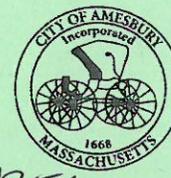


RECEIVED  
3-30-16

Scan, file



DOCUMENT INTAKE FORM

Date 3/30/16

Name LARRY SMITH / HATTERS POINT CAPITAL  
Property Address (Street, City, Zip) 60 MERRIMAC ST. AMESBURY, MA

If not the Property Owner, then state your relation to the Property Owner  
Applicant's Representative

MAR30 16 9:40A

Name LARRY SMITH  
Name of Firm HATTERS POINT CAPITAL LLC  
Your Address (Street, City, Zip) PO BOX 1044  
Email Address SUDBURY, MA 01776  
Telephone 978-202-5318 Fax 978-843-9494

City of Amesbury Board/Committee/Permit Granting Authority - PGA (Choose That Apply)

- Planning Board
- Conservation Commission
- Zoning Board of Appeals
- Other Nipun Jain
- Historical Commission
- Tree Board
- Design Review Committee

Project Name: HATTERS POINT COND - PHASE II  
Materials Submitted (Choose That Apply) Have you already filed an Application with PGA

- Permit Application - NEW
  - Supplemental Information
  - Information Requested by PGA
  - Responses to Peer Review
  - Responses to Technical Assistant Group
  - Other \_\_\_\_\_
- If Yes, then List ALL Permits  
Permit Type BUILDING PERMIT - PB REQUEST
- Date Originally Submitted \_\_\_\_\_

Materials	Description	Original Date	Revision Date	No. of Copies
Plans	<u>SEE ATTACHED</u>			
Technical Documents				
Other				

Purpose of Submission / Requested Action  
Acknowledgement Signature [Signature]

Office Use Only  
Office of Community & Economic Development, 62 Friend Street Amesbury MA 01913  
Received By B Foley Date 3-30-16

March 30, 2016

Larry Smith  
Managing Director  
Hatters Point Capital  
PO Box 1044  
Sudbury, MA 01776

Mr. Nipun Jain  
Town of Amesbury, Town Planner  
62 Friend Street  
Amesbury, MA 01913

Dear Nipun:

As per the Hatter's Point Condominium Association, Inc Planning Board Decision, section V, "Prior to making a request for a building permit" and your further request for as-building in progress drawings, the following items have been delivered to your office on March 30, 2016.

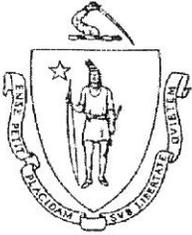
1. A final and detailed scaled set of drawings including:
  - a. Architectural drawings
  - b. HVAC drawings
  - c. Plumbing drawings
  - d. Electrical drawings
  - e. Structural drawings
2. Building Code Review document
3. The approval letter from the Massachusetts Architectural Access Board granting waivers to construct the sidewalk
4. Current as-built in progress site work drawings

All the best,

**Larry Smith**

Digitally signed by Larry Smith  
DN: cn=Larry Smith, o=Managing  
Director,  
email=L.Smith@restorationcapital.net, c=US  
Date: 2016.03.30 07:03:46 -0400

Larry Smith



The Commonwealth of Massachusetts  
Department of Public Safety

Architectural Access Board  
One Ashburton Place, Room 1310  
Boston, Massachusetts 02108-1618

Phone 617-727-0660

Fax 617-727-0665

www.mass.gov/dps

Charles D. Baker  
Governor

Karyn E. Polito  
Lieutenant Governor

Daniel Bennett  
Secretary

Matt Carlin  
Commissioner

Thomas P. Hopkins  
Director

AMENDED NOTICE OF ACTION

Docket Number V15 189

RE:

Hatters Point

60 Merrimac Street, Amesbury

Kenneth R. Feyl

(Applicant) on July 13, 2015

1. An application for variance was filed with the Board by Kenneth R. Feyl (Applicant) on July 13, 2015. The applicant has requested variances from the following sections of the 2006 Rules and Regulations of the Board:

Section: Description:

- 22.3 Petitioner seeks relief from having to provide compliant running slopes for a new sidewalk that is being constructed along the properties entrance driveway.
  - 9.5.4 Petitioner has modified the design of the building so that four (4) floors will have level access into 36 Group 1 dwelling units (condominiums for sale see 521 CMR 9.4) from the common corridor served by elevators. The floor plates are level throughout those four floors. The petitioners variance request is for the nine (9) units on the fifth floor of the building which will provide Group 1 amenities on the first floor of the two story unit. The design calls for a small mezzanine with an additional bedroom and bath as shown in plan A1.6 labeled as Level 5M Level 5 Mezzanine dated August 5, 2015.
2. The submittal was reviewed by the Board on Monday, August 10, 2015
3. After reviewing all materials submitted to the Board, the Board voted as follows:  
**GRANT:** the variances to Section 22.3 and 9.5.4 as proposed in the application submitted, for the reason that impracticability (see definitions of impracticability in Section 5 of 521 CMR) has been proven in this case.

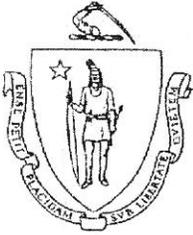
Any person aggrieved by the above decision may request an adjudicatory hearing before the Board within 30 days of receipt of this decision by filing the attached request for an adjudicatory hearing. If after 30 days, a request for an adjudicatory hearing is not received, the above decision becomes a final decision and the appeal process is through Superior Court.

**NOTE:** If the work being performed is reconstruction, renovation, addition, or alteration, compliance with this decision must be achieved by completion of the project and prior to final approval by the building department. Otherwise, if the work being performed is new construction, compliance with this decision must be achieved prior to the issuance of an occupancy permit.

cc: Local Building Inspector, Local Disability Commission,  
Independent Living Center

Walter White T.H.  
Chairperson, Architectural Access Board

Date: August 12, 2015



Charles D. Baker  
Governor

Karyn E. Polito  
Lieutenant Governor

Daniel Bennett  
Secretary

*The Commonwealth of Massachusetts*  
*Department of Public Safety*

*Architectural Access Board*  
*One Ashburton Place, Room 1310*  
*Boston, Massachusetts 02108-1618*

*Phone 617-727-0660*

*Fax 617-727-0665*

*www.mass.gov/dps*

Matt Carlin  
Commissioner

Thomas P. Hopkins  
Director

TO: Local Building Inspector  
Local Disability Commission  
Independent Living Center

Docket Number V 15 189

FROM: ARCHITECTURAL ACCESS BOARD

RE: **Hatters Point**  
**60 Merrimac Street**  
**Amesbury**

Date: 8/12/2015

Enclosed please find the following material regarding the above location:

Application for Variance

Decision of the Board *amended*

Notice of Hearing

Correspondence

Letter of Meeting

The purpose of this memo is to advise you of action taken or to be taken by this Board. If you have any information which may assist the Board in reaching a decision in this case, you may call this office or you may submit comments in writing.

**Project:**

Hatters Point  
60 Merrimac Street  
Amesbury, MA 01913

**Date:** 20 November 2015

**Re: Building Permit – Final ICC memo review follow up**

This memo is to follow up our project update meeting of 12 November 2015 between Denis Nadeau (Building Inspector), Tom Schlosser (Construction Manager), Scott David (Property Manager), Ken Feyl (Architect) and Damon McQuaid (Architect).

In our meeting we discussed the final ICC permit review memo dated 5 November 2015 and came to resolution on the outstanding items in the document with the following specific follow items:

Item 4: Initial ICC Comment #40 – Indexed structural calculations

Resolution: Memo from structural engineering firm noting that the reduction of the allowable stresses for the fire-retardant-treated wood was taken into account in the design of the building. Design affidavit attests that the design of the structure is per applicable building codes.

