APPENDIX II

27 ELM ST CODE REVIEW MEMO
**Code Review Memo**

**Milford Community Center Feasibility Study**

Re: Existing Buildings located at 127 Elm St and potential code ramifications related to an assembly occupancy use group change

NH state building code:


**Existing use groups** – Occupancy Groups *M* (mercantile) / *B* (business) / *S* (storage)

**Proposed use groups** – Occupancy Groups *A-3* (assembly) / *B* (business) accessory to A-3

**Construction Type** – IIIB (plywood second floor deck in middle structure)

**Area Limitations** – IIIB / single story / sprinklered – 38,000 SF – area increase due to open building frontage is possible to allow over 38,000 SF.

**2015 IEBC chapter 10 Change of Occupancy**

**Section 1007 Structural**

1007.1 *Gravity Loads* - existing elements shall meet load provisions for new buildings where affected by change in use – This could affect the re-use of the existing second floor framing in the middle structure – joist upgrades could be required.

1007.2 *Snow and wind loads* – where occupancy change results in higher risk category than existing use the building shall meet the applicable wind and snow loads for a new building.

1007.3 *Seismic loads* - where occupancy change results in higher risk category than existing use the building shall meet the applicable seismic requirements for a new building.

IBC Table 1604.5 – Building risk category:

**Existing building risk category: II** – buildings and other structures except those listed in Risk categories I, III, IV
Proposed new use risk category: III – public w/ assembly with occupancy over 300 (likely)

Risk category change results in 10% upgrade of snow loads, 25% upgrade of seismic loads, 122 mph wind speed design (existing wind speed design not known – likely substantially less than 122 mph)

Section 1012 Change of Occupancy Classification

1012.4 Means of Egress

*Means of Egress Hazard categories* – 1 Highest to 5 Lowest hazard

Table 1012.4 – new: A – category 3  existing: B – category 4 /M – category 3 –

Change to higher category shall comply with new construction IBC chapter 10

1012.5 Heights and Areas

*Heights and Areas Hazard categories* – 1 Highest to 4 Lowest hazard

Table 1012.5 – new: A-3 – category 2  existing: S / M – category 3  B- category 4

Change to higher category shall comply with new construction IBC Chapter 5

1012.6 Exterior wall fire resistance ratings

*Exposure of Exterior Walls Hazard Categories* – 1 Highest to 4 Lowest Hazard

Table 1012.6 – new: A – category 3  existing: M/S – category 2

Change of occupancy does not result in higher hazard category