

Code Analysis

Project Name: Plainfield Coop

Description of Work:

Renovate existing two story wood framed building and new 750 s.f., 1½ story addition. New front porch, side deck, and exterior exit stairs. Maintain existing occupancies – Mercantile First Floor, Assembly second floor (Assembly areas with less than 50 occupants are considered Business Occupancies).

Review:

Legal

- Conflicting Property Line information. Need Legal Survey. May need associated line adjustments, easements, agreements, purchases or leases.

Land Use

- Plainfield Zoning: Existing non-conforming lot. Existing Uses and repair of existing grandfathered in. Expansion of non-conformance subject to conditional use review. Need Legal Survey.

ANR, Environmental

- Stormwater – Under threshold for permit. Recommend best practice for infiltration of roof water and other impervious surfaces.
- Waste / Potable Water – Municipal, no onsite septic
- Act 250 -Exempt – No change of use, under 1 acre
- Flood/River Corridor: - Outside of flood hazard area and river corridor

Historic

- Per requirements of potential Grant Funding. Otherwise no requirements

Fire Safety

- 2-means of code compliant egress each story
- Occupancy Maintain Existing occupancies; Mercantile first floor and Assembly second floor. Recommend limiting second floor occupancy to 49 persons so categorized as Business Occupancy
- Provide emergency lighting and exit signage
- Provide hand held fire extinguishers
- No alarms or sprinklers required for existing occupancy

Structural

- Structure is reviewed under alternate code IEBC 2015 (international existing building code)
- Existing structure grandfathered for existing use. Change of use or substantial alterations may require upgrades.
- Second floor joists appear undersized – an issue for change of use and recommend limiting floor loading of second floor. Also recommend limiting occupancy of second floor to 49 persons.
- Load paths are to grade and maintained.
- No lateral analysis but proportion of solid perimeter walls to openings appear adequate.
- All new work to meet current code including any modifications to existing.

ADA

- Accessible Access to Areas of Primary Function required including egress stairways from second floor
- Restrooms are Primary Functions.
- No Elevator Required as second floor is existing and under 3,000 s.f.

Energy

- All new construction to meet 2020 VT Commercial Energy Code
- All existing construction to be upgraded as able (no requirements)
- Efficiency VT may have incentives for upgrades beyond code requirements (existing shell and systems)

Design**Bathrooms both levels****No Changes of Use****Completed by:** Coe and Coe Architecture LLC

James Coe, AIA July 6, 2023