Item 5: Initial ICC Comment #45 – Equipment Pads

Resolution: Approved shop drawing to be submitted.

Item 6: Initial ICC Comment #45 – Furnace Clearance from Combustibles

Resolution: Approved shop drawing per manuf. specs to be submitted.

Item 7: Initial ICC Comment #48 – Condensate piping – corrosion resistant material

Resolution: Approved shop drawing to be submitted.

Item 10: Initial ICC Comment #52 – Dryer Duct

Resolution: Approved shop drawing to be submitted.

Item 19: Initial ICC Comment #64 – Single receptacle requirement at particular equipment

Resolution: Coordinate with Electrical Inspector regarding duplex vs single receptacle

Items 21-30: Initial ICC Energy Code items (Based on 2012 IECC – Com-Check submitted)

Resolution: Amesbury is MA Stretch Code Community. HERS rating testing to be submitted

Based on the above resolutions to the outstanding ICC permit review comments the design team has satisfied the Amesbury Building Department's drawing review requirements for the building permit application process.

**Kenneth R. Feyl**, AIA NCARB  
*Senior Architect*

November 13, 2015

JD LaGrasse & Associates, Inc  
1 Elm Sq., 3<sup>rd</sup> Floor  
Andover, MA 01810

Attn: Kenneth Feyl, AIA, NCARB

Re: Hatters Point – Amesbury, MA  
ICC Review

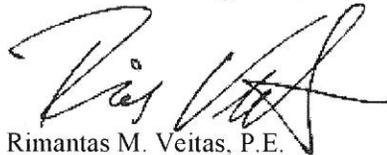
Dear Mr. Feyl:

Please note that the reduction at the allowable stresses for the fire-retardant-treated wood was taken into account in the structural design of this building. Our Initial Construction Control Document attests that the design of the structure is per the applicable Building Code and accepted engineering practices.

If you have any questions, please do not hesitate to call.

Sincerely,

Veitas & Veitas Engineers, Inc.



Rimantas M. Veitas, P.E.





**International Code Council**  
Eastern Regional Office  
900 Montclair Road  
Birmingham, AL 35213  
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fax: 205.591.0775  
www.iccsafe.org

September 28, 2015

Kenneth Feyl  
Senior Architect  
J.D. Lagrasse & Associates  
One Elm Square  
Andover, Massachusetts 01810

Dear Mr. Feyl,

The Architectural & Engineering Services Department of the Eastern Regional Office of the International Code Council (ICC) has completed the FIRST ICC plan review for the **Hatters Point** project (ICC Plan Review #11815), as you requested; the project is located in Amesbury, Massachusetts, which is hereafter referred to in this report as the 'jurisdiction'.

The construction documents reviewed included the following (all electronic files): Permit Set of Drawings; Project Manual (containing Soils Report, Existing Masonry Wall Report, and Existing Building Asbestos Report); Code Review; Energy Calculations; Statement of Special Inspections; Fire Protection Narrative and Hydraulic Calculations; Initial Design affidavits; and Structural Calculations including Retaining Walls. The agreement to proceed with the plan review occurred on August 28, 2015.

The FIRST ICC review of the project design consisted of verifying project compliance as well as documenting project deficiencies pertaining to the following International Codes, which the jurisdiction currently enforces as applicable: The 2009 Edition of the International Building Code (IBC) with Massachusetts Amendments (MA) – which includes Appendices A through J of the 2009 IBC, the 2012 Edition of the International Mechanical Code (IMC), and the 2012 Edition of the International Energy Conservation Code (IECC) with Massachusetts Amendments (MA). The construction documents are also reviewed for compliance with the 2014 Edition of the National Electrical Code (NEC), also enforced by the jurisdiction. This review only addresses project compliance with the referenced codes. Local amendments, ordinances and variances are not addressed in this review, and must be directed to the local building official for review, in accordance with Section 104 of the 2009 IBC.

General characteristics for the project reviewed are as follows:

<i>Occupancy Classification(s):</i>	Group R-2 Multi-family non-transient dwelling units Group S-2 Enclosed parking garage Group A-3 Small Assembly
<i>Mixed Occupancy Method(s):</i>	Accessory Uses (Section 508.2); Separated Uses (Section 508.4)
<i>Construction Classification(s):</i>	Type IA - First story (S-2) Type IIIA - Second story through Sixth story (R-2) Different construction types allowed by use of Section 509.2



<i>Building Height:</i>	Approximately 70 feet, 6 inches (from Garage floor to top of structure); 6 stories above grade
<i>First Story Area (Garage):</i>	26,987 s.f.
<i>Second Story Area (Residential):</i>	19,052 s.f.
<i>Third Story Area (Residential):</i>	17,970 s.f.
<i>Fourth Story Area (Residential):</i>	17,970 s.f.
<i>Fifth Story Area (Residential):</i>	17,970 s.f.
<i>Sixth Story Area (Residential):</i>	20,813 s.f. (includes area of mezzanines)
<i>Total Building Area:</i>	120,762 s.f.
<i>Automatic Sprinkler System:</i>	Yes
<i>Fire Alarm/Detection System:</i>	Yes
<i>Fire Separation Distance (FSD):</i>	North corner has its closest point just over 5 feet to edge of public way (Merrimac Street); Centerline of Merrimac Street approximately 15 feet, thus an FSD distance of just over 20 feet (this is the least FSD for the building perimeter)
<i>Special Features:</i>	Motor-Vehicle-Related Occupancy (Section 406); Groups I-1, R-1, R-2 and R-3 (Section 420)
<i>Other Criteria:</i>	Mezzanines / Equipment Platforms (Section 505); Incidental Uses (Section 508.2.5); Special Provisions (Section 509.2); Projections (Section 705.2); Fire Wall (Section 706); Standpipes (Section 905); Elevators (Chapter 30); Automatic Vehicular Gates (Section 3110); Existing Buildings (Chapter 34)

An NFPA 13 automatic sprinkler system has been indicated in the construction documents to be provided throughout the building, per Section 903 of the 2009 IBC. Fire protection automatic sprinkler system shop drawings are beyond the scope of this review; shop drawings detailing the sprinkler systems to be used on this project are to be submitted as required by Section 107.2.2 of the 2009 IBC to the local authority having jurisdiction prior to system installation, and shall follow the guidelines set forth in Chapter 9 of the 2009 IBC, the 2009 IFC and the most current edition of NFPA 13.

A fire alarm system has been indicated in the construction documents to be provided throughout the building, per Section 907 of the 2009 IBC. Fire alarm and detection system drawings are beyond the scope of this review; however, shop drawings detailing the alarm / detection systems are to be submitted to the local authority having jurisdiction prior to system installation, and shall follow the guidelines set forth in Chapter 9 of the 2009 IBC, the 2009 IFC, and most current edition of NFPA 72.

The comments to follow address code deficiencies found in the construction documents which are to be addressed by the design team. At the end of each comment, the primary code section pertaining to the code deficiency is listed for reference; or, if the comment does not require action by the design team, the phrase "No Response Required" occurs at the beginning of the comment.



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### **2009 International Building Code (IBC) Review with Massachusetts Amendments:**

**(1) IBC Section 107.2.1 – No Response Required**

This review will address the applicable requirements of the 2009 IBC, as well as the applicable requirements of 780 CMR – Massachusetts Amendments to the International Building Code 2009, Eighth Edition, which is dated 08/06/10, and subsequent revisions to these amendments. ICC defers to the jurisdiction for final determination of code compliance regarding comments stemming from Massachusetts Amendments (MA).

**(2) IBC Section 107.1.1 (MA 4/11/14)**

In drawing set, sheets "GT-1 – Instrumentation Plan Phase 1" and "GT-2 – Instrumentation Plan Phase 2": Revise construction documents as required to address the fact that all plans and specifications shall bear a seal and signature of the responsible registered design professional in accordance with M.G.L. c. 143.

