

Erin J. Mendenhall, Mayor
Office of the Mayor
City & County Building
451 South State Street
Salt Lake City, UT 84111

Subject: Recommendation for Comprehensive Lighting Study — Salt Lake City & County Building

Dear Mayor Mendenhall,

On behalf of the Use and Conservancy Committee, we write to recommend that the City commission a comprehensive lighting study for the Salt Lake City & County Building.

During our most recent review of the building's interior environments, we identified a number of concerns with the current lighting. Many of the existing fixtures appear not to conform to the prescribed design guidelines for Priority A spaces (Section 6.2.2.6), which call for light fixtures to be unobtrusive yet compatible with the historic character of each space. Moreover, the lighting in many areas appear to fall short of contemporary industry standards and may not meet minimum code requirements for egress and safety.

To fully assess these conditions and to establish a direction, we recommend a formal lighting study with the following scope:

1. Existing Conditions Assessment

- Inventory of all fixtures: types, quantities, locations, mounting heights, lamp types, and control systems.
- Photometric survey: measurement of existing lighting levels (foot-candles) in all spaces.
- Condition and maintenance review: age and serviceability of fixtures, damaged or degraded equipment.
- Evaluation of control systems: dimmers, occupancy sensors, daylighting controls, timers, or smart-lighting systems.

2. Code and Standard Compliance

- Review for compliance with relevant local and international codes and standards (e.g., IBC, IECC, ASHRAE 90.1, ADA, and applicable local energy or safety codes).
- Assessment of compliance with the City and County Building Design Guidelines.
- Verification that egress and safety lighting (emergency lighting, exit signage, stair and corridor illumination) meet current code minimums.

3. Lighting Performance Analysis

- Compare measured illuminance levels to recommended lighting levels for different room types (offices, meeting rooms, lobbies, corridors, etc.).
- Determine uniformity ratios to ensure even illumination without excessive glare, hot spots, or deep shadows.
- Evaluate color quality: color temperature (CCT), color rendering index (CRI), and consistency across fixtures.
- Assess visual comfort: whether lighting produces glare, flicker, or other conditions that may impair occupant comfort or perception.

4. Energy and Sustainability Evaluation

- Quantify current lighting energy consumption (e.g., kWh/year).
- Evaluate the efficacy and efficiency of existing fixtures (lumens per watt) and identify potential savings through LED retrofits or modern fixtures.
- Estimate life-cycle costs including replacement frequency, maintenance costs, and projected energy savings.

5. Recommendations & Next Steps

Based on the study findings, the Committee requests the consultant to propose:

- Fixture upgrades or retrofits — including replacement with code-compliant, energy-efficient fixtures.
- Improvements to control systems — such as occupancy sensors, daylight harvesting, or centralized lighting management.
- Design adjustments — repositioning, aiming, or re-spacing of fixtures for improved illuminance and comfort.
- Historic / aesthetic-sensitive solutions — ensuring any changes remain compatible with the building's architectural character and design guidelines.
- A rough order-of-magnitude cost estimate for proposed improvements, and a recommended phasing plan for when different measures should be implemented.

We believe that undertaking this lighting study is essential to ensure that the City & County Building continues to meet both the historic preservation standards and the functional, safety, and sustainability needs of a modern public building. The findings will provide a sound, data-driven basis for prioritizing upgrades, budgeting, and scheduling future improvements.

Thank you for your consideration of this recommendation on behalf of the Committee. We are ready to assist in defining the scope, selecting appropriate consultants, and participating in planning discussions as needed.

Respectfully,


Travis Sheppard

Chairperson
Salt Lake City & County Building Use and Conservancy Committee