current City property as it is in the other two alternatives. Since the current facility can be sold, the higher cost for land acquisition is offset by the sale of the current property making the overall cost comparable to building on the existing site.

Alternative 3: Move Police Facility into City Hall

The third alternative studied was creating a police facility on the City Hall campus (Attachment C). After many alternatives were considered, staff concluded that the best place for police would be on the first floor with Planning and Community Development and the Clerk's office moving to a freshly built-out third floor.

Unique to this alternative is the impact on Grease Monkey, Dr. Jensen's office, and on Jersey's Great Food & Spirits. The Grease Monkey property would need to be acquired for parking and expansion of the City Hall building and the month-to-month lease with Dr. Jensen would need to be terminated so that this space could augment required storage and shower facilities lost to the police use of the first floor of City Hall. The Jersey's lease continues through 2017, and nothing in this alternative would prevent Jersey's from continuing to provide great food and spirits for many years to come.

Acquisition of Grease Monkey site	\$1,100,000
Build out of third floor (David A. Clark estimate)	740,000
Backup Generator	400,000
Construction LEED police facility (David A. Clark estimate)	3,100,000
Remodel of Dr. Jensen's office (1,400sf at \$100/sf)	140,000
Total cost of Alt 3	\$5,480,000
Treasury Seizure Funds	(1,700,000)
Proceeds from sale of current facility	(1,065,000)
Capital fund from original City Hall project	(600,000)
Shortfall in funding	<u>\$2,115,000</u>

Cons: The downside to the third alternative is that it displaces two viable businesses without assuring that either will continue to operate within the City. Dr. Jensen's \$21,000 annual rent would also be lost in this alternative, although Dr. Jensen admits that at 80 years old he may be nearing retirement. Finally, the third alternative eliminates the potential for future rent of an unused floor of City Hall.

Pros: The obvious financial benefit of the third alternative is that it is nearly \$4.5 million less expensive than either of the other two alternatives. The third alternative also creates a city use for the third floor of City Hall, which was the long-term goal of building an extra floor; while the plan was to rent the space in the short-term, no tenant has been located in four years. Moving police into City Hall also provides a mechanism and funding for the acquisition of the Grease Monkey site, which completes the City Hall campus land assemblage begun many years ago.

The third alternative is also the only alternative that locates the police at City Hall, providing what staff believes to be a significant benefit to operations. Therefore, it is appropriate to expand on the "City Hall Effect" to provide Council a thorough understanding of the benefits and challenges of moving the police into City Hall. Overall, staff concludes that the benefits derived from consolidating the administrative functions that already occur at City Hall with the essential services police provide will lead to a more cohesive, communicative, and efficient staff team. A number of nearby cities have experienced the same advantages by consolidating police on the City Hall campus including Edmonds, SeaTac, Renton, Bellevue, Lake Forest Park, Issaquah, Federal Way, and Mukilteo.

One City, One Team.

The current separate police and administrative facilities create a physical separation into two staff teams and promote a lack of familiarity with personnel and staff functions. Simply by moving police to City Hall interaction and familiarity will be improved, and formal communication will be enhanced. Consolidation makes the City Hall campus the recognized heart of city services, and it will have similar benefits to those affirmed by Council in its decision to acquire SPU: Shoreline residents will be better served by 'one city, one team.' Shoreline residents will also have the ability to do all of their City business at a single location.

To ensure both police and administrative support, Staff has worked internally at the leadership team and supervisor levels to design a plan for the third floor of City Hall that provides similar spaces to those provided on the first floor. In many cases, such as

document management and the employee lunch room, the third floor space will be improved. Next steps include meeting with employees and police officers to hear concerns and answer questions about moving to different locations or by police moving into City Hall and to form a team that will guide staff through the process.

Staff understands the benefits of consolidation as being more than a by-product of one alternative, but as a worthy goal to be purposefully attained. Given that this alternative is also the most cost-effective solution, staff recommends Alternative 3 to Council as the preferred alternative.

