

UNUM HO 1 Life Safety Compliance Outline

Compliance Path: UNUM HO1 Building, Portland Campus

Immediate Project: Basement and Dock Renovations – Planned for 2013

Scope to be included: consolidated operations for mail and print distribution back to occupy the basement level of HO1 building from off campus building along with associated improvements to loading dock. This project will add sprinkler to basement level as integral part of renovation. This project will also address egress doors throughout the building stair towers. There is a separate abatement project addressing the existing asbestos fireproofing.

Items of Code Deficiencies

1. Existing Atrium in Un-sprinkled Building

Present building lobby level (First floor) is open to second and third levels via floor openings.

NFPA 101 2009 ed. Chapter 8 -8.6.7 does not allow this within an existing un-sprinkled building.

-Approach is to enclose the vertical opening with glass at Second and Third Floors with limited sprinkler coverage to wetting of both sides of the glass of this vertical opening.

Ultimately Unum plans to add a fully supervised NFPA 13 sprinkler system to the building on a zone by zone and floor by floor basis starting with the immediate project at the basement level.

This project involves work within an owner occupied building where existing fireproofing is to be abated and new fire proofing installed. The proposed sequence and zoning would be based upon isolating within the separate zones of HVAC with subsequent air handler upgrades / replacement. See attached diagram for approximate zoning based upon air handling equipment.

Outline of Future Projects:

- a. **Enclose Atrium** with glass and sprinkle both sides of vertical glass containment. Booster pump planned in Basement and Dock Renovations; add de stratification fan along with review of smoke control system. Review Abatement interfaces and wall system. Review HVAC and lobby area sprinkler.
- b. **Provide rated separation** of Cafeteria / Dining from lobby concourse with large corridor doors on hold open devices. Review North Wing separation doors (Floors 2 & 3).
- c. **Infill Floor openings** at existing unprotected vertical opening with communicating spiral stair. The existing stair connects the first floor with the second and third floor via a spiral stair. Intent here is to removal spiral stair fill in the floor opening at Second and Third floors. This project involves lead paint abatement. This project would potentially add meeting rooms at the added floor plate.
- d. **Add Sprinkler to North Wing First Floor**
- e. **Add Sprinkler to North Wing Second Floor**
- f. **Add Sprinkler to North Wing Third Floor**

- g. Add Sprinkler to First Floor East (potential swing space)abatement required**
- h. Add Sprinkler to First Floor West abatement required**
- i. Add Sprinkler to Second Floor West abatement required**
- j. Add Sprinkler to Second Floor East abatement required**
- k. Add Sprinkler to Third Floor East abatement required**
- l. Add Sprinkler to Third Floor West abatement required**
- m. Add Sprinkler to Penthouse abatement required**