**(3) IBC Section 107.2.1 (MA 4/11/14)**

In drawing set, sheets "G1.1 – General Notes" and "T1.1 – List of Drawings": In order to avoid confusion and inadvertent omission of work, revise construction documents as required to include drawing "G1.1 – General Notes", which is included within the drawing set received for review, within the List of Drawings on sheet T1.1.

**(4) IBC Section 107.2.1 (MA 4/11/14)**

In drawing set, sheet "T1.1 – List of Drawings": In order to avoid confusion and inadvertent omission of work, revise construction documents as required to verify the existence of sheet "G1.0 – General Notes", which is noted in the List of Drawings, but does not occur within the drawing set received for review.

**(5) IBC Section 107.2.1 (MA 4/11/14)**

In drawing set, sheets "A1.35 – Typical Unit Requirements" and "T1.1 – List of Drawings": In order to avoid confusion and inadvertent omission of work, revise construction documents as required to include drawing A1.35, which is included within the drawing set received for review, within the List of Drawings on sheet T1.1.

**(6) IBC Section 107.2.1 (MA 4/11/14)**

In drawing set, sheets "A3.5 – Elevator Details" and "T1.1 – List of Drawings": In order to avoid confusion and inadvertent omission of work, revise construction documents as required to include drawing A3.5, which is included within the drawing set received for review, within the List of Drawings on sheet T1.1.

**(7) IBC Section 107.2.1 (MA 4/11/14)**

In drawing set, sheets "A4.6 – Building Elevations Details" and "T1.1 – List of Drawings": In order to avoid confusion and inadvertent omission of work, revise construction documents as required to include drawing A4.6, which is included within the drawing set received for review, within the List of Drawings on sheet T1.1.

**(8) IBC Section 107.2.1 (MA 4/11/14)**

In drawing set, sheets "A6.2 – Wall Sections Continued", "A6.3 – Wall Sections Continued", "A6.4 – Section Details", "A6.5 – Exterior Wall Base Details 1", "A6.6 – Exterior Wall Base Details 2", "A6.7 – Section Details Continued", "A6.8 – Section Details Continued", "A6.9 – 27 August 2015 Pilasters", and "T1.1 – List of Drawings": In order to avoid confusion and inadvertent omission of work, revise construction documents as required to place drawings A6.2, A6.3, A6.4, A6.5, A6.6, A6.7, A6.8, and A6.9 in the proper sequence (i.e., directly after sheet A6.1) in the drawing set.



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(9) IBC Section 107.2.1 (MA 4/11/14)

In drawing set, sheets "A9.0 – Common Area Finish Plans", "A9.1 – Common Area Finish Plans", "A9.2 – Common Area Finish Plans", "A9.3 – Common Area Finish Plans", and "T1.1 – List of Drawings": In order to avoid confusion and inadvertent omission of work, revise construction documents as required to include drawings A9.0, A9.1, A9.2, and A9.3, which are included within the drawing set received for review, within the List of Drawings on sheet T1.1.

(10) IBC Section 107.2.1 (MA 4/11/14)

In drawing set, sheet "T1.1 – List of Drawings": In order to avoid confusion and inadvertent omission of work, revise construction documents as required to verify the existence of drawings "PA-1.3 – Phase 1 – Level 3" and "PA-1.4 – Phase 1 – Level 4", which are listed in the List of Drawings on sheet T1.1 but are not within the drawing set received for review.

(11) IBC Section 107.2.1 (MA 4/11/14)

In drawing set, sheets "S4.2 – Sections & Details", "S4.3 – Sections & Details", and "T1.1 – List of Drawings": In order to avoid confusion and inadvertent omission of work, revise construction documents as required to include drawings S4.2 and S4.3, which are included within the drawing set received for review, within the List of Drawings on sheet T1.1.

(12) IBC Section 107.2.1 (MA 4/11/14)

In drawing set, sheets "H0.06 – HVAC Controls", "H0.07 – HVAC Controls", and "T1.1 – List of Drawings": In order to avoid confusion and inadvertent omission of work, revise construction documents as required to include drawings H0.06 and H0.07, which are included within the drawing set received for review, within the List of Drawings on sheet T1.1.

(13) IBC Section 107.2.1 (MA 4/11/14)

In drawing set, sheets "E2.6A – Electrical Roof Partial Plan A", "E2.6B – Electrical Roof Partial Plan B", and "T1.1 – List of Drawings": In order to avoid confusion and inadvertent omission of work, revise construction documents as required to include drawings E2.6A and E2.6B, which are included within the drawing set received for review, within the List of Drawings on sheet T1.1.

(14) IBC Section 107.2.1 (MA 4/11/14)

In order to avoid confusion and inadvertent omission of work, revise construction documents as required to verify correct specification section to be used for Exterior Insulation and Finish systems (EIFS); currently, the Table of contents lists Section 072413 – Exterior Insulation Finish System (EIFS), but this section is not found within the project manual; however, there is a Section 072419 – Water-drainage Exterior Insulation and Finish System (EIFS) within the project manual, but it is not listed in the Table of Contents.

(15) IBC Section 403.6.1 (MA 1/7/11)

Revise construction documents as required to verify the grade plane for the structure; if the height from grade plane to the top of the building is 70 feet or greater, a minimum of one fire service access elevator shall be provided in accordance with Section 3007.

As the revision to Section 403.6.1 of the 2009 IBC is a Massachusetts Amendment, ICC defers to the jurisdiction for final determination of code compliance regarding this issue.



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(16) IBC Sections 503.1 and 706

Revise construction documents as required to verify code compliance for the new construction where it interfaces with the existing construction; currently, the civil plans depict the new structure as connecting with an existing structure (Building #6, 3-story, brick). The existing structure is shown on sheet A1.0A connecting to the new structure via an open corridor (Connecting Corridor 007); as a result, the two structures must either meet the provisions of Section 503.1.2 for buildings on the same lot, or be separated with a fire wall with a minimum fire-resistance rating of 3 hours, as noted in Table 706.4.

Buildings on the same lot must be calculated with the least construction type present in the structures in question; in this case, the new building consists of building Types IA and IIIB; since the first story of the new structure must be of Type IA construction, Section 503.1.2 cannot be used; therefore, there must be a fire wall with a minimum fire-resistance rating of 3 hours between the existing and new structures. Currently, the separation wall is not defined as a fire wall, and is noted on sheet LS1 as being a 2-hour protected structural wall in some areas and a 1-hour unit/unit separation wall in other areas (in the stair / connector area).

(17) IBC Section 504.2 (MA 8/6/10; 2/3/12; 4/11/14) – No Response Required

Section 504.2 of the 2009 IBC allows a building height increase of 20 feet and an additional story within the 20 foot increase where the building is equipped with an NFPA 13 sprinkler system in accordance with Section 903.3.1.1. Group R structures may implement this increase allowance if an NFPA 13 system is installed, whereas a Group R structure provided with an NFPA 13R system in accordance with Section 903.3.1.2 may be increased by 20 feet and an additional story within the 20 foot increase, but the maximum building height shall not exceed 60 feet or four stories, respectively.

The Massachusetts Amendment (dated 8/6/10) to Section 504.2 of the IBC states to "Replace the text 'Section 903.3.1.2' with 'Section 903.3.1.1'; the interpretation of this amendment by this reviewer is that a Group R structure provided with an NFPA 13 system in accordance with 903.3.1.1 may be increased by 20 feet and an additional story within the 20 foot increase, but the maximum building height shall not exceed 60 feet or four stories, respectively, and a Group R structure provided with an NFPA 13R system cannot be increased in height under any circumstance.

