

**Town of Auburn  
Town Storage Garage Project  
August 14, 2017  
Town Hall  
7:00 p.m.**

- ( ) Call to Order**
- ( ) Preliminary Review of Initial Proposal for Building Code Comments**
- ( ) Presentation of Construction Estimates for Building Layout**
- ( ) General Discussion**
- ( ) Approval of Minutes – July 12, 2017 Meeting**
- ( ) Schedule Next Meeting**
- ( ) Other Business**
- ( ) Adjourn**

*Note: "Any person with a disability who wishes to attend this public meeting and needs to be provided reasonable accommodations in order to participate, please contact the Board of Selectmen's Secretary at (603) 483-5052 x100, so that arrangements can be made."*

# MEMORANDUM

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**To:** Members of Auburn Storage Building Review Committee

**From:** Carrie Rouleau-Cote,  
Building Inspector/Code Enforcement

**Date:** July 20, 2017

**RE:** Preliminary Review for Building Code Comments

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I have performed a preliminary review of the building layout plan distributed during our initial planning session for a storage building to be located at the Auburn Safety Complex and utilized for the Auburn Police Department and Parks & Recreation Dept.

The review of the 36' x 72', 2 story, wood frame structure, is to present a general overview of the code requirements that will need to be addressed for construction of a commercial building under the State Building Codes, with a focus on the 2009 International Building Code and the 2015 NFPA Life Safety Code.

## General Comments:

Building would be considered VB construction (wood frame, combustible materials)

### Square footage:

1<sup>st</sup> floor = 2592 sq. ft    2<sup>nd</sup> floor = 2016 sq ft +/- (est. kneewall)  
(Meets allowable height and area requirements to avoid sprinkler)

### Occupancy

First floor to be S1 in IBC    Ordinary Hazard in NFPA 1 code  
Second Floor – Business Use

### Fire Separation Requirements (between uses)

IBC    Business to S1 (none)  
NFPA Life Safety    Business to Ordinary Hazard – 2 hour separation required.  
Exit Passage from Second Floor to Exit Door must also have 2 hour separation

### Occupant Load Calculations (based on open square footage)

Second Floor – Police side  
Concentrated 160 persons  
Non-concentrated 75 persons  
Second Floor – Parks & Rec  
Concentrated 128 people  
Non-concentrated 58 people

### Required Exits

First Floor – 1 okay for up to 49 occupants  
Second Floor – 1 exit limited to 29 occupants

Accessibility -

State Building Code NH RSA 155-A:5 "public building"

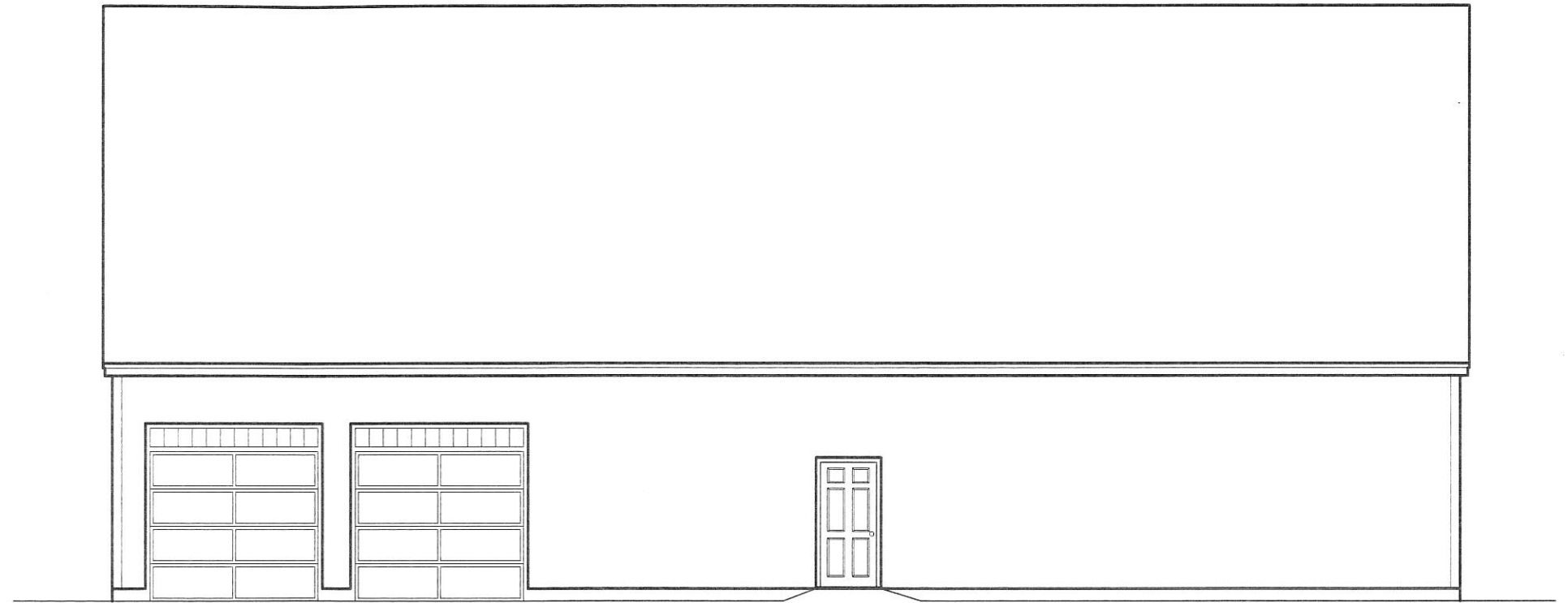
IBC 1104.4, Public Use, more than 5 people

