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## **MEMO**

Date: 27 February 2013 From: Robert A. Schaefer, AlA

To: Jeanie Bourke Project: Bay House

Re: Building Dept Review Response Number: 01

The following is our response to the Portland Building Department review comments dated February 7, 2013 of the Bay House project.

- 1. We will review with the Portland Fire Department their requirements for NFPA life safety code and Chapter 10 fire prevention code.
- 2. Stamped architectural drawings were stamped on 2/26/13 and will be delivered to the building department.
- 3. Exterior West Wall Openings Allowable Area
  - a. Distance to property line, 5' to < 10'.
  - b. Unprotect openings Sprinklered building allowable opening area = 25% per floor.
  - c. First Floor 0% openings.
  - d. Second Floor Openings 214.02sf / Wall Area 1172.7sf = 18.25%
  - e. Third Floor Openings 214.02sf / Wall Area 1172.7sf = 18.25%
  - f. Fourth Floor Openings 197.16sf / Wall Area 1172.7sf = 16.81%
  - g. Fifth Floor Openings 197.16sf / Wall Area 1172.7sf = 16.81%
- 4. All glazing in the windows in the stair enclosures is noted to be tempered glass on the Window Schedule drawing and in Section 08 52 13 Metal Clad Wood Windows. All double hung windows within 24" of the patio door edge are noted to be tempered glass on the Window Schedule.
- 5. The building thermal envelope meets each of the prescriptive items required in section 502 of the IECC 2009. Others to verify that the mechanical and electrical systems meet the applicable sections of the IECC 2009.
- 6. Specification Section 07 81 00 Sprayed Fire-Resistive Materials explains the required third party testing of the SFRM in order to comply with section 1704.12 of the IBC 2009.
- 7. IBC 2009 Section 1007.2.1 Elevator Required, indicates that an elevator shall be at least one of the required accessible means of egress where a required accessible floor is four or more stories above a level of exit discharge. As originally understood the level of exit discharge for both buildings of this project was considered to be the First Floor. Upon

further review and with the addition of a ramp the Second Floor level exiting through the courtyard is also considered a level of exit discharge. The ICC Commentary for this section indicates that there can be multiple levels of exit discharge on a sloping site as is the case here. Therefore the Second Floor level exiting onto Newbury Street is a level of exit discharge. The ramp was added to reinforce the ability to exit the buildings at this level with a person requiring accessibility. A ramp is permitted as an accessible means of egress in exception 2 to Section 1007.2.1. Therefore, by designating the Second Floor as a level of exit discharge the highest floor is only three floors above this level. With this designation the elevators are no longer required as one of the accessibly means of egress. Both stairways in both buildings meet the requirements of Section 1007.3 Stairways with the exceptions and therefore provides the required two Accessible Means of Egress for each building.