Currently, the structure proposed is of Type IIIA construction above the horizontal building separation as described in the special provisions of Section 509.2; Table 503 allows a maximum of 4 stories and 65 feet in building height; the Massachusetts Amendment (dated 8/6/10) does not allow a building increase for Group R structures with an NFPA 13 system which exceeds 60 feet or 4 stories, respectively. The proposed building height is approximately 70 feet, 6 inches, and contains 5 stories above the horizontal building separation as noted in Section 509.2; each height threshold exceeds the limit allowed by the 2009 IBC with Massachusetts Amendment (dated 8/6/10).

HOWEVER, the Massachusetts Amendment (dated 8/6/10) to Section 504.2 of the IBC was revised on 2/3/12 to simply remove the second part of original IBC Section 504.2 which addresses Group R structures with an NFPA 13R system; as a result, the height increase is allowed for a Group R structure with an NFPA 13 system.

As the revision to Section 504.2 of the 2009 IBC is a Massachusetts Amendment, ICC defers to the jurisdiction for final determination of code compliance regarding this issue.

(18) IBC Section 505 – No Response Required

It is noted that The Commonwealth of Massachusetts Department of Public Safety has granted a variance to the project which allows the nine (9) dwelling units on the Fifth Story (above the horizontal building separation as described in the special provisions of Section 509.2) to define upper levels in these dwelling units as mezzanines, which are allowed to egress from within the dwelling unit.



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(19) IBC Section 509.2 – No Response Required

The building is constructed using the special provision of Section 509.2 – horizontal building separation allowance.

(20) IBC Section 509.2, Item #7 – No Response Required

The maximum allowed building height in feet for a structure utilizing a horizontal building separation shall not exceed the limits set forth in Section 503 for the building having the smaller allowable height as measured from the grade plane.

Per Table 503, and the allowed increase of Section 504.2 for structures with an NFPA 13 sprinkler system, the maximum allowed building height in feet is 85 feet for a structure of Type IIIA construction; the proposed building height is approximately 70 feet, 6 inches above grade plane, thus meets code limits for building height.

(21) IBC Section 707

In drawing set, sheets "A1.0A – Garage Level Floor Plan "A"" and "A6.0 – Floor and Wall Types": In order to avoid confusion or inadvertent omission of work, revise construction documents as required to verify the wall types at either side of Recycle Room 005, which are currently tagged as wall type "DW-F", which is non-rated; however, Recycle Room 005 as well as Trash Room 006 have door assemblies (008 and 009, respectively) which are two-hour fire-resistance rated.

(22) IBC Section 707

In drawing set, sheets "A1.0A – Garage Level Floor Plan "A"" and "A6.0 – Floor and Wall Types": In order to avoid confusion or inadvertent omission of work, revise construction documents as required to indicate the wall types at the Public Corridor 009 interface with Emergency Electrical Room 010, Mechanical Room 011, and Electrical Room 012, all of which have two-hour fire-resistance rated door assemblies.

(23) IBC Section 707

In drawing set, sheets "A1.0B – Garage Level Floor Plan "B"" and "A6.0 – Floor and Wall Types": In order to avoid confusion or inadvertent omission of work, revise construction documents as required to verify the wall types for Trash & Recycle Room 020, which are currently tagged as wall type "DW-G", which is non-rated; however, the door for this room (Door 024) is a two-hour fire-resistance rated door assembly.

(24) IBC Section 707

In drawing set, sheets "A1.1A – Level 1 Partial Floor Plan "A"", "A1.1B – Level 1 Partial Floor Plan "B"", "A1.5A – Level 5 Partial Floor Plan "A"", "A1.5B – Level 5 Partial Floor Plan "B"" and "A7.0 – Door Schedule": In order to avoid confusion or inadvertent omission of work, revise construction documents as required to verify whether the following doors exist for the project, which are listed on the Door Schedule, but were not found on the floor plans: Doors 116, 117, 118, and 512.

(25) IBC Section 715.4.3.1

Revise construction documents as required to address the fact that door assemblies in corridors must meet the requirements for a smoke and draft control door assembly tested per code; currently, 'general' provisions are noted for smoke and draft doors in the project manual, but specific locations for these doors are not indicated on the door schedule.



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(26) IBC Section 906 – No Response Required

The locations of required portable fire extinguishers are not depicted on the floor plans, but it mentioned in specification section 104400 that the final locations of extinguishers are to be as approved by the local authority having jurisdiction prior to occupancy.

(27) IBC Section 1001.3.1 (MA 8/6/10)

Revise construction documents as required to address the fact that all exterior stairways shall be kept free of snow and ice by an approved means.

(28) IBC Sections 1018 and 715.4; Tables 1018.1 and 715.4

In drawing set, sheets "A1.1A – Level 1 Partial Floor Plan "A"" and "A7.0 – Door Schedule": Revise construction documents as required to address the fact that Doors 112 (serving Community Room 110) and Door 114 (serving Janitor Room 114) are connecting these rooms to a one-hour rated corridor, which requires a minimum 20-minute fire-resistance-rated door assembly.

(29) IBC Sections 1008.1.9 and 1008.1.10

In drawing set, sheet "A7.0 – Door Schedule", and in project manual, specification section "087100 – Door Hardware": In order to avoid confusion of inadvertent omission of work, revise construction documents as required to correlate the required door hardware set for Door 012; currently, the door schedule indicates the hardware set to be #19, whereas the specification section indicates the hardware set to be #14.

(30) IBC Sections 1008.1.9 and 1008.1.10

In drawing set, sheet "A7.0 – Door Schedule", and in project manual, specification section "087100 – Door Hardware": In order to avoid confusion of inadvertent omission of work, revise construction documents as required to correlate the required door hardware set for Unit Door L; currently, the door schedule does not indicate a hardware set for Unit Door L, whereas the specification section indicates the hardware set to be #28.1.

(31) IBC Sections 1008.1.9 and 1008.1.10

In drawing set, sheet "A7.0 – Door Schedule", and in project manual, specification section "087100 – Door Hardware": In order to avoid confusion of inadvertent omission of work, revise construction documents as required to correlate the required door hardware set for Existing Door EX-03; currently, the door schedule does not indicate a hardware set for Existing Door EX-03 and notes to remove the door and infill the opening, whereas the specification section indicates the hardware set to be #30.

(32) IBC Section 1012.6

In drawing set, sheets "A3.3 – Stair 'A and B' Sections and Details" (Details A/A3.3 and B/A3.3) and "A3.4 – Stair 'A and B' details" (Details B/A3.4, D/A3.4, and E/A3.4): Revise construction documents as required to depict all non-continuous handrails as sloping at the bottom of each flight of stairs for the depth of one tread beyond the bottom riser; currently, the handrails are shown horizontally extending at the bottom of each flight of stairs.

(33) IBC Section 1022.1

In drawing set, sheet "A1.0A – Garage Level Partial Floor Plan "A"": Revise construction documents to verify the fire-resistance rating of Existing Stairs E03, which are shown to connect four stories, thus require a minimum fire-resistance rating of two hours. Currently, door EX02 is noted as having a one-hour fire-resistance rating, which implies that the stair is only one-hour rated.



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(34) IBC Section 1022.1 and 1020.1

In drawing set, sheets "A1.0A – Garage Level Partial Floor Plan "A"" and "A6.0 – Floor and Wall Types": Revise construction documents to verify the fire-resistance rating of Existing Stairs E03, which are shown to connect four stories, thus require a minimum fire-resistance rating of two hours. Currently, this stairwell is open to the new Connecting Corridor 007, whose wall type is "IW-F", which is noted on sheet A6.0 as being non-rated; this diminishes the level of protection for the egress path prior to arriving at exit discharge. Additionally, door 011 is noted as having a one-hour fire-resistance rating, which implies a rating of one-hour for connecting Corridor 007.

