



# **APPENDIX II**

**27 ELM ST CODE REVIEW MEMO**

# The H.L. Turner Group Inc.

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## **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:

*2015 International Existing Building Code / 2015 International 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**

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## **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