Third Party Review
Vendor Training Refresher

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Resources

Guides:
- Guidance Document for Technical Project Review

Previous TPR Trainings:
- Architectural Training Presentation (2019)
- Engineering Training Presentation (2019)

Please note that codes have changed since these documents were created and the therefore may include outdated references.
New Resources

- Reference OFP Home Page for updates:

- New Forms and Checklists: Updated workbook and an associated guidance PowerPoint document
  - [Forms Workbook](#)
  - [Forms Workbook Guidance](#)
New Resources

- School Security and Door Hardening Memo 2022
  - Outlines what door hardware is permitted
  - Describes the code sections governing door hardware
  - Describes the risks of using un-permitted after market door hardware
  - Shares links to further research on the topic of intruder door hardware

- Some visual examples of available code-compliant products:
A significant reoccurring issue that has been missed is a building addition without code compliant separation.

The design team will evidence appropriate separation for a new Fire Area, but not properly provide a Fire Wall to separate the new Building Area from the existing building and pushing the Building Area past the limitations set by the code.
Building Area

- Building area definition:
- “The area included within surrounding exterior walls, or exterior walls and fire walls, exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included with the horizontal projection of the roof or floor above.”
Building area limits for existing buildings:

- EBC Section 1102.2, which references Chapter 5 of the BC.
- See section 506 Building Area.
- Area limit is based on the building’s:
  - type of construction
  - occupancy classification
  - sprinkler system
  - amount of frontage.

A calculation must be performed and areas clearly documented.
Building Area

- If an addition will cause a building area to be above the limit established by Section 506, then the addition must be separated by a fire wall compliant with Section 706 Fire Walls.

- Fire walls have requirements
  - structural independence
  - continuity
  - extensions beyond exterior walls and roof
  - openings / penetrations
  - others

- A 2 hour fire barrier is not sufficient unless a DOS variance has been approved for such a substitution.
There are multiple ways of achieving the structural independence requirements of section 706. See code wording at the right. Designs may include:

- Non-bearing, free standing wall w/ openings
- Bearing wall with portal frames where openings occur
- Bearing wall with break-away clips on the free standing wall
- Triple wall
- Others!

Work with your structural engineer.
Building Area

- Additions do include
  - Greenhouses
  - Security guard stations
  - Any occupied space

- EBC 1102.2 does have an exception that building area limits may be surpassed for nonoccupiable appendages
  - Elevators
  - Exit Stairway shafts
  - Vestibules
Using existing Fire Walls to evidence appropriate separation of a building into compliant Building Areas during an addition project, and thus eliminating the need for a new Fire Wall is permitted.

But only when evidence is provided that the existing Fire Wall meets the requirements of the current code (706). Existing drawings, developing documentation on the existing conditions, on site photos, etc. for the TPR vendor’s review.
Fire Area

- Fire area definition:
- “The aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls or horizontal assemblies of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the horizontal projection of the roof or floor next above.”
Fire Area

- EBC Section 1102.3, which references Chapter 9 of the BC. Section 903 Automatic Sprinkler Systems.

- For un-sprinklered buildings, the fire area limit is based on the building’s occupancy classification.

- The 2020 BC limits for E occupancy are copied here:

[F] 903.2.3 Group E.

An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E fire areas greater than 12,000 square feet (1115 m²) in area.

2. The Group E fire area is located on a floor other than a level of exit discharge serving such occupancies.

   **Exception:** In buildings where every classroom has not fewer than one exterior exit door at ground level, an automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area.

3. The Group E fire area has an occupant load of 300 or more.
Fire Area

- If an addition will cause a fire area to exceed the limit established by Section 903, then the addition must be separated (at minimum) by a fire barrier compliant with Section 707 Fire Barriers.
  - A fire barrier has lesser requirements than a fire wall. But still has requirements for:
    - Continuity
    - Fire resistance rating
    - Opening protectives
    - Penetrations
    - Etc.
- Alternatively, the entire fire area for which the addition will be included may be sprinklered.
Diagrams to evidence how an addition is compliant with Fire Area restrictions is very valuable.
Reminders

- There are multiple documents housing requirements that your review must cover:
  - Commissioner’s Regulations Part 155 155 Regs
    - Section 155.5- Safety During Const. & Renovations
    - Section 155.7- Min. Standards for Public Schools
  - Asbestos 12NYCRR Part 56 & AHERA
  - Americans with Disabilities Act
  - NYS Parks, Recreation and Historic Preservation
  - DEC – SEQRA, FEMA – Flood Plain Restrictions
Reminders

- Public School Requirements which, differ from / exceed the code (examples):
  - Corridor Travel Distances,
  - Main and Secondary Corridor Widths
  - Rescue Windows/smoke zones & exiting
  - Required Exit Units - R.E.U.s
  - Folding, Rolling, sliding doors not exits
  - Space of Occupancy without Corridor Concept
  - Door – Stair Enclosures and Smoke Barriers
  - Fire Resistant Construction
  - MEP Requirements
Reminders

- Code Compliance Drawings should also include:
  - Work areas that show the level of Alterations / Addition / Change of Use / Etc.
  - Occupant loads
  - Areas of all rooms
  - Egress capacity and widths
  - Travel distances
  - Fire ratings of walls and floors
  - Rescue window locations
Reminders

- Watch for separate buildings that need to have their own project number
- Most common with
  - Demo Buildings
  - Small site buildings (storage, concession stand, etc.)
  - Two buildings close to one another (pavilion near an elementary school)
- Dug outs with no enclosed space do not require a separate project number
Reminders

- Watch for Accessibility items
  - Restrooms
  - Counter height
  - Door clearances
  - Parking signage
  - Security window sill height
  - Knee clearances at sinks
  - Curb cuts
  - Wheelchair spaces at assembly areas
  - Use of the old ADA symbol
  - Etc.
Reminders

- Watch for Gender Neutral signage at all single user restrooms (per Dec. 2020 new Education Law Section 409-m)
- The use of pictogram is at the school’s discretion.
- The sign shall still meet ADA standards.