(35) IBC Section 1207.3

In drawing set, sheet "A6.0 – Floor and Wall Types": Revise construction documents as required to address the fact that floor/ceiling assemblies between dwelling units or between a dwelling unit and a public or service area within the structure shall have an impact insulation class (IIC) rating of not less than 50 (45 if field-tested) when tested in accordance with ASTM E492. Currently, IIC ratings are not provided for the floor/ceiling assemblies shown in the construction documents.

(36) IBC Section 1601 – No Response Required

The structural plan review is limited to a review of the plans and design calculations of the professional engineer to ascertain that the minimum design loads in Chapter 16 of the 2009 IBC have been referenced by the engineer. A check of the complete structural plans and the connection details is beyond the scope of this review.

(37) IBC Sections 1601, 1607.7.1 and 2407

Structural plans and calculations are required to review the structural requirements for balcony handrails and guards (which is shown as glazing). Provide clear signed and sealed engineering details and calculations.

(38) IBC Section 1603.1.4

The structural plans on S2.1 do not indicate the components and cladding loading on the wind design data required by Section 1603.1.4. Revise plans.

(39) IBC Sections 1704.1.1, 1704.3, 1704.4, 1704.6 and 1705.1

A statement of special inspections is required to be provided by the applicant and prepared by the registered design professional in responsible charge. The statement must provide the inspections required for steel construction in Table 1704.3, the concrete construction in Table 1704.4, the prefabricated wood trusses in accordance with Section 1704.2, and the high-load diaphragms in accordance with Section 1704.6.1. Please provide a statement of special inspections and schedule of inspections.

(40) IBC Section 2301.2

The structural calculations must be indexed and with sufficient clarity that the reviewer can follow the steps and calculations. This reviewer cannot follow the design of the load-bearing walls. Provide indexed structural calculations of all the load-bearing wall conditions.

(41) IBC Sections 2303.4.1.1 and 2303.4.3 – No Response Required

The review of the shop drawings of the wood trusses required by Section 2303.4.3 is not a part of this review. The truss shop drawings must be submitted in accordance with Section 2303.4.1.1.



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(42) IBC Section 2406

In drawing set, sheet "A7.1 – Window Schedule": Revise construction documents as required to address the fact that glazing in all doors (swinging or sliding, operable or non-operable) is considered to be in a hazardous location, thus is required to meet the applicable requirements for safety glazing.

(43) IBC Section 3006.4 (MA 8/6/10; 1/7/11; 524 CMR 13.03(2); 780 CMR), 708.14 and 708.4

In drawing set, sheets "A1.0A – Garage Level Partial Floor Plan "A"", "A1.0B – Garage Level Partial Floor Plan "B"" and "A6.0 – Floor and Wall Types": Revise construction documents as required to address the fact that Elevator Control Rooms shall have a fire-resistance rating not less than that of the hoistway enclosure it serves; currently, Elevator "A" Control 014 is shown with an interior wall type of "IW-G", which is a non-rated wall; Elevator "B" Control is shown with a demising wall type of "DW-F", which is a non-rated wall.

**2009 International Mechanical Code (IMC) Review with Massachusetts Amendments:**

(44) IBC Section 1022.4

Hydronic piping is not permitted to penetrate the exit enclosure (Stair B) to serve the corridor fan coil units. Revise the construction drawings.

(45) IMC Section 304.10

The construction documents do not show the required concrete pads for the mechanical equipment installed at grade. Revise the construction documents.

(46) IMC Section 306.1

Access panels must be provided to service the energy recovery ventilators; the access panel must be listed for use in the membrane of a horizontal assembly and the required clearance must be provided at the control side of the unit. Revise the construction documents.

(47) IMC Section 306.1.1

The construction documents do not provide sufficient detail to determine that the furnaces will meet the minimum clearance requirements from combustible material. Revise the construction documents.

(48) IMC Section 307.1

The construction documents must indicate that the condensate from the condensing furnaces is approved and constructed of a corrosion-resistant material. Revise the construction documents.

(49) IMC Section 402.1

Provide the natural ventilation calculations for each type of dwelling unit. The calculations must include the openable area of the openings and the floor areas, including the adjoining spaces.

(50) IMC Section 404.2

The ventilation rate for the enclosed parking garage does not meet the minimum requirement for 0.75 cfm/ft<sup>2</sup>. Revise the construction document.



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(51) IMC Section 504.2

The construction documents do not indicate that the dryer exhaust is constructed of galvanized steel or aluminum and meets the thickness requirement required for a dryer exhaust duct penetrating a rated wall. Also, the construction documents must indicate the method for maintaining the fire resistance rating of the fire partition. Revise the construction documents.

(52) IMC Section 504.4

The dryer exhaust duct must be equipped with a back draft damper. Revise the construction documents.

(53) IMC Section 504.6.4

The duct construction documents do not indicate that the dryer vents meet the length requirements. Revise the construction documents.

(54) IMC Section 505.1

The construction documents do not indicate that range hood ductwork is constructed of galvanized steel, stainless steel, aluminum or copper, has smooth inner surfaces, air tight and are provided with backdraft dampers. Revise the construction documents.

(55) IMC Section 607.3.1

Ceiling radiation dampers must comply with UL 555C. Revise the construction documents.

(56) IMC Section 607.5.3

The range hood ducts and outside air ducts that penetrate the corridor walls from the dwelling units must be provided with fire dampers or be protected as through penetrations. Fire dampers must have permanently identified access that is listed for use at the membrane of a horizontal assembly. Revise the construction documents.

(57) IMC Section 607.5.4

The range hood ducts and outside air ducts that penetrate the corridor walls from the dwelling units must be provided with smoke dampers or constructed of steel that is not less than 0.019 inches in thickness. Revise the construction documents.

(58) IMC Section 603.6.1

Flexible air duct must be listed and labeled in accordance with UL 181. Revise the construction documents.

(59) IMC Section 603.6.2

Flexible air connectors must be listed and labeled in accordance with UL 181. Revise the construction documents.

(60) IMC Section 603.17

Access must be provided for the duct mounted volume dampers and the access must be listed for use in the membrane of a horizontal assembly. Revise the construction documents.

(61) IMC Section 607.6.2

The specifications state that ceiling radiation dampers will be provided at the supply and return air devices that penetrate a horizontal assembly. Revise to include exhaust grilles that penetrate a horizontal assembly.



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(62) IMC Section 1004.1

The construction documents do not indicate that the boiler is in accordance with ASME CSD-1 or NFPA 8502. Revise the construction documents.

(63) IMC Section 1005.2

The protection of the domestic water at the boiler is not provided. Revise the construction documents.

**2014 National Electrical Code (NEC) Review with Massachusetts Amendments:**

(64) NEC Article 210.21(B)(5) (MA 8/6/10; 527 CMR 12.00 - 12/31/13)

In drawing set, sheets E3.1 through 3.10: Refrigerators, dishwashers, sink disposals, and clothes washers are required to have a single receptacle, not a duplex receptacle.

(65) NEC Article 220.40

In drawing set, sheet E0.05: Panel 'HPGA' Schedule has a 54 KVA load on one pole, 20/1 circuit breaker. Breaker is inadequate for load and load on phase exceeds the rating of the panel. Revise construction documents as required.

(66) NEC Article 250.24(C); Table 250.102(C)(1)

In drawing set, sheet E0.02: Show grounded conductor for service on Single Line Diagram.

(67) IBC Sections 907 and 916 (MA 8/6/10; 4/11/14; 527 CMR 31.00 Section 13.7.6.5(1))

In drawing set, sheet "E2.5A – Electrical Level 5, Partial Plan "A"": Revise construction documents as required to indicate a smoke detector and a carbon monoxide detector, or a combination carbon monoxide / smoke detector, in dwelling Unit 501 adjacent to the top corner bedroom in the 'entry' area near the mezzanine stairs.