Construction Timeline

The first step toward moving the police to City Hall would be a six to nine month build out of the 9,000+sf of unfinished space on the third floor. The space would look and function much the same as the first floor, and the first floor furniture and staff would largely be moved upstairs. While the third floor is being built out, a –nine to twelve month construction period would begin on the CAT IV, 3,500sf addition onto City Hall's east end to house essential facilities that cannot be housed within the existing City Hall structure. Meanwhile, once the first floor is vacated, the three to six month tenant improvements for the police facility would begin on the first floor; most of the police space within City Hall would be similar to look and feel to what currently exists, but the configuration would change dramatically. Once work begins, the police should be able to move into City Hall within 18 months.

Acquisition of Grease Monkey site and parking

In order for the police facility to function on the City Hall campus, the Grease Monkey site must be acquired. A whole property appraisal will be completed by early October; the last appraisal prepared for the City of this site was completed prior to construction of City Hall and returned a valuation of \$800,000, which was contested by the property owner. While staff will work with the property owner to reach a mutually-agreeable contract, eminent domain may need to be exercised to ensure that Shoreline taxpayers are ensured a fair market value.

Once acquired, the site will be used for part of the 3,500sf addition and for the secured parking lot for police vehicles and for personal vehicles of those officers who do not take vehicles home. The police vehicles cannot be housed in or on the current garage, as it—like City Hall—was built to a CAT II rating. Since garages for emergency vehicles are one of the structures that are required to be built to a CAT IV rating (Attachment E), adding to the garage parking would be prohibitively expensive. In a related discussion, staff has been concerned about the adequacy of parking at City Hall should a tenant occupy the third floor, bringing its own 20 – 30 vehicle parking demand. Without the third floor occupied, the parking lot currently fills to capacity whenever the City hosts large workday events in Council Chambers. Alternative 3 would not exert the same parking demands, however, since the majority of parking for police use will be provided on the acquired site rather than in the garage.

Lobbies and Reception

The lobby, the Council Chambers, and the elevators would continue to operate as they do now with one notable exception: since one of the conference rooms on the third floor would be converted to replace the first floor employee lunchroom, the current reception

area will be replaced with a new meeting room that opens onto the lobby. This new lobby community room would be an ideal place for non-business hour meetings, as it will not require the use of the elevator. In addition, it will be able to be opened for large events in the lobby thereby expanding the lobby's capacity further. A new reception desk area will be installed on the west side of the lobby in a strategic location that allows the receptionist and/or volunteer to see and greet each visitor and direct them to their desired location.

The police facility would have its own separate lobby on the north side of the building at the current location of the "employee-only" entrance. In addition, police officers who drive into the secured parking area would use a new employee-entrance on the east end of the new addition. The proximity of the police on campus will add to the level of security provide for all City employees and visitors. Not only will City Hall response times for police be virtually eliminated, but the presence of the police 24/7 will provide a psychological deterrent.

Category IV Construction

In addition to organizational challenges, Staff has addressed technical building code issues. According to the International Building Code (IBC), certain buildings including Emergency Operations Centers (EOCs) and Police Stations are to be built to Category IV (CAT IV), the highest seismic rating for emergency readiness. City halls, though, are not required to be built to a CAT IV rating, and Shoreline City Hall—built to a more standard CAT II rating—appears to be an unlikely candidate for the Shoreline police facility.

The staff's architectural consultant, David Clark, worked with the City's Building Official, Ray Allshouse, to divide out essential from administrative services. Given the City's police contract with King County (which houses many essential emergency services outside of Shoreline in CAT IV buildings), the essential functions account for only about 20% of the police facility. These essential services are proposed to be built into a 3,500sf CAT IV addition that houses the Shoreline essential police services of holding cells, booking facilities, briefing room (which will be able to serve as a back-up EOC), and a "sally port," which is an enclosed garage that allows for more secure transfer of suspects. Staff believes that this solution allows City Hall to be used for the police facility while meeting the requirements of the IBC.

RESOURCE/FINANCIAL IMPACT:

\$2.3 million in liquid and approximately \$1.1 million real estate assets are available for the project. Staff estimates that these assets will be sufficient to acquire additional property to build out City Hall's third floor and to design the police facility for the first floor and addition. It is anticipated, though, that an additional \$2.1 million will be needed to complete the project. Staff anticipates that future seizure funds, budget savings, or potentially grant funds could be used to fund the additional funding needs.

