

September 21, 2021

**Town of Harvard
Hildred House Phase II
Initial Building Assessment & Building Code Review
16 Lancaster County Road**

INITIAL BUILDING ASSESSMENT

Overview

The building was built in circa 1995 as a Medical Office Building. The building is approximately 5,400 square feet in area and is single story. The building interior and exterior are in fair to good condition, and it has been well maintained.

The roof is a steep-pitch and is framed with wood trusses that span three structural bays. There are two column lines, three structural bays that are framed by two beams running East to West supported on 3-1/2" round steel columns. The underside of trusses are protected by a gypsum wallboard membrane at 12'-10" above finish floor.

Interior partitions are framed with light gage metal studs to the underside of the roof trusses. There is an existing one hour fire-rated partition that separates the building in half. It is assumed that this partition was added to create two medical office tenants and it will not be maintained in the renovation.

Site Utilities

Sanitary System – The Town will review the adequacy of this system to serve the new use.

Water – The Town will review the adequacy of this system to serve the new use.

Site Improvements – It is assumed that site improvements will be limited to making the front entrance walk safer and creating an outdoor on-grade patio at the rear of the building for activities.

Parking - There are 46 parking spaces with possible overflow at off-hours at the adjacent office building and across the street at the soccer field. The parking lot is in fair to poor condition, and improvement is assumed out of project scope.

Building Envelope

Roofing - The steep-pitched roofing is architectural asphalt shingles that are in good condition.

Exterior walls – Exterior walls are in good condition and were painted a few years.

Building Interior

Floors - Floor slabs on grade appear to be in good condition. Flooring is mostly carpet and VCT, some of which can be maintained in the new scope.

Walls and ceiling - Wall and ceiling finishes are in good condition and can be refreshed and/or maintained in the new scope.

Accessibility

The building is single story and is at grade level. The building and site are accessible or can easily be made accessible. The front entrance walkway will need to be repaired to be accessible. All new work as part of the project scope will be designed to meet the Architectural Access Board regulations.

Plumbing - Additional plumbing fixtures will need to be added to serve the 90-occupant assembly area.

HVAC - The HVAC system will be replaced in its entirety.

Electrical – the existing distribution wiring is metallic cable and can be maintained for the use group. The existing generator will be maintained and a new generator that can power the entire building will be carried as an add alternate in bidding. The Town should consider roof mounted solar panels for the project.

Fire Protection – the existing building does not have an automatic sprinkler system. This is not required for the project scope. The fire alarm will be upgraded to meet current code.

BUILDING CODE REVIEW

Overview

The Town of Harvard is proposing to renovate the building at 16 Lancaster County Road as the Senior Center. This Architectural Building Code Review is in support of a Study to define a scope of work for the renovations.

Existing Building

The building was built in circa 1995 as a Medical Office Building. The building is approximately 5,400 square feet in area and is single story.

The study proposed use of the building is Senior Center (Business, and Assembly uses) and will not be considered a change in use.

Applicable Codes

Mass Building Code 780CMR Ninth Edition - The Ninth Edition of the Massachusetts State Building Code Chapter 34: Existing Building Code adopts the International Existing Building Code - 2015 (IEBC).

IEBC Review

Classification of Work

Section 505, Alteration - Level 3

- The project Work Area is classified as Alteration Level 3; where the work area exceeds 50 percent of the building area.

Section 505.2, Application

- states Level 3 alterations shall comply with the provisions of Chapter 7 and Chapter 8 for Level 1 and 2 alterations respectively, as well as the provisions of Chapter 9.

Building Elements and Materials

Section 803.4, Interior Finish

- Interior finish of walls and ceilings of the Work Area shall comply with the requirements of the International Building code for Business occupancy classification.

Fire Protection

Section 804.2.1.1, Supplemental Automatic Sprinkler System Requirements

- An automatic sprinkler system is not required.

Means of Egress**Section 805**

- The provisions of this section are applicable only when the alteration work area includes exits or corridors shared by more than one tenant.
- It is the intent of the design for newly configured means of egress within the Work Area shall comply with the requirements the IBC.

Section 705 – Accessibility

- The Work area alterations shall comply with applicable provisions in IEBC Sections 705.1.1, 705.1.10, 705.1.12, 705.1.13, Chapter 11 of the IBC and CMR 521; Architectural Access Board.

Section 807 – Structural

- Structural scope and requirements are to be determined.

Section 808 – Electrical

- Electrical scope and requirements are to be determined.

Section 809 – Mechanical

- Refer to the Mechanical portion of the Study.

Section 810 – Plumbing

- Plumbing scope and requirements are to be determined.

Section 811 – Energy Conservation

- Any new elements, within the work area, or systems that are extended, are required to meet the applicable energy provisions of the International Energy Conservation Code.

END

INITIAL BUILDING ASSESSMENT

BUILDING CODE REVIEW