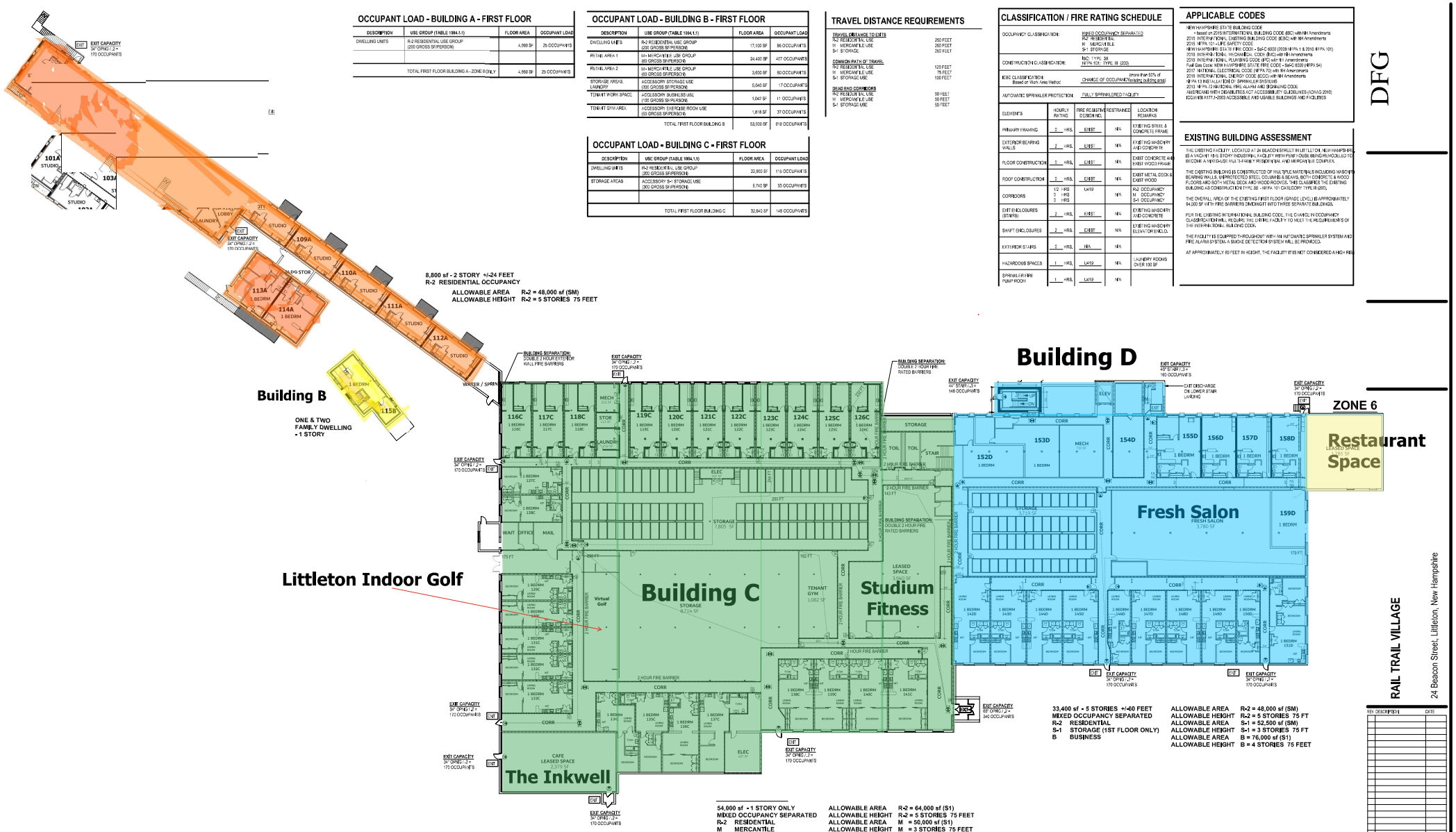

OCCUPANT LOAD - BUILDING A - FIRST FLOOR

DESCRIPTION	USE GROUP (TABLE 1004.1.1)	FLOOR AREA	OCCUPANT LOAD
DWELLING UNITS	R-2 RESIDENTIAL USE GROUP (200 GROSS SF/PERSON)	4,660 SF	25 OCCUPANTS
	TOTAL FIRST FLOOR BUILDING A - ZONE 6 ONLY	4,660 SF	25 OCCUPANTS