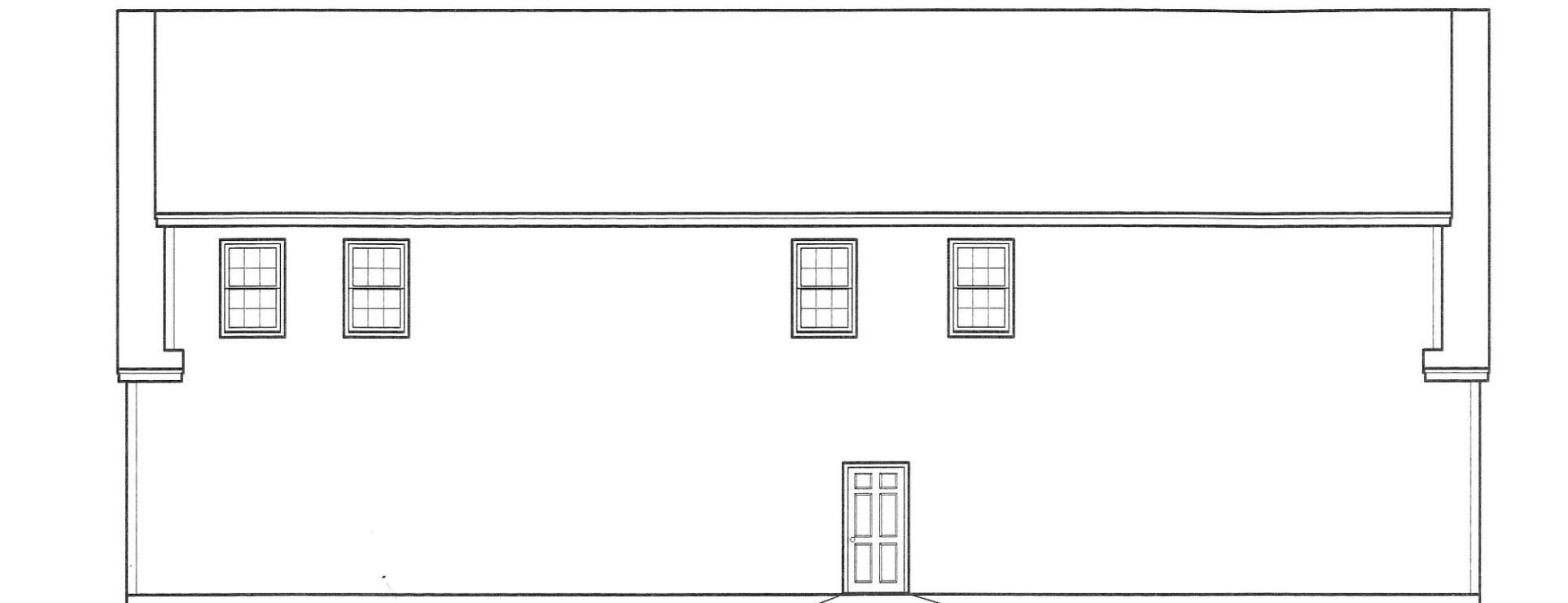
Accommodations for LULA (Limited Access/Limited Application)

