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Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date:

Date: 09/16/14

Memo Report

From: W. Mark Cummings, P.E.

To: Mr. Bill Hopkins; Archetype Architects

Subject: **Life Safety Code Review for Interim Use of Brick South Building at Thompson's Point**

As requested, I reviewed the updated First Floor Plan for the Brick South Building at Thompson's Point; Dwg A1.01, dated 9/2/14. The focus for this review was to perform a "quick" life safety evaluation to assess the potential interim use of this building to act as a "practice facility" of the Circus company. This use would occur prior to any significant modifications being made to the building, including the installation of planned fire protection systems that have been addressed in previous code reviews.

Based on the layout of the building that is shown in the floor plans, it is believed this building can safely be used as an Assembly occupancy without the installation of fire protection systems. The focus for this review was strictly on the life safety aspects and, as such, did not include any requirements outlined in the International Building Code (IBC); albeit as an existing building, this many not be applicable anyway. I realize the use of this building as a practice facility for the Circus personnel would be considered a "change in use", but I believe for its temporary use which will not involve any "audience" (general public) being present, the requirements outlined by the Life Safety Code® (NFPA 101) are appropriate.

When using the requirements for a new assembly occupancy, Chapter 12 of NFPA 101, as long as the occupant load is less than 300, there would be no requirements to install either a fire sprinkler or fire alarm/notification system. Equally, given that the capacity of the 5 exit doors located throughout the perimeter of the building exceeds 1000 occupants, having adequate egress will not be an issue. The maximum travel distance to an exit of 200 feet for a non-sprinklered facility allowed by the Code far exceeds the actual maximum travel distance from anywhere within this building. At this point in time, the primary recommendation I would have regarding the temporary use of this building is to ensure that proper emergency lighting and exit signage are provided in accordance with code requirements prior to allowing any use/occupancy of this building.

This building consists of one large, open space. Even if a fire could/did occur, it would be readily obvious to any occupant in the building; allowing for their immediate travel to the nearest, unobstructed exit. This, coupled with the fact that it has been indicated that it's likely there will be less than 50 people in this building at any one point in time during this interim period, indicates that the use of this building as a practice facility by the Circus personnel does not appear to put them at any undue risk to life safety.

Should there be any questions regarding this assessment and the recommendations contained herein, please do not hesitate to contact me.

W. Mark Cummings, P.E.
Principal Engineer