OCCUPANT LOAD - BUILDING B - FIRST FLOOR

DESCRIPTION	USE GROUP (TABLE 1004.1.1)	FLOOR AREA	OCCUPANT LOAD
DWELLING UNITS	R-2 RESIDENTIAL USE GROUP (200 GROSS SF/PERSON)	17,100 SF	86 OCCUPANTS
RETAIL AREA 1	M - MERCANTILE USE GROUP (60 GROSS SF/PERSON)	24,400 SF	407 OCCUPANTS
RETAIL AREA 2	M - MERCANTILE USE GROUP (60 GROSS SF/PERSON)	3,000 SF	50 OCCUPANTS
STORAGE AREAS, LAUNDRY	ACCESSORY STORAGE USE (300 GROSS SF/PERSON)	5,040 SF	17 OCCUPANTS
TENANT WORK SPACE	ACCESSORY BUSINESS USE (100 GROSS SF/PERSON)	1,042 SF	11 OCCUPANTS
TENANT GYM AREA	ACCESSORY EXERCISE ROOM USE (50 GROSS SF/PERSON)	1,818 SF	37 OCCUPANTS
	TOTAL FIRST FLOOR BUILDING B	53,000 SF	818 OCCUPANTS

OCCUPANT LOAD - BUILDING C - FIRST FLOOR

DESCRIPTION	USE GROUP (TABLE 1004.1.1)	FLOOR AREA	OCCUPANT LOAD
DWELLING UNITS	R-2 RESIDENTIAL USE GROUP (200 GROSS SF/PERSON)	22,900 SF	115 OCCUPANTS
STORAGE AREAS	ACCESSORY S-1 STORAGE USE (300 GROSS SF/PERSON)	9,740 SF	33 OCCUPANTS
	TOTAL FIRST FLOOR BUILDING C	32,640 SF	148 OCCUPANTS

TRAVEL DISTANCE REQUIREMENTS

TRAVEL DISTANCE TO EXITS

R-2 RESIDENTIAL USE	250 FEET
M MERCANTILE USE	250 FEET
S-1 STORAGE	250 FEET

COMMON PATH OF TRAVEL

R-2 RESIDENTIAL USE	125 FEET
M MERCANTILE USE	75 FEET
S-1 STORAGE USE	100 FEET

DEAD END CORRIDORS

R-2 RESIDENTIAL USE	50 FEET
M MERCANTILE USE	50 FEET
S-1 STORAGE USE	50 FEET

CLASSIFICATION / FIRE RATING SCHEDULE

OCCUPANCY CLASSIFICATION:	MIXED OCCUPANCY SEPARATED R-2 RESIDENTIAL M MERCANTILE S-1 STORAGE
CONSTRUCTION CLASSIFICATION:	NIC, TYPE 3B NFPA 101: TYPE III (200)
IEBC CLASSIFICATION: Based on Work Area Method	(more than 50% of CHANGE OF OCCUPANCY building subsystems)
AUTOMATIC SPRINKLER PROTECTION:	FULLY SPRINKLERED FACILITY

