

Cheryl Frazier

From: Frank Ramsbottom
Sent: Thursday, December 15, 2011 12:51 PM
To: Cheryl Frazier
Subject: FW: <https://doc.acton-ma.gov/dsweb/View/Collection-4406>
Attachments: Scanned from a Xerox multifunction device001.pdf

The plans shows little or no access around the building, and it appears that there is an exit proposed off of the back leading to a steep grade. Due to the lack of adequate exit discharge this door would may not be usable as an emergency exit.

See 780 CMR 1027.6 for Access to public way. Attached

Also as has been stated in previous comments and notes the building as proposed has access only from the front, this will limit the size and type of construction as well as the use of the building.

Also the retaining walls off of the side of the buildings may be considered part of the structure as they appear to be supporting soil which hold the foundation walls in place.

Respectfully submitted

Frank Ramsbottom

From: Roland Bartl
Sent: Thursday, December 08, 2011 2:50 PM
To: Frank Ramsbottom; Tom Tidman; Health Department; Planning Department; Engineering Department; Robert Craig; Chris Allen
Cc: Cheryl Frazier; Manager Department
Subject: RE: <https://doc.acton-ma.gov/dsweb/View/Collection-4406>

Reminder for anyone who has not commented on this site plan application. Please note the comment deadline below. Go to the link in subject line above to review revised application materials. The original application package from July is at the same link.

Thank you

Roland Bartl, AICP
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From: Cheryl Frazier
Sent: Friday, November 18, 2011 11:25 AM
To: Frank Ramsbottom; Tom Tidman; Health Department; Planning Department; Engineering Department; Robert Craig
Subject: <https://doc.acton-ma.gov/dsweb/View/Collection-4406>

Good morning,

I received revised plans and written documentation for Site Plan Special Permit (#07/16/11-433) 40 Sudbury Road.

- 4.4. At any location in an open-ended *corridor* where a change of direction exceeding 45 degrees (0.79 rad) occurs, a clear opening of not less than 35 square feet (3.3 m²) or an *exterior ramp* or *stairway* shall be provided. Where clear openings are provided, they shall be located so as to minimize the accumulation of smoke or toxic gases.

SECTION 1027 EXIT DISCHARGE

1027.1 General. *Exits* shall discharge directly to the exterior of the building. The *exit discharge* shall be at grade or shall provide direct access to grade. The *exit discharge* shall not reenter a building. The combined use of Exceptions 1 and 2 below shall not exceed 50 percent of the number and capacity of the required *exits*.

Exceptions:

1. A maximum of 50 percent of the number and capacity of the *exit enclosures* is permitted to egress through areas on the level of discharge provided all of the following are met:
 - 1.1. Such *exit enclosures* egress to a free and unobstructed path of travel to an exterior *exit* door and such *exit* is readily visible and identifiable from the point of termination of the *exit* enclosure.
 - 1.2. The entire area of the *level of exit discharge* is separated from areas below by construction conforming to the *fire-resistance rating* for the *exit enclosure*.
 - 1.3. The egress path from the *exit enclosure* on the *level of exit discharge* is protected throughout by an *approved automatic sprinkler system*. All portions of the *level of exit discharge* with access to the egress path shall either be protected throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2, or separated from the egress path in accordance with the requirements for the enclosure of *exits*.
2. A maximum of 50 percent of the number and capacity of the *exit enclosures* is permitted to egress through a vestibule provided all of the following are met:
 - 2.1. The entire area of the vestibule is separated from areas below by construction conforming to the *fire-resistance rating* for the *exit enclosure*.
 - 2.2. The depth from the exterior of the building is not greater than 10 feet (3048 mm) and the length is not greater than 30 feet (9144 mm).
 - 2.3. The area is separated from the remainder of the *level of exit discharge* by construction providing protection at least the equivalent of *approved wired glass* in steel frames.

- 2.4. The area is used only for *means of egress* and *exits* directly to the outside.

3. *Stairways in open parking garages* complying with Section 1022.1, Exception 4, are permitted to egress through the *open parking garage* at their *levels of exit discharge*.
4. *Horizontal exits* complying with Section 1025 shall not be required to discharge directly to the exterior of the building.

1027.2 Exit discharge capacity. The capacity of the *exit discharge* shall be not less than the required discharge capacity of the *exits* being served.

1027.3 Exit discharge location. Exterior balconies, *stairways* and *ramps* shall be located at least 10 feet (3048 mm) from adjacent *lot lines* and from other buildings on the same lot unless the adjacent building *exterior walls* and openings are protected in accordance with Section 704 based on *fire separation distance*.

1027.4 Exit discharge components. *Exit discharge* components shall be sufficiently open to the exterior so as to minimize the accumulation of smoke and toxic gases.

1027.5 Egress courts. *Egress courts* serving as a portion of the *exit discharge* in the *means of egress* system shall comply with the requirements of Section 1027.

1027.5.1 Width. The width of *egress courts* shall be determined as specified in Section 1005.1, but such width shall not be less than 44 inches (1118 mm), except as specified herein. *Egress courts* serving Group R-3 and U occupancies shall not be less than 36 inches (914 mm) in width. The required width of *egress courts* shall be unobstructed to a height of 7 feet (2134 mm).

Exception: Doors complying with Section 1005.2.

Where an *egress court* exceeds the minimum required width and the width of such *egress court* is then reduced along the path of *exit* travel, the reduction in width shall be gradual. The transition in width shall be affected by a guard not less than 36 inches (914 mm) in height and shall not create an angle of more than 30 degrees (0.52 rad) with respect to the axis of the *egress court* along the path of egress travel. In no case shall the width of the *egress court* be less than the required minimum.