RECOMMENDATION

Staff recommends adding Alternative 3, moving police to the City Hall campus, to the the proposed 2014-2019 CIP. In addition, Ssaff recommends completing design and

build out of the third floor, acquiring the Grease Monkey property, and designing the police facility at City Hall with the \$2.3 million of available liquid funds. Construction of the police facility will be contingent on available funding in the future.

ATTACHMENTS

- A. Police Space Plan/Needs Analysis
- B. Alternative 1, Site Plan
- C. Alternative 3, Site Plan
- D. Alternative 3, Police Floor Plan
- E. International Building Code Requirements

ATTACHMENT A

POLICE SPACE PLAN

**DAVID A. CLARK
ARCHITECTS, PLLC**

City of Shoreline Police Space Plan Needs Analysis

Prepared 23-Apr-13

Revised 07-May-13

	2013			2033			
	Persons	Areas	Sum	Persons	Areas	Sum	
Chief of Police	1	225	225	1	250	250	sf
Captain	1	175	175	1	200	200	sf
Administrative Sergeant	1	150	150	1	150	150	sf
Administrative	2	100	200	3	100	300	sf
SET Sergeant	1	150	150	1	150	150	sf
SET Detectives	4	120	480	4	120	480	sf
Patrol Sergeants	5	150	750	5	150	750	sf
Deputies	23		-	27		-	sf
SRO Deputy	1		-	1		-	sf
Storefront Deputies	1		-	1		-	sf
Traffic Sergeant	1	150	150	1	150	150	sf
Traffic Deputies	5		-	5		-	sf
Detective Sergeant	1	150	150	1	150	150	sf
Detectives	3	120	360	3	120	360	sf
Fraud	1	120	120	1	120	120	sf
CSO	1	-	-	1	120	120	sf
Records			-			-	
Volunteers	2	64	128	2	64	128	sf
Support spaces							
Police lobby			200			200	sf
Soft interview rooms	2	80	160	2	80	160	sf
IT Support			100			100	sf
Computer forensics lab			150			150	sf
Report writing area (1.5 shifts)	30	15	375	17		425	sf
Radio Room			64			128	sf
Small meeting room			120		120	240	sf
Admin Conference room			352			352	sf
Operations/Briefing room			600			600	sf
Team meeting room (off ops)			168			168	sf
Patrol team meeting room			168			168	sf
Hard interview rooms	2	64	128	3	64	192	sf
Booking			240			320	sf
BAC			96			96	sf

Appendix A

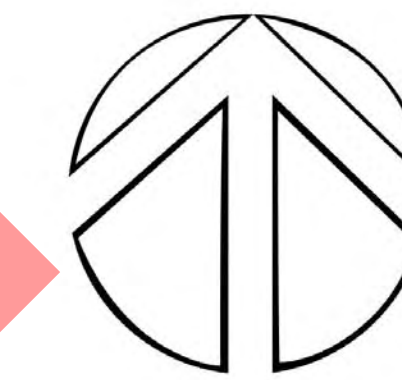
Holding Cell	3	64	192	192	sf
Admin Workroom, Copier			240	240	sf
Workroom			210	210	sf
Mail			50	50	sf
Covered Sallyport				500	sf
Chief's storage			48	48	sf
Admin storage			96	150	sf
Training room storage			100	100	sf
Armory			80	80	sf
Quartermaster's storage			80	80	sf
CSO Storage			10	10	sf
BDU Storage			Off site	Off site	
Gun Cleaning room			72	72	sf
Evidence Storage			Off site	Off site	
Evidence Intake			120	120	sf
Evidence drying			20	20	sf
Evidence processing			80	80	
Locker room, Mens	39		273	43	301 sf
Locker room, Womens	13		130	14	140 sf
Break room w/ kitchenette			250	250	sf
Overnight court resting space			140	100	140 sf
Total FTE	54			59	
Total Net Area			8,150		9,390 sf
Circulation/Walls		31%	2,527	31%	2,911 sf
Total Gross Area			10,677		12,301 sf
			year 2013		year 2033

Appendix A

1631 1825

2,047,500 547,500

SHORELINE POLICE FACILITY



SITE PLAN

30 SECURE
12 PUBLIC

42 PARKING
SPACES

DAVID A. CLARK
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MIDVALE AVE. N

N 185TH ST.