ELEMENTS	HOURLY RATING	FIRE RESISTIVE DESIGN NO.	RESTRAINED	LOCATION/ REMARKS
PRIMARY FRAMING	0 HRS.	EXIST.	N/A	EXISTING STEEL & CONCRETE FRAME
EXTERIOR BEARING WALLS	2 HRS.	EXIST.	N/A	EXISTING MASONRY AND CONCRETE
FLOOR CONSTRUCTION	0 HRS.	EXIST.	N/A	EXIST CONCRETE AND EXIST WOOD FRAME
ROOF CONSTRUCTION	0 HRS.	EXIST.	N/A	EXIST METAL DECK & EXIST WOOD
CORRIDORS	1/2 HRS 0 HRS 0 HRS	UL419	N/A	R-2 OCCUPANCY M OCCUPANCY S-1 OCCUPANCY
EXIT ENCLOSURES (STAIRS)	2 HRS.	EXIST.	N/A	EXISTING MASONRY AND CONCRETE
SHAFT ENCLOSURES	2 HRS.	EXIST.	N/A	EXISTING MASONRY ELEVATOR ENCLO.
EXTERIOR STAIRS	0 HRS.	N/A	N/A	
HAZARDOUS SPACES	1 HRS.	UL419	N/A	LAUNDRY ROOMS OVER 100 SF
SPRINKLER FIRE PUMP ROOM	1 HRS.	UL419	N/A	

APPLICABLE CODES

NEW HAMPSHIRE STATE BUILDING CODE
- based on 2015 INTERNATIONAL BUILDING CODE (IBC) with NH Amendments

2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC) with NH Amendments
2015 NFPA 101 – LIFE SAFETY CODE
NEW HAMPSHIRE STATE FIRE CODE – Saf-C 6000 (2009 NFPA 1 & 2015 NFPA 101)
2015 INTERNATIONAL MECHANICAL CODE– (IMC) with NH Amendments
2015 INTERNATIONAL PLUMBING CODE (IPC) with NH Amendments
Fuel Gas Code: NEW HAMPSHIRE STATE FIRE CODE – Saf-C 6000 (NFPA 54)
2017 NATIONAL ELECTRICAL CODE (NFPA 70) with NH Amendments
2015 INTERNATIONAL ENERGY CODE (IECC) with NH Amendments
NFPA 13 INSTALLATION OF SPRINKLER SYSTEMS
2013 NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE
AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG 2010)
ICC/ANSI A117.1-2003 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

EXISTING BUILDING ASSESSMENT

THE EXISTING FACILITY, LOCATED AT 24 BEACON STREET IN LITTLETON, NEW HAMPSHIRE, IS A VACANT FIVE STORY INDUSTRIAL FACILITY WITH POINTHOUSE BEING REMODELLED TO BECOME A HIGH-END MULTI-FAMILY RESIDENTIAL AND MERCANTILE COMPLEX.

THE EXISTING BUILDING IS CONSTRUCTED OF MULTIPLE MATERIALS INCLUDING MASONRY BEARING WALLS, UNPROTECTED STEEL COLUMNS & BEAMS, BOTH CONCRETE & WOOD FLOORS AND BOTH METAL DECK AND WOOD ROOFS. THIS CLASSIFIES THE EXISTING BUILDING AS CONSTRUCTION TYPE 3B - NFPA 101 OCCUPANCY TYPE III (200).

THE OVERALL AREA OF THE EXISTING FIRST FLOOR (GRADE LEVEL) IS APPROXIMATELY 94,000 SF WITH FIRE BARRIERS DIVIDING IT INTO THREE SEPARATE BUILDINGS.

PER THE EXISTING INTERNATIONAL BUILDING CODE, THE CHANGE IN OCCUPANCY CLASSIFICATION WILL REQUIRE THIS EXISTING FACILITY TO MEET THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.

THE FACILITY IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND FIRE ALARM SYSTEM. A SMOKE DETECTION SYSTEM WILL BE PROVIDED.

AT APPROXIMATELY 80 FEET IN HEIGHT, THE FACILITY IT IS NOT CONSIDERED A HIGH RISE.

DFG

RAIL TRAIL VILLAGE

24 Beacon Street, Littleton, New Hampshire

REV	DESCRIPTION	DATE

SEAL:
PROJECT NUMBER: 2221.01
DATE: 07.27.23
ISSUANCE: PROGRESS
SHEET TITLE AND NUMBER:

A-001

FIRST FLOOR LIFE SAFETY PLAN

1 LVL 1 LIFE SAFETY PLAN
A-001 SCALE: 1" = 20'-0"