

Licensee Name
Licensee Address
Licensee Phone Number
Licensee Email

Date

Amy Habe
Compliance Officer
State of Nebraska Board of
Engineers and Architects
215 Centennial Mall S
Ste 400
Lincoln, Nebraska 68509-5165

Re: Complaint XX.XX, Remediation Plan for:
Project Name
Project Address
City, NE, Zip Code

Amy Habe and the Board,

John Doe, owner of Project referenced above, recently engaged me as a licensed architect in the State of Nebraska to perform the remediation process in response to your letter dated, Month Day, Year. My review and this letter are in accordance with the requirements outlined in Neb. Admin. Code Title 110, Rule 8.4, which was referenced and attached in your correspondence with Mr. Doe.

The renovation of this building/structure received approval from the local jurisdiction as a residential property with a special use permit for a seasonal event center. The Nebraska State Fire Marshal performed two reviews/inspections of the renovated structure. In the first review, the Fire Marshal identified deficiencies which Mr. Doe corrected. Upon the second review of the State Fire Marshal, Mr. Doe received approval and a certificate of occupancy, issued effective Month/Day/Year, as a "New Assembly" with a maximum occupancy of 295 persons.

On Month/Day/Year, I performed a walk-through of the renovated structure and surrounding outdoor improvements to the existing structure. I reviewed the renovated structure in accordance with the 2018 International Building Code (IBC). Since Mr. Doe received approval from the Nebraska State Fire Marshal, my review did not include requirements outlined in the Life Safety Code or the Nebraska Accessibility Guidelines. My review of the renovated barn was limited to architectural elements and did not include any structural review from an engineering perspective.

In terms of the 2018 IBC, I am classifying this occupancy as Assembly, Group A-3. The primary use is a seasonal, wedding venue with non-fixed seating on the second floor of the existing barn. The inside dimensions of the assembly area are 38'-0" x 58'-8" which calculates to an area of 2,229 sf. When the area for both interior stairs is deducted, the area for assembly calculates to 2,064 sf. An occupant load factor of 7 sf/person confirms the 295 occupant load calculated by the State Fire Marshal.

One primary code deficiency was determined during my walk-through and code research. This code deficiency has two options for correction and multiple, corrective measures within the second option to achieve compliance. This deficiency and my recommended remediation are outlined on the following page.

Chapter 903.2.1.3 of the IBC outlines three conditions that require an automatic sprinkler system. A sprinkler system is required if one of these conditions exist. These conditions include:

1. The fire area (assembly space) is greater than 12,000 sf. The existing assembly area totals 2,064 sf. **Not applicable.**
2. The fire area (assembly space) has an occupant load of 300 or greater. The calculated occupant load confirmed by the State Fire Marshal is 295. **Not applicable.**
3. The fire area (assembly space) is located on a floor other than the level of exit discharge serving such assembly occupancy. **Applicable considering the existing configuration of the renovated barn.**

In the current configuration, the exiting from the second floor assembly area is achieved via two interior stairways leading to the grade level (first floor) of the barn. The level of exit discharge is on the grade level and the assembly area is on the second floor of the renovated barn. This condition requires one of two corrective options:

1. Add an automatic sprinkler system throughout both stories of the existing barn. This will require additional work to the existing stairs to achieve the required 44" stair width **OR**,
2. Provide the exit discharge to the exterior of the building directly from the second floor of the barn in two locations in accordance with IBC 1028.1. This change will resolve the "level of exit discharge issue" and would eliminate the need for an automatic sprinkler system. To achieve the exit discharge to the exterior directly from the level of the area of assembly, the following corrections need to be implemented:
 - a. Secure the existing, north pair of in-swinging doors at the level of the assembly in the open position during events and ceremonies, including set up and clean up operations. The secure locking mechanism must only be accessed by the building owner. These existing doors lead to an exterior balcony, sufficient to serve as an exit discharge, leading to a public way. An exit sign will be required above these existing doors.
 - b. On the east side of the second floor assembly area, add a 48" wide, out-swinging exterior door which will provide access to a second exit discharge, directly to the exterior of the building at the level of the assembly space. This door must be located a minimum of 35 feet from the existing north exit doors (half of the diagonal of the assembly space). Relocate one of the existing, exit signs to a location above this new, exit door. Provide panic hardware at this new door. This new exit door will provide access to a new, exterior, exit stairway that is 45" in width and must provide a "direct path of egress travel to grade" in accordance with 1028.1.
 - c. The north and south existing, interior stairs may remain in place, but the existing, exit signage associated these interior stairs must be removed and replaced with signage that reads, "NOT AN EXIT". These existing stairs cannot serve as emergency exits from the assembly area on the second floor of the existing barn.

From a cost-effective perspective, I am recommending Option 2 to resolve the level of existing discharge code issue. I will review the corrective remediation and report to this board, my acceptance of the work completed by Mr. Doe. Please contact me if you have comments or questions regarding this deficiency and recommended remediation approach.

Sincerely,

Mel Smith

Licensee Name
Licensed Architect or P.E., NE
Licensee Number

c: John Doe - Project Name