(68) IBC Section 916 (MA 8/6/10; 4/11/14; 527 CMR 31.00 Section 13.7.6.5(1))

In drawing set, sheets "E2.5MA – Electrical Level 5M, Partial Plan "A"" and "E2.5MB – Electrical Level 5M, Partial Plan "B"": Revise construction documents as required to indicate a carbon monoxide detector or combination carbon monoxide / smoke detector at the mezzanine levels of Unit Type "A", "D", and "E", each of which contain an area which will most likely be a sleeping room; currently, only a smoke detector is shown at these locations.

**2012 International Energy Conservation Code (IECC) Review with Massachusetts Amendments:**

(69) IECC Sections C403.2.1 and C403.2.2

Provide load calculations to demonstrate that the equipment is selected as required.

(70) IECC Section C402.4.3

The construction documents do not indicate compliance with the maximum infiltration rate of 0.20 cfm/ft<sup>2</sup>. Revise the construction documents.



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(71) IECC Section C402.4.4

The construction documents do not indicate that exit enclosure doors comply with the maximum infiltration rate of 0.20 cfm/ft<sup>2</sup>. Revise the construction documents.

(72) IECC Section C406.1

The ComCheck Envelope Compliance Certificate lists the HVAC Additional Efficiency Package for compliance. The ComCheck Envelope Compliance Certificate lists the Reduced Interior Lighting Power for compliance. The ComCheck Interior-Lighting Compliance Certificate does not provide an Additional Efficiency Package. The ComCheck Exterior Lighting Compliance Certificate was not provided. Revise the ComCheck certificates.

(73) IECC Section C403.2.3

The efficiencies of the DX split systems (furnaces and ductless split) were not provided on the construction documents. Revise the construction documents.

(74) IECC Section C404.2

The energy factor for the electric water heater was not provided. Revise the construction documents.

(75) IECC Section C404.2

The water heater schedules did not have the thermal efficiency and the standby loss provided. The gas system riser diagram shows multiple capacities for water heaters that are not scheduled. Revise the construction documents.

(76) IECC Section C404.3

The water heaters are not provided with the required controls.

(77) IECC Sections C404.4 and C404.5

The construction documents do not indicate either an integral heat trap at the water heaters or insulated heat traps. Revise the construction documents.

(78) IECC Section C405.2.2.2

The Community Room does not have the required occupancy sensor. Revise the construction documents.

(79) IECC Section C405.2.2.3

The daylighting zone in the Community Room is not controlled as required. Revise the construction documents.

(80) IECC Section 405.6

The exterior lighting information was not provided with the construction documents to determine compliance. Provide the required documents.

(81) IECC Section C102.1

The ComCheck Interior Lighting Certificate must agree with the construction documents. Revise the construction documents or the ComCheck report as necessary.



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(82) IECC Section C102.1

The ComCheck Envelope Compliance Certificate must agree with the construction documents. Revise the construction documents or the ComCheck report as necessary.

(83) IECC Section C102.1

The ComCheck Mechanical Compliance Certificate must agree with the construction documents. Revise the construction documents or the ComCheck report as necessary.

(84) IECC Section C102.1

The ComCheck Mechanical Compliance Certificate must provide all of the domestic water heaters in the building. Revise the ComCheck report.

**END OF INITIAL REVIEW COMMENTS.**

**If desired, ICC can perform a complimentary re-review of revised construction documents; submit revised construction documents to ICC in the same manner as the original submittal.** The resubmittal package must be accompanied by a report from the design team that contains an explanation of the action taken for each comment on this initial plan review for code compliance. These explanations shall be in the numerical order of the plan review comments and should any changes be made in construction documents, the explanation shall indicate the specific location of the changes within the documents, with revisions "clouded" or noted in a similarly effective manner on the drawing, specification section, or calculations affected.

If required by the jurisdiction, the resubmittal package must provide a full, complete set of revised construction documents from all disciplines; this requirement is to be verified by the design team prior to re-submitting.

If the revisions are substantial in nature, or the project is redesigned, additional plan review fees may be required, as determined by the jurisdiction and ICC.

This FIRST plan review is not to be construed as a check of every item in the construction documents and does not prevent the local building official from requiring corrections of errors in the construction documents or in the field.

ICC does not recommend that a building permit be issued for this project until the code deficiencies noted within this initial plan review are sufficiently addressed and resolved.

Sincerely,

A handwritten signature in black ink that reads "Jeff H. Walker". The signature is written in a cursive style with a large, sweeping "J" and "W".

**Jeff H. Walker, P.E., C.B.O., M.C.P.**

Senior Staff Engineer

Architectural and Engineering Services

ICC Eastern Regional Office



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November 5, 2015

Kenneth Feyl  
Senior Architect  
J.D. Lagrasse & Associates  
One Elm Square  
Andover, Massachusetts 01810

Dear Mr. Feyl,

The Architectural & Engineering Services Department of the Eastern Regional Office of the International Code Council (ICC) has completed the SECOND ICC plan review for the **Hatters Point** project (ICC Plan Review #11815), as you requested; the project is located in Amesbury, Massachusetts, which is hereafter referred to in this letter as the 'jurisdiction'.

The revised construction documents reviewed included the following (all electronic files): Permit Set of Drawings (only sheets which have been altered); Project Manual (only sections which have been altered); COMcheck Report for Building Envelope; Statement of Special Inspections; Proposed alternative to Firewall Rating Letter; Structural Calculations; and Structural cladding Detail. The response letter received by ICC from the design team is dated October 16, 2015.

The SECOND ICC review of the project design consisted of verifying project compliance as well as documenting project deficiencies pertaining to the following International Codes, which the jurisdiction currently enforces as applicable: The 2009 Edition of the International Building Code (IBC) with Massachusetts Amendments (MA) – which includes Appendices A through J of the 2009 IBC, the 2012 Edition of the International Mechanical Code (IMC), and the 2012 Edition of the International Energy Conservation Code (IECC) with Massachusetts Amendments (MA). The construction documents are also reviewed for compliance with the 2014 Edition of the National Electrical Code (NEC), also enforced by the jurisdiction. This review only addresses project compliance with the referenced codes. Local amendments, ordinances and variances are not addressed in this review, and must be directed to the local building official for review, in accordance with Section 104 of the 2009 IBC.

Each outstanding comment to follow is either a response to an inadequate response from the design team or an acknowledgement of deferral to the local jurisdiction regarding design data. Each outstanding comment consists of the comment from the FIRST ICC plan review letter dated September 28, 2015, the design team response from their response letter dated October 16, 2015, and the ICC response to the design team response.

**PLEASE NOTE:** All outstanding comments noted herein are deferred to the jurisdiction for resolution, as this SECOND ICC plan review letter completes the extent of ICC review for the project.



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## ICC Plan Review Comments Still Requiring Resolution:

### 2009 International Building Code (IBC) Review with Massachusetts Amendments:

1. **Initial ICC Comment #16:** IBC Sections 503.1 and 706 - Revise construction documents as required to verify code compliance for the new construction where it interfaces with the existing construction; currently, the civil plans depict the new structure as connecting with an existing structure (Building #6, 3-story, brick). The existing structure is shown on sheet A1.0A connecting to the new structure via an open corridor (Connecting Corridor 007); as a result, the two structures must either meet the provisions of Section 503.1.2 for buildings on the same lot, or be separated with a fire wall with a minimum fire-resistance rating of 3 hours, as noted in Table 706.4. Buildings on the same lot must be calculated with the least construction type present in the structures in question; in this case, the new building consists of building Types IA and IIIB; since the first story of the new structure must be of Type IA construction, Section 503.1.2 cannot be used; therefore, there must be a fire wall with a minimum fire-resistance rating of 3 hours between the existing and new structures. Currently, the separation wall is not defined as a fire wall, and is noted on sheet LS1 as being a 2-hour protected structural wall in some areas and a 1-hour unit/unit separation wall in other areas (in the stair / connector area).

