



## Fire and Code Consulting Engineers

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July 14, 2017

David Calhoun  
Layline Ventures  
P.O. Box 1674  
Duxbury, MA 02332

Re: **Building Code/ Fire Dept Issues**  
Stony Brook Residential – Weston, MA

Mr. Calhoun:

Cosentini Associates has reviewed the code requirements pertaining to podium construction and building height for the Stony Brook Residential project in Weston, MA. The project is designed and this review has been conducted for compliance with the Massachusetts State Building Code (MSBC), 8<sup>th</sup> Edition. It is noted that some provisions of the proposed 9<sup>th</sup> Edition MSBC have been utilized providing clarity on the applicable code requirements.

The proposed building consists of a five-story residential building of Type IIIA construction over two levels of Type IA construction. The building utilizes podium construction between the different construction types which utilizes a 3-hour fire-resistance rated horizontal assembly to create 'separate' buildings as permitted in accordance with MSBC Section 509.2. The provisions for such allow each 'building' to be evaluated individually with respect to allowable building area, number of stories, and type of construction.

### **PODIUM OCCUPANCY**

The structure below the horizontal assembly is to be of Type IA construction and is required to be sprinklered. Any occupancy is permitted below the horizontal assembly except for Group H, High Hazard in accordance with the 9<sup>th</sup> edition MSBC. The proposed uses of the building will not include a high-hazard occupancy.

Group H occupancies involve the use of materials that constitute a physical or health hazard in quantities in excess of the maximum allowed per the MSBC. The wastewater facility proposed for a portion of the building below the podium will not have hazardous materials exceeding the maximum permitted and, therefore, is not considered a Group H occupancy and is permitted below the podium in accordance with the 9<sup>th</sup> edition MSBC.

### **BUILDING HEIGHT**

The overall height of the podium building is limited to 85 feet above grade and 5-stories above the 3-hour horizontal separation for Type IIIA construction per MSBC Table 503.

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The height of the building per the MSBC is considered the vertical distance from grade plane to the average height of the highest roof surface. Grade plane is determined as an average of the finished ground level adjoining the building at the exterior wall. Accordingly, the height of the building will not exceed the maximum 85 feet or 5 stories above the podium as permitted in accordance with MSBC Section 509.2.

### **CONCLUSION**

Based on the information noted above, the proposed building and anticipated occupancy is in compliance with the MSBC. The building complies with the MSBC provisions for podium construction and overall building height.

If you have any questions or comments, please do not hesitate to contact me.

Prepared By:

COSENTINI ASSOCIATES, INC.



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