16
STALLS

BUILDING OVER SECURE
PARKING

14
STALLS

5
STALLS

7
STALLS

HC

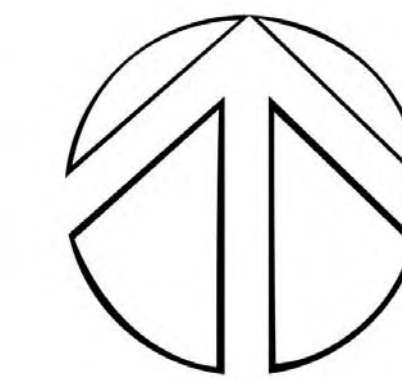
HC

ENTRY

UP TO 16,000 SF
ON TWO FLOORS

REMOVE
EXISTING 3
HOUSES
ON
ADJACENT
PROPERTY

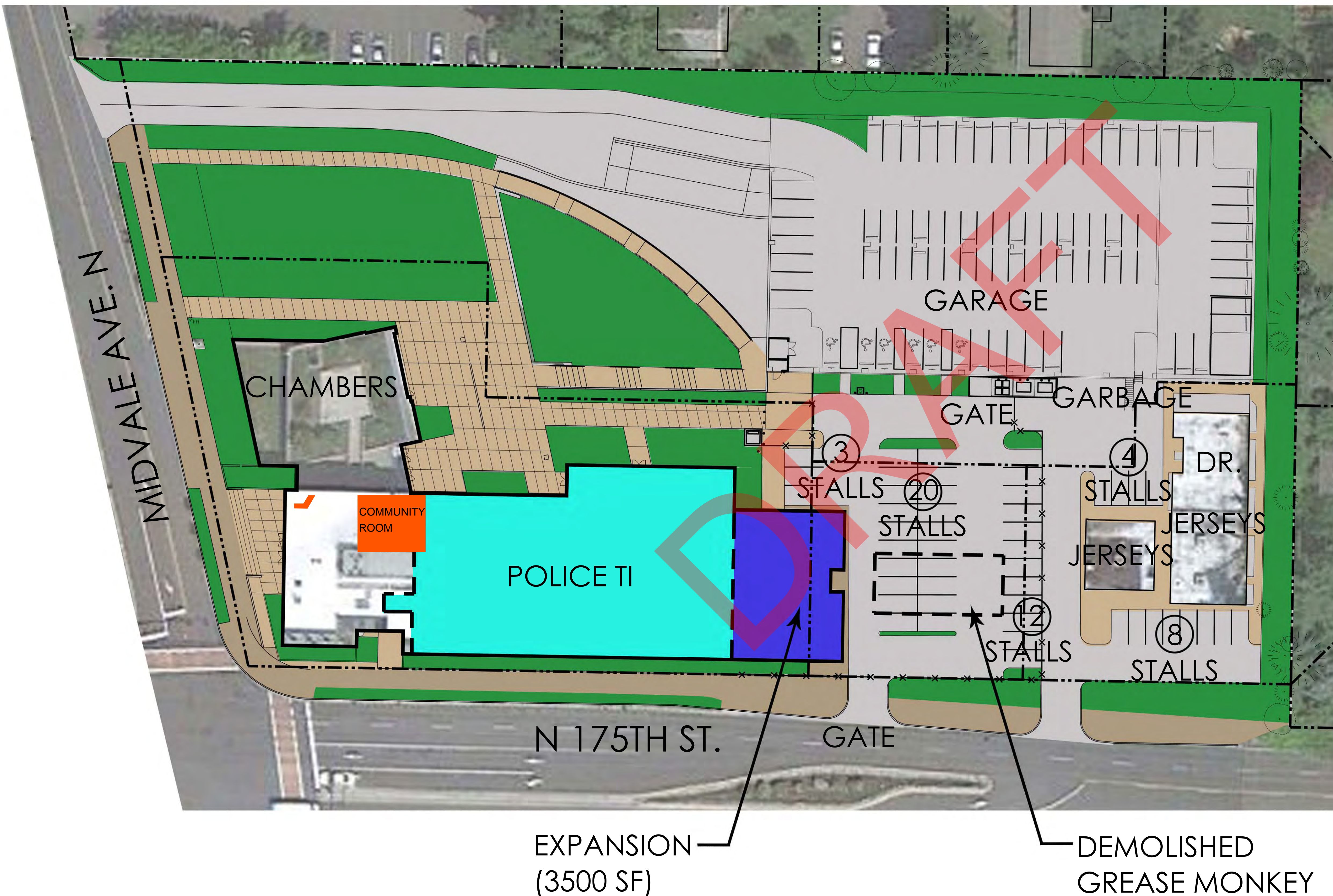
SHORELINE POLICE FACILITY



SITE PLAN

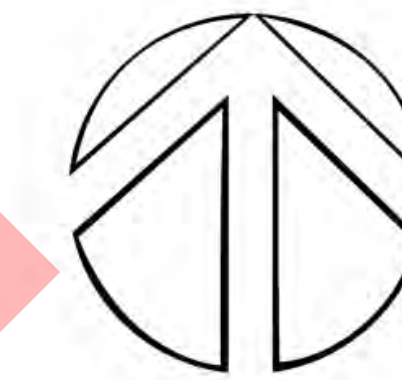
35 SECURE
12 PUBLIC

47 PARKING
SPACES

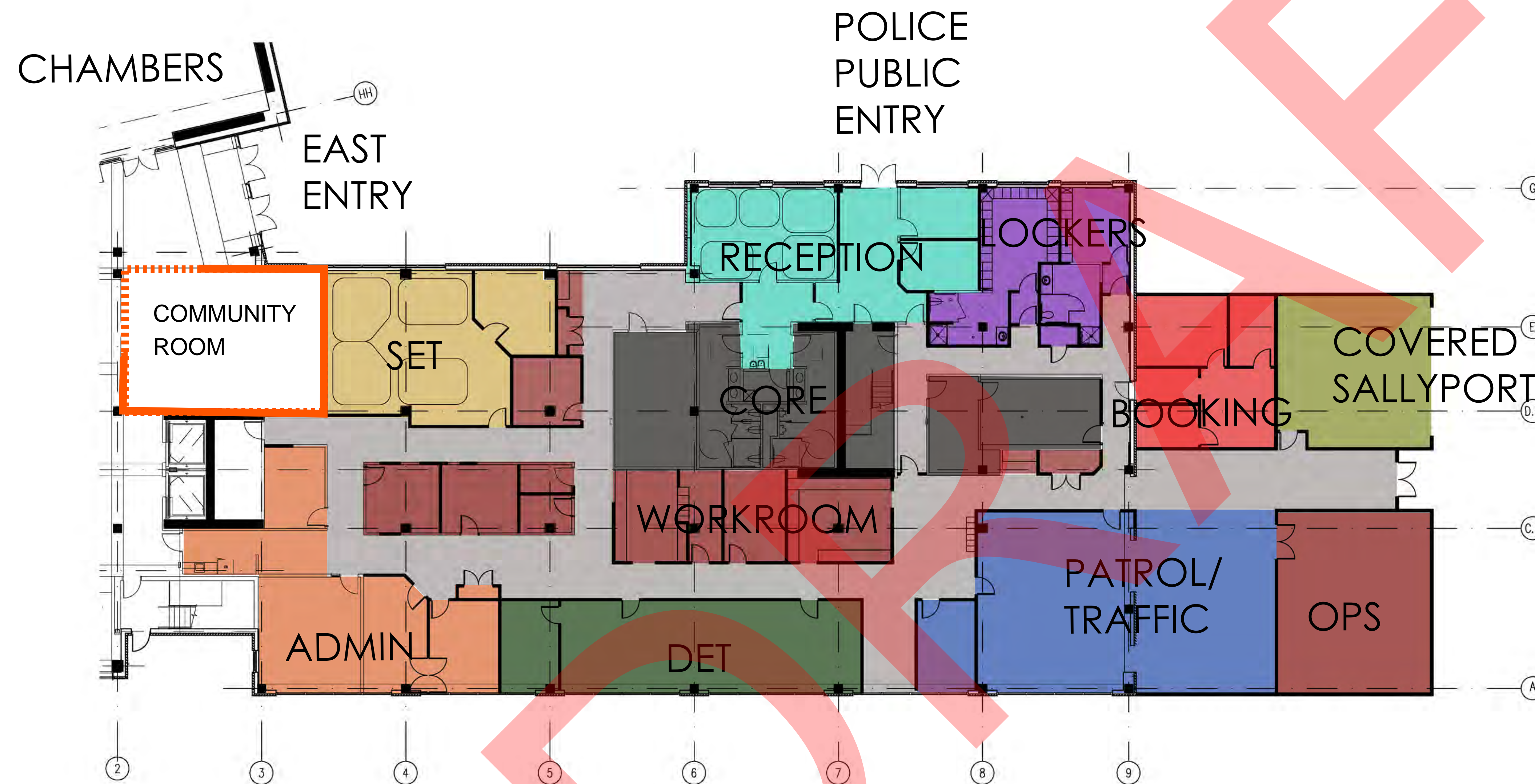


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SHORELINE POLICE FACILITY



FLOOR PLAN



DAVID A. CLARK
ARCHITECTS, PLLC

the use of toenails or nails subject to withdrawal. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting. Connections of decks with cantilevered framing members to exterior walls or other framing members shall be designed for both of the following:

1. The reactions resulting from the dead load and live load specified in Table 1607.1, or the snow load specified in Section 1608, in accordance with Section 1605, acting on all portions of the deck.
2. The reactions resulting from the dead load and live load specified in Table 1607.1, or the snow load specified in Section 1608, in accordance with Section 1605, acting on the cantilevered portion of the deck,

and no live load or snow load on the remaining portion of the deck.

1604.9 Counteracting structural actions. Structural members, systems, components and cladding shall be designed to resist forces due to earthquake and wind, with consideration of overturning, sliding and uplift. Continuous load paths shall be provided for transmitting these forces to the foundation. Where sliding is used to isolate the elements, the effects of friction between sliding elements shall be included as a force.