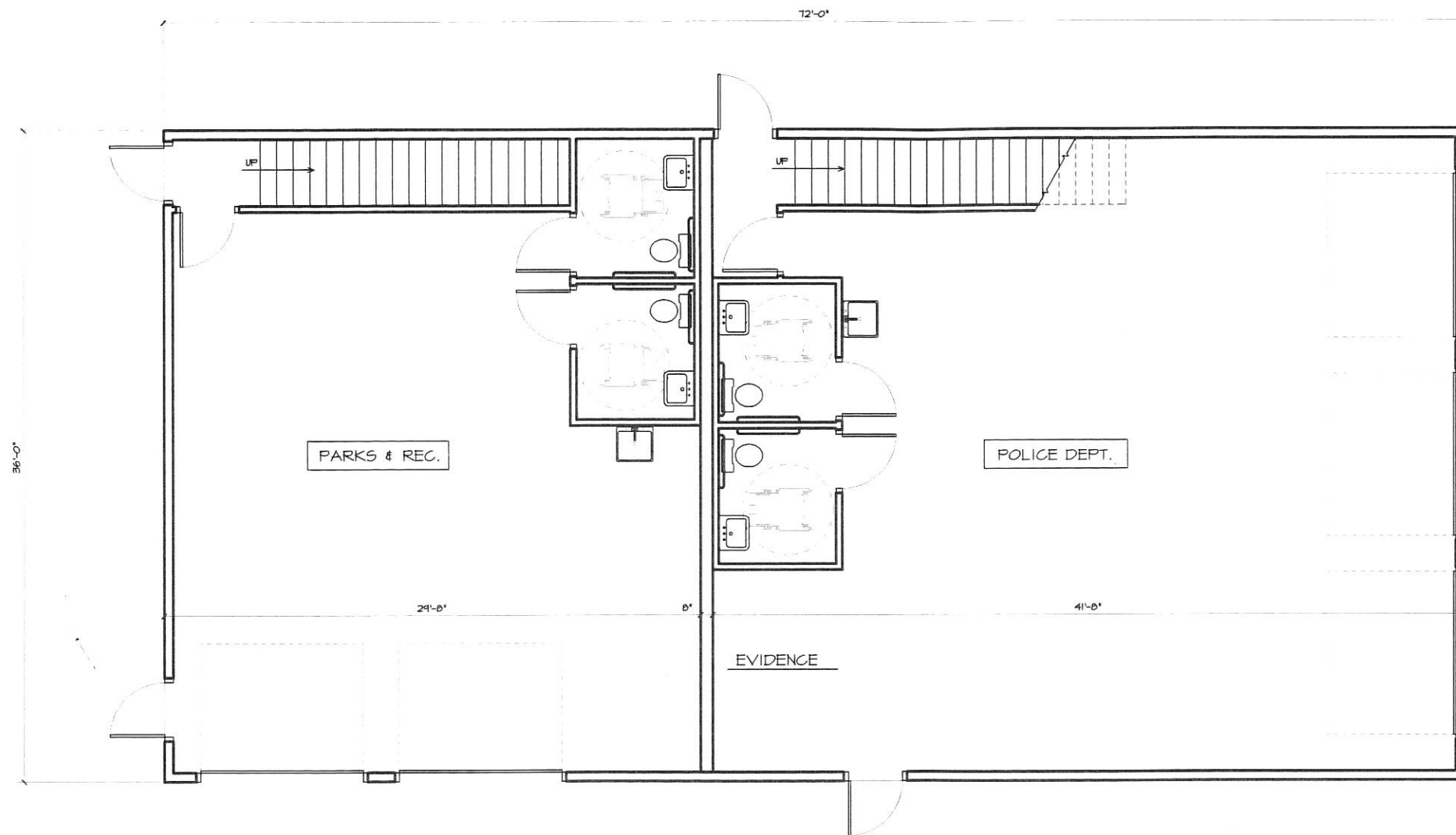
Building plans and final inspection by 3<sup>rd</sup> party to verify accessibility compliance

Building will need to be equipped with Fire Alarm system in accordance with NFPA 1.

