

# "Budget Falls"



# Protecting the Outlets



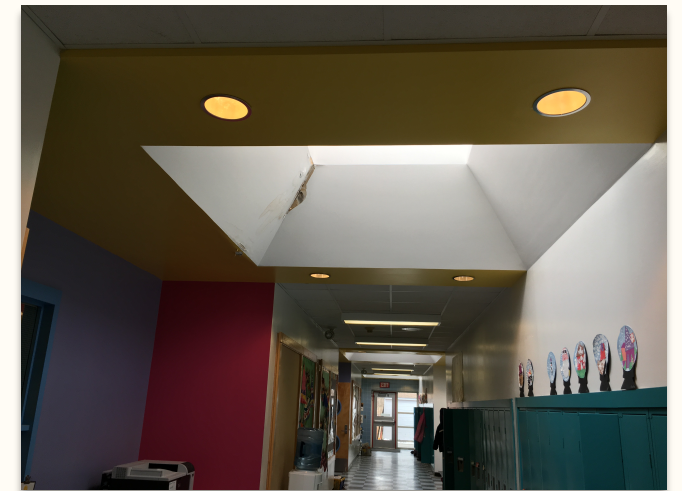
Bucket Brigade



Brooks Hallway



K Wing



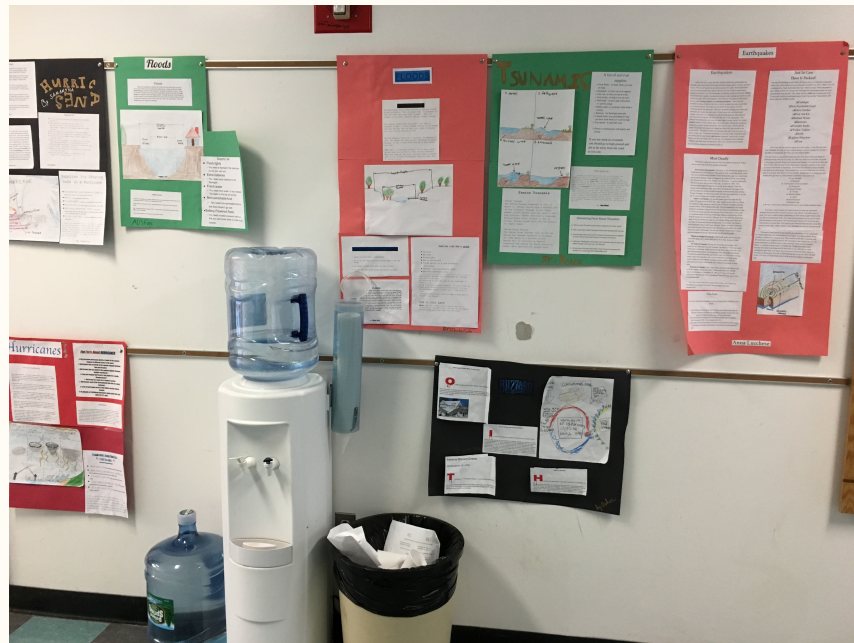
**Smith Boiler Room**



**Bottled Water**



**Air Conditioning Unit**



**2<sup>nd</sup> Grade Bathroom**

## **ALTERATIONS:**

*Code requirements are based on the level of alterations being proposed.*

***Source Code - Building Code (IEBC 2015 w/ MA amendments): Existing Building Code***

### **Level 1 Alterations (Replacement of any materials, components and systems)**

- Roof replacement will require a structural analysis of existing and proposed roof loads
- Only new systems/components are required to meet the Energy Code

### **Level 2 Alterations (Any reconfiguration of space or doors/windows, and addition of new equipment- where the work area is less than 50% of the building area)**

- Comply with Level 1 Alteration requirements above
- Level 2 alterations will require a structural analysis of the gravity and lateral loads
- A review of current egress and upgrades to meet current code if required
- Mechanical exhaust systems, fire alarm and plumbing upgrades required in reconfigured spaces
- Only new systems/components are required to meet the Energy Code

### **Level 3 Alterations (Alterations in which the work area exceeds 50% of the building area)**

- Comply with Level 1&2 Alteration requirements above
- Level 3 alterations will require a stamped structural analysis of the lateral loads (wind/seismic). Structural upgrades required if more than 30% of the floor/roof area's structure is being altered
- Only new systems/components are required to meet the Energy Code

### **New Construction**

- Any new additions are required to fully comply with the Building Code and Energy Code for new construction

# ACCESSIBILITY

## ***Source Code - MAAB (521 CMR)***

- If the work proposed exceeds 30% of the full and fair cash value of the building, then the entire facility is required to be upgraded to meet the current MAAB guidelines.
- *Based on the current assessed value of the property, the proposed work in all options trigger full MAAB compliance*

# FIRE SPRINKLERS

## ***Source Code - Sprinklers (Mass General Law- MGL Chapter 148 Section 26G)***

- Sprinkler systems are required to be installed in buildings over 7,500SF and undergoing *major* alterations
- Alterations are considered major if they are at least 33% of the building area OR are if the cost of the work exceeds 33% of the assessed building value
- *Based on the current assessed value of the property, the proposed work in all options trigger this requirement*