1604.10 Wind and seismic detailing. Lateral-force-resisting systems shall meet seismic detailing requirements and limitations prescribed in this code and ASCE 7, excluding Chapter 14 and Appendix 11A, even when wind *load effects* are greater than seismic *load effects*.

TABLE 1604.5
OCCUPANCY CATEGORY OF BUILDINGS AND OTHER STRUCTURES

OCCUPANCY CATEGORY	NATURE OF OCCUPANCY
I	Buildings and other structures that represent a low hazard to human life in the event of failure, including but not limited to: <ul style="list-style-type: none"> • Agricultural facilities. • Certain temporary facilities. • Minor storage facilities.
II	Buildings and other structures except those listed in Occupancy Categories I, III and IV
III	Buildings and other structures that represent a substantial hazard to human life in the event of failure, including but not limited to: <ul style="list-style-type: none"> • Buildings and other structures whose primary occupancy is public assembly with an occupant load greater than 300. • Buildings and other structures containing elementary school, secondary school or day care facilities with an occupant load greater than 250. • Buildings and other structures containing adult education facilities, such as colleges and universities with an occupant load greater than 500. • Group I-2 occupancies with an occupant load of 50 or more resident patients but not having surgery or emergency treatment facilities. • Group I-3 occupancies. • Any other occupancy with an occupant load greater than 5,000^a. • Power-generating stations, water treatment facilities for potable water, waste water treatment facilities and other public utility facilities not included in Occupancy Category IV. • Buildings and other structures not included in Occupancy Category IV containing sufficient quantities of toxic or explosive substances to be dangerous to the public if released.
IV	Buildings and other structures designated as essential facilities , including but not limited to: <ul style="list-style-type: none"> • Group I-2 occupancies having surgery or emergency treatment facilities. • Fire, rescue, ambulance and police stations and emergency vehicle garages. • Designated earthquake, hurricane or other emergency shelters. • Designated emergency preparedness, communications and operations centers and other facilities required for emergency response. • Power-generating stations and other public utility facilities required as emergency backup facilities for Occupancy Category IV structures. • Structures containing highly toxic materials as defined by Section 307 where the quantity of the material exceeds the maximum allowable quantities of Table 307.1(2). • Aviation control towers, air traffic control centers and emergency aircraft hangars. • Buildings and other structures having critical national defense functions. • Water storage facilities and pump structures required to maintain water pressure for fire suppression.

a. For purposes of occupant load calculation, occupancies required by Table 1004.1.1 to use gross floor area calculations shall be permitted to use net floor areas to determine the total occupant load.