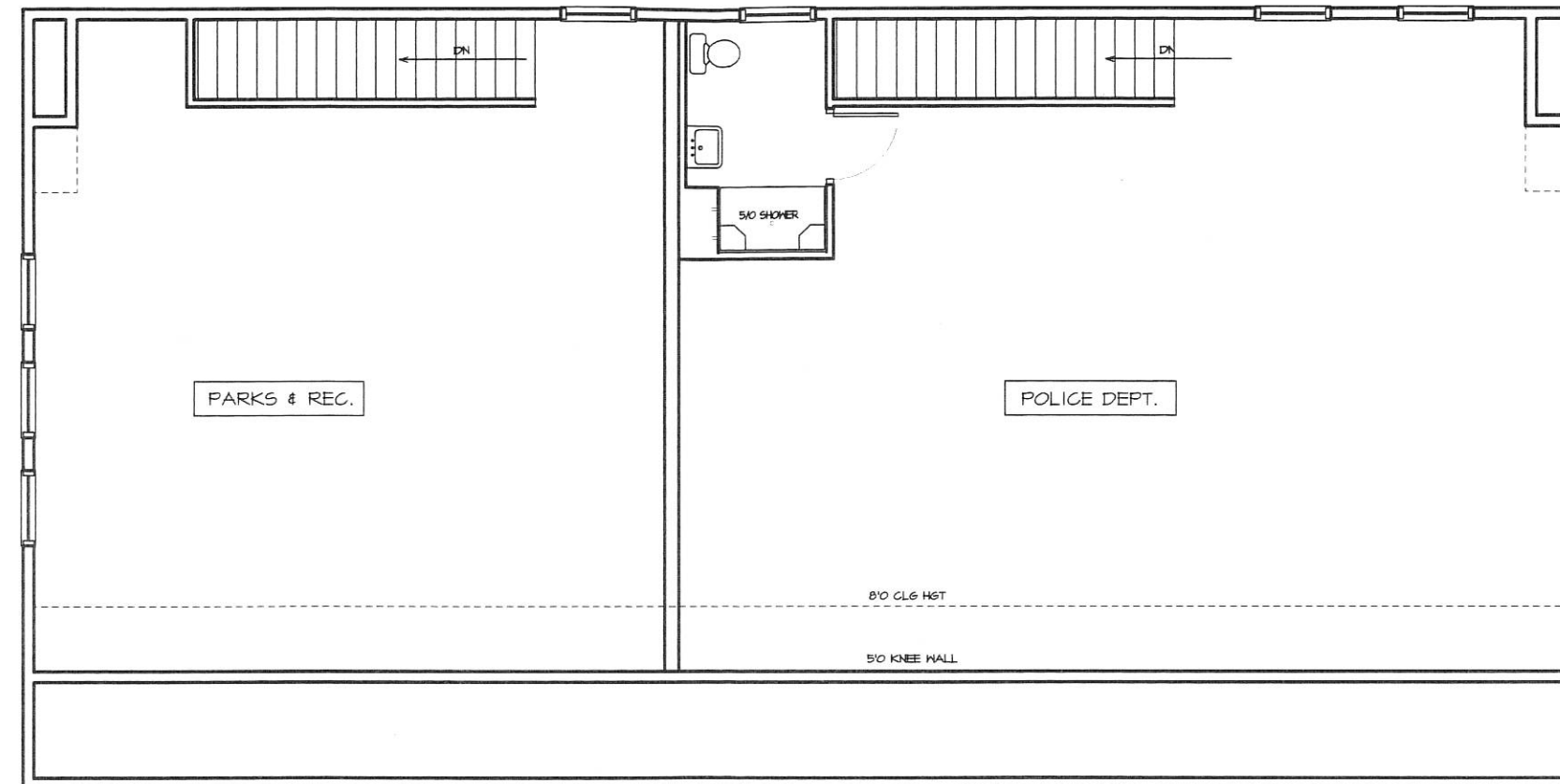
During Construction anticipate "Special Inspection" under Chapter 17 of IBC for concrete, engineered lumber and/or truss roof installation.







○ FIRST FLOOR PLAN



○ SECOND FLOOR PLAN