**Design Team Response Comment:** *"It has been discussed and approved by the Amesbury Building Official that an acceptable compliance alternative for a 3hr firewall would be providing (2)-2hr rated walls at the assumed imaginary property line between the two buildings. See attached memo to Amesbury Building Official confirming acceptance from meeting on 10-8-2015. 2hr wall shown between Existing building 6 and new building construction shown. See attached A1.0A and A1.1A sheets."*

**FINAL ICC RESPONSE:** Understood; no further action needed.

2. **Initial ICC Comment #31:** IBC Sections 1008.1.9 and 1008.1.10 - In drawing set, sheet "A7.0 – Door Schedule", and in project manual, specification section "087100 – Door Hardware": In order to avoid confusion of inadvertent omission of work, revise construction documents as required to correlate the required door hardware set for Existing Door EX-03; currently, the door schedule does not indicate a hardware set for Existing Door EX-03 and notes to remove the door and infill the opening, whereas the specification section indicates the hardware set to be #30.

**Design Team Response Comment:** *"Hardware for Existing Door EX03 has been changed to HWS #30. See sheet A7.0 attached."*

**FINAL ICC RESPONSE:** The Door Schedule on sheet A7.0 still notes that the door is to be demolished and the opening infilled; this door is not tagged on sheet A1.0A, but is assumed to be the door shown as being infilled which is across from existing door EX02 within the Existing Controlled Egress Corridor E02; as this affects the overall means of egress system, it is left to the local authority having jurisdiction as to the final arrangement in the area in question.



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3. **Initial ICC Comment #37:** IBC Sections 1601, 1607.7.1 and 2407 - Structural plans and calculations are required to review the structural requirements for balcony handrails and guards (which is shown as glazing). Provide clear signed and sealed engineering details and calculations.  
**Design Team Response Comment:** *"This will be provided by balcony railing provider as a shop drawing during construction. No attachment necessary."*  
**FINAL ICC RESPONSE:** Understood; final determination of code compliance for structural requirements for balcony handrails and guards is that of the local authority having jurisdiction.
  
4. **Initial ICC Comment #40:** IBC Section 2301.2 - The structural calculations must be indexed and with sufficient clarity that the reviewer can follow the steps and calculations. This reviewer cannot follow the design of the load-bearing walls. Provide indexed structural calculations of all the load-bearing wall conditions.  
**Design Team Response Comment:** *"See attached indexed structural calculations for load-bearing walls."*  
**FINAL ICC RESPONSE:** The calculations are identical to those submitted in September and only an index was added. The index sheet stated that the wall designs are on pages 39 thru 44. Those pages are not sufficiently clear and I cannot follow the steps in the design nor the conclusion. As a minimum, we require detailed design calculations for the various bearing stud wall assemblies located in various locations on all the stories of the building (Calculations for each of the bearing wall assemblies shown on the stud wall schedules on the structural floor framing plan). Calculations for each should show the summary of the live load, dead load and in case of exterior walls the lateral wind load for each type of bearing wall assembly; the tributary area for each stud; the shear, compression and moment force; the actual stresses and the allowable stresses; and the final result indicating the correct required size and spacing for the studs. The calculations must reflect the reduction in the allowable stresses for the fire-retardant-treated wood. As an example on sheet S1.2A the exterior load bearing walls are not noted and according to Note 4 of the Bearing Wall Schedule they will default to a type 7W wall assembly which is 2x6 studs at 24 inches on center. This particular wall is supporting 4 floors. The calculations must provide proof that this size and spacing will support the design loads.

**2009 International Mechanical Code (IMC) Review with Massachusetts Amendments:**

5. **Initial ICC Comment #45:** IMC Section 304.10 - The construction documents do not show the required concrete pads for the mechanical equipment installed at grade. Revise the construction documents.  
**Design Team Response Comment:** *"The specifications call for condensing units to be installed on fiberglass equipment pads."*  
**FINAL ICC RESPONSE:** Specification Section 230000 2.30.H does not provide sufficient detail. Provide the revised construction documents to the building official.



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6. **Initial ICC Comment #47:** IMC Section 306.1.1 - The construction documents do not provide sufficient detail to determine that the furnaces will meet the minimum clearance requirements from combustible material. Revise the construction documents.  
**Design Team Response Comment:** "BLW will revise construction documents. Detail for gas furnaces with list clearance to combustibles."  
**FINAL ICC RESPONSE:** Revisions not provided with submitted documents. Provide the revised construction documents to the building official.
  
7. **Initial ICC Comment #48:** IMC Section 307.1 - The construction documents must indicate that the condensate from the condensing furnaces is approved and constructed of a corrosion-resistant material. Revise the construction documents.  
**Design Team Response Comment:** "The specifications call for drains (condensate) to be of a corrosion-resistant material."  
**FINAL ICC RESPONSE:** Specification Section 230000 Part 3 (Execution) does not describe the condensate disposal for the condensing furnaces. Part 2.28 (Gas Furnace) does not describe the condensate disposal of the condensing furnaces. Provide for the building official the section of the code that states "The specifications call for drains (condensate) to be of a corrosion-resistant material."
  
8. **Initial ICC Comment #49:** IMC Section 402.1 - Provide the natural ventilation calculations for each type of dwelling unit. The calculations must include the openable area of the openings and the floor areas, including the adjoining spaces.  
**Design Team Response Comment:** No response provided  
**FINAL ICC RESPONSE:** This item is outstanding. Provide the calculations to the building official.
  
9. **Initial ICC Comment #50:** IMC Section 404.2 - The ventilation rate for the enclosed parking garage does not meet the minimum requirement for 0.75 cfm/ft<sup>2</sup>. Revise the construction document.  
**Design Team Response Comment:** "Dwelling units are mechanically ventilated. ERV provides outdoor air to the gas furnace return."  
**FINAL ICC RESPONSE:** Provide the calculations for the mechanical ventilation of the dwelling units to the building official.
  
10. **Initial ICC Comment #52:** IMC Section 504.4 - The dryer exhaust duct must be equipped with a back draft damper. Revise the construction documents.  
**Design Team Response Comment:** "Dryer duct material is called out in the specifications."  
**FINAL ICC RESPONSE:** Specification Section 230000 part 2.24 "Sheet Metal Ductwork" does not describe the dryer vent material or thickness. Also, the method of protection of the rated assemblies is not provided. Part 3.2A only states that the vent shall terminate to the building exterior. Provide the revised construction documents to the building official.