1027.5.2 Construction and openings. Where an *egress court* serving a building or portion thereof is less than 10 feet (3048 mm) in width, the *egress court* walls shall have not less than 1-hour *fire-resistance-rated* construction for a distance of 10 feet (3048 mm) above the floor of the *court*. Openings within such walls shall be protected by opening protectives having a *fire protection rating* of not less than ³/₄ hour.

Exceptions:

1. *Egress courts* serving an *occupant load* of less than 10.
2. *Egress courts* serving Group R-3.

1027.6 Access to a public way. The *exit discharge* shall provide a direct and unobstructed access to a *public way*.

Exception: Where access to a *public way* cannot be provided, a safe dispersal area shall be provided where all of the following are met:

1. The area shall be of a size to accommodate at least 5 square feet (0.46 m²) for each person.
2. The area shall be located on the same lot at least 50 feet (15 240 mm) away from the building requiring egress.
3. The area shall be permanently maintained and identified as a safe dispersal area.
4. The area shall be provided with a safe and unobstructed path of travel from the building.

SECTION 1028 ASSEMBLY

1028.1 General. Occupancies in Group A and assembly occupancies accessory to Group E which contain seats, tables, displays, equipment or other material shall comply with this section.

1028.1.1 Bleachers. *Bleachers, grandstands and folding and telescopic seating*, that are not building elements, shall comply with ICC 300.

1028.2 Assembly main exit. Group A occupancies and assembly occupancies accessory to Group E occupancies that have an *occupant load* of greater than 300 shall be provided with a main *exit*. The main *exit* shall be of sufficient width to accommodate not less than one-half of the *occupant load*, but such width shall not be less than the total required width of all *means of egress* leading to the *exit*. Where the building is classified as a Group A occupancy, the main *exit* shall front on at least one street or an unoccupied space of not less than 10 feet (3048 mm) in width that adjoins a street or *public way*.

Exception: In assembly occupancies where there is no well-defined main *exit* or where multiple main *exits* are provided, *exits* shall be permitted to be distributed around the perimeter of the building provided that the total width of egress is not less than 100 percent of the required width.

1028.3 Assembly other exits. In addition to having access to a main *exit*, each level in Group A occupancies or assembly occupancies accessory to Group E occupancies having an *occupant load* greater than 300, shall be provided with additional *means of egress* that shall provide an egress capacity for at least one-half of the total *occupant load* served by that level and comply with Section 1015.2.

Exception: In assembly occupancies where there is no well-defined main *exit* or where multiple main *exits* are provided, *exits* shall be permitted to be distributed around the perimeter of the building, provided that the total width of egress is not less than 100 percent of the required width.

1028.4 Foyers and lobbies. In Group A-1 occupancies, where persons are admitted to the building at times when seats are not available, such persons shall be allowed to wait in a lobby or similar space, provided such lobby or similar space shall not

encroach upon the required clear width of the *means of egress*. Such foyer, if not directly connected to a public street by all the main entrances or *exits*, shall have a straight and unobstructed *corridor* or path of travel to every such main entrance or *exit*.

1028.5 Interior balcony and gallery means of egress. For balconies, galleries or press boxes having a seating capacity of 50 or more located in Group A occupancies, at least two *means of egress* shall be provided, with one from each side of every balcony, gallery or press box and at least one leading directly to an *exit*.

1028.5.1 Enclosure of openings. *Interior stairways* and other vertical openings shall be enclosed in an *exit enclosure* as provided in Section 1022.1, except that *stairways* are permitted to be open between the balcony, gallery or press box and the main assembly floor in occupancies such as theaters, *places of religious worship*, auditoriums and sports facilities. At least one *accessible means of egress* is required from a balcony, gallery or press box level containing accessible seating locations in accordance with Section 1007.3 or 1007.4.

1028.6 Width of means of egress for assembly. The clear width of *aisles* and other *means of egress* shall comply with Section 1028.6.1 where *smoke-protected seating* is not provided and with Section 1028.6.2 or 1028.6.3 where *smoke-protected seating* is provided. The clear width shall be measured to walls, edges of seating and tread edges except for permitted projections.

1028.6.1 Without smoke protection. The clear width of the *means of egress* shall provide sufficient capacity in accordance with all of the following, as applicable:

1. At least 0.3 inch (7.6 mm) of width for each occupant served shall be provided on *stairs* having riser heights 7 inches (178 mm) or less and tread depths 11 inches (279 mm) or greater, measured horizontally between tread *nosings*.
2. At least 0.005 inch (0.127 mm) of additional *stair* width for each occupant shall be provided for each 0.10 inch (2.5 mm) of riser height above 7 inches (178 mm).
3. Where egress requires *stair* descent, at least 0.075 inch (1.9 mm) of additional width for each occupant shall be provided on those portions of *stair* width having no *handrail* within a horizontal distance of 30 inches (762 mm).
4. Ramped *means of egress*, where slopes are steeper than one unit vertical in 12 units horizontal (8-percent slope), shall have at least 0.22 inch (5.6 mm) of clear width for each occupant served. Level or ramped *means of egress*, where slopes are not steeper than one unit vertical in 12 units horizontal (8-percent slope), shall have at least 0.20 inch (5.1 mm) of clear width for each occupant served.

1028.6.2 Smoke-protected seating. The clear width of the *means of egress* for *smoke-protected assembly seating* shall not be less than the *occupant load* served by the egress element multiplied by the appropriate factor in Table 1028.6.2. The total number of seats specified shall be those within the space exposed to the same smoke-protected environment. Interpolation is permitted between the specific values