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11. **Initial ICC Comment #53:** IMC Section 504.6.4 - The duct construction documents do not indicate that the dryer vents meet the length requirements. Revise the construction documents.  
**Design Team Response Comment:** *"Dryer ducts to terminate at wall with flapper. Flapper serves as a backdraft damper."*  
**FINAL ICC RESPONSE:** The construction documents must indicate compliance with all of the requirements of the code. Provide the revised construction documents to the building official.
12. **Initial ICC Comment #54:** IMC Section 505.1 - The construction documents do not indicate that range hood ductwork is constructed of galvanized steel, stainless steel, aluminum or copper, has smooth inner surfaces, air tight and are provided with backdraft dampers. Revise the construction documents.  
**Design Team Response Comment:** *"Dryer ducts are designed to code. Where total effective length exceeds code limits, a dryer booster fan is shown on drawings."*  
**FINAL ICC RESPONSE:** The construction documents must indicate compliance with all of the requirements of the code. The use of dryer booster fans must be approved by the building official as an alternative means or method. Provide the revised construction documents to the building official.
13. **Initial ICC Comment #55:** IMC Section 607.3.1 - Ceiling radiation dampers must comply with UL 555C. Revise the construction documents.  
**Design Team Response Comment:** *"Range hood ductwork material is called out in the specifications."*  
**FINAL ICC RESPONSE:** Specification Section 230000 part 2.24 "Sheet Metal Ductwork" does not describe the range hood ductwork. Also, Part 3.2A only states that the range hood shall terminate to the building exterior. Provide the revised construction documents to the building official.
14. **Initial ICC Comment #56:** IMC Section 607.5.3 - The range hood ducts and outside air ducts that penetrate the corridor walls from the dwelling units must be provided with fire dampers or be protected as through penetrations. Fire dampers must have permanently identified access that is listed for use at the membrane of a horizontal assembly. Revise the construction documents.  
**Design Team Response Comment:** *"UL listing for radiation dampers is called out in the specifications."*  
**FINAL ICC RESPONSE:** Specification Section 230000 part 2.26H "Radiation Dampers" does not state that the radiation dampers are in accordance with UL 555C. Provide the revised construction documents to the building official.
15. **Initial ICC Comment #57:** IMC Section 607.5.4 - The range hood ducts and outside air ducts that penetrate the corridor walls from the dwelling units must be provided with smoke dampers or constructed of steel that is not less than 0.019 inches in thickness. Revise the construction documents.  
**Design Team Response Comment:** *"Fire dampers are not required as exceptions apply. Exceptions IMC 607.5.3.1, 607.5.3.3, and 607.5.3.4 are all applicable to the design conditions."*  
**FINAL ICC RESPONSE:** The construction documents do not indicate that all of the criteria of any of the exceptions are met. Provide the revised construction documents to the building official.



**International Code Council**  
Eastern Regional Office  
900 Montclair Road  
Birmingham, AL 35213  
tel: 888.icc.safe (422.7233)  
fax: 205.591.0775  
www.iccsafe.org

**2012 International Energy Conservation Code (IECC) Review with Massachusetts Amendments:**

21. **Initial ICC Comment #69:** IECC Sections C403.2.1 and C403.2.2 - Provide load calculations to demonstrate that the equipment is selected as required.  
**Design Team Response Comment:** *"BLW will provide load calculations."*  
**FINAL ICC RESPONSE:** The calculations were not provided with the re-submitted documents. Provide the calculations to the building official for review.
  
22. **Initial ICC Comment #70:** IECC Section C402.4.3 - The construction documents do not indicate compliance with the maximum infiltration rate of 0.20 cfm/ft<sup>2</sup>. Revise the construction documents.  
**Design Team Response Comment:** No response provided  
**FINAL ICC RESPONSE:** This is an outstanding item. Provide the revised construction documents to the building official.
  
23. **Initial ICC Comment #72:** IECC Section C406.1 - The ComCheck Envelope Compliance Certificate lists the HVAC Additional Efficiency Package for compliance. The ComCheck Envelope Compliance Certificate lists the Reduced Interior Lighting Power for compliance. The ComCheck Interior-Lighting Compliance Certificate does not provide an Additional Efficiency Package. The ComCheck Exterior Lighting Compliance Certificate was not provided. Revise the ComCheck certificates.  
**Design Team Response Comment:** *"See Revised ComCheck Envelope Compliance report."*  
**FINAL ICC RESPONSE:** Only the Envelope Certificate was provided with the resubmitted documents. Revise and submit all ComCheck reports to the building official to demonstrate compliance.
  
24. **Initial ICC Comment #73:** IECC Section C403.2.3 - The efficiencies of the DX split systems (furnaces and ductless split) were not provided on the construction documents. Revise the construction documents.  
**Design Team Response Comment:** *"BLW will revise construction documents. Efficiencies (SEER) to be added to gas furnace and packaged air conditioner schedules."*  
**FINAL ICC RESPONSE:** The resubmitted documents did not provide the indicated change. Provide the revised construction documents to the building official.
  
25. **Initial ICC Comment #76:** IECC Section C404.3 - The water heaters are not provided with the required controls.  
**Design Team Response Comment:** *"Spec'd water heater come equipped with temperature controls."*  
**FINAL ICC RESPONSE:** The construction documents must indicate that the installation will meet the requirements of the code. Provide the revised construction documents to the building official.
  
26. **Initial ICC Comment #77:** IECC Sections C404.4 and C404.5 - The construction documents do not indicate either an integral heat trap at the water heaters or insulated heat traps. Revise the construction documents.  
**Design Team Response Comment:** *"See sheet P0.02 for changes."*  
**FINAL ICC RESPONSE:** The indicated change was not provided. Provide the revised construction documents to the building official.



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27. **Initial ICC Comment #80:** IECC Section 405.6 - The exterior lighting information was not provided with the construction documents to determine compliance. Provide the required documents.  
**Design Team Response Comment:** "BLW will revise ComCheck with owner provided fixtures."  
**FINAL ICC RESPONSE:** The ComCheck report was not provided with the resubmitted documents. Provide the report to the building official.
28. **Initial ICC Comment #81:** IECC Section C102.1 - The ComCheck Interior Lighting Certificate must agree with the construction documents. Revise the construction documents or the ComCheck report as necessary.  
**Design Team Response Comment:** "BLW will revise ComCheck with owner provided fixtures."  
**FINAL ICC RESPONSE:** The ComCheck report was not provided with the resubmitted documents. Provide the report to the building official.
29. **Initial ICC Comment #82:** IECC Section C102.1 - The ComCheck Envelope Compliance Certificate must agree with the construction documents. Revise the construction documents or the ComCheck report as necessary.  
**Design Team Response Comment:** "See attached revised ComCheck Envelope report."  
**FINAL ICC RESPONSE:** The resubmitted Envelope Certificate shows R-19 as did the original documents and the exterior wall details show R-7.5. Provide the revised Envelope Certificate to the building official.
30. **Initial ICC Comment #84:** IECC Section C102.1 - The ComCheck Mechanical Compliance Certificate must provide all of the domestic water heaters in the building. Revise the ComCheck report.  
**Design Team Response Comment:** "BLW will revise Comcheck to include domestic water heaters."  
**FINAL ICC RESPONSE:** The ComCheck report was not provided with the resubmitted documents. Provide the report to the building official.

**END OF SECOND REVIEW COMMENTS.** This SECOND review of the resubmitted construction documents completes the extent of ICC plan review for this project; the outstanding issues noted herein are deferred by ICC to the jurisdiction for resolution. Upon request, ICC can perform further plan review for this project for an additional fee.

This SECOND plan review is not to be construed as a check of every item in the construction documents and does not prevent the local building official from requiring corrections of errors in the construction documents or the actual building construction work. ICC does not recommend that a building permit be issued for this project until the outstanding code deficiencies noted above are resolved.

Sincerely,

**Jeff H. Walker**, P.E., C.B.O., M.C.P.

Senior Staff Engineer  
Architectural and Engineering Services  
ICC Eastern Regional Office

PROPOSED 7'-9"  
DIA. GAZEBO

**NOTES:**

1. THE TIE-BACKS FOR THE EXISTING GRANITE RETAINING WALL HAVE BEEN INSTALLED.
2. THE UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE UTILITIES HAVE BEEN DEPICTED BASED ON INFORMATION FROM THE CONTRACTOR AND FIELD OBSERVATIONS BY MERIDIAN ASSOCIATES.
3. THE SOLDIER PILES HAVE BEEN FIELD SURVEYED AND ARE DEPICTED ACCURATELY.
4. THE PURPOSE OF THIS PLAN IS TO SHOW WHAT HAS BEEN INSTALLED TO DATE TO BE ABLE TO OBTAIN A BUILDING PERMIT.

**HATTER'S POINT**

**PROGRESS AS-BUILT PLAN**  
LOCATED IN  
**AMESBURY, MASSACHUSETTS**  
(ESSEX COUNTY)

PREPARED FOR  
**HATTER'S POINT CAPITAL, LLC**  
SCALE: 1" = 20'      DATE: MARCH 28, 2016



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SHEET No. 1 OF 1

PROJECT No. 3066

