

Town of Goshen
Building Department
Neil Halloran
41 Webster Avenue
Goshen NY 10924

Re: Code review for 11 Gurda Lane

Dear Mr. Halloran,

We have reviewed three buildings residing at 11 Gurda Lane. It is our assessment, based on the 2020 Existing Building Code of New York, that the occupancy of these buildings can be changed from a "U" to and "S-2" occupancy with no additional alterations required.

Group U as defined by Section 312 of the 2020 New York State Building Code: Utility And Miscellaneous Group U, are buildings and structures of an accessory character and miscellaneous structures not classified in any specific occupancy shall be constructed, equipped and maintained to conform to the requirements of this code commensurate with the fire and life hazard incidental to their occupancy. Group U shall including Agricultural buildings.

Group S-2 as defined by Section 311.3 Low-hazard storage, Storage Group S-2 occupancies include, among others, buildings used for the storage of noncombustible materials such as products on wood pallets or in paper cartons with or without single thickness divisions; or in paper wrappings. Such products are permitted to have a negligible amount of plastic *trim*, such as knobs, handles or film wrapping. Group S-2 storage uses shall include, but not be limited to, storage of electronics stored on pallets.

Building 1 is currently assessed as a U occupancy with a construction type of IIB. It is proposed to change the occupancy to S-2. Based on the 2020 NYS Building Code, U and S-2 have the same hazard level (Lowest Level) and therefore there is no change in hazard level proposed.

- **Fire sprinkler system.**

Where a change in occupancy classification occurs or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the Building Code of New York State that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the Building Code of New York State, such system shall be provided throughout the area where the change of occupancy occurs.

The hazard level for existing and proposed is the same, therefore sprinkler system is not required.

- **Means of egress for change of use to an equal or lower-hazard category.**

here a change of occupancy classification is made to a use with equal or lesser-hazard category (higher number) as shown in Table 1011.4, existing elements of the means of egress shall comply with the requirements of Section 905 for the new occupancy classification. Newly constructed or configured means of egress shall comply with the requirements of Chapter 10 of the Building Code of New York State.

Therefore, exit signs must be in accordance with the latest requirements of the 2020 New York State Building code.

- **Height and area for change to an equal or lesser-hazard category.**
Where a change of occupancy classification is made to an equal or lesser-hazard category as shown in Table 1011.5, the height and area of the existing building shall be deemed acceptable.
- **Exterior wall rating for change of occupancy classification to an equal or lesser-hazard category.**
Where a change of occupancy classification is made to an equal or lesser-hazard category as shown in Table 1011.6, existing exterior walls, including openings, shall be accepted.

Building 2 is currently assessed as a U occupancy with a construction type of VB. It is proposed to change the occupancy to S-2. Based on the 2020 NYS Building Code, U and S-2 have the same hazard level (Lowest Level) and therefore there is no change in hazard level proposed.

- **Fire sprinkler system.**
Where a change in occupancy classification occurs or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the Building Code of New York State that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the Building Code of New York State, such system shall be provided throughout the area where the change of occupancy occurs.
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- **Exterior wall rating for change of occupancy classification to an equal or lesser-hazard category.**
Where a change of occupancy classification is made to an equal or lesser-hazard category as shown in Table 1011.6, existing exterior walls, including openings, shall be accepted.

Building 3 is currently assessed as a U occupancy with a construction type of VB. It is proposed to change the occupancy to S-2. Based on the 2020 NYS Building Code, U and S-2 have the same hazard level (Lowest Level) and therefore there is no change in hazard level proposed.

- **Fire sprinkler system.**

Where a change in occupancy classification occurs or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the Building Code of New York State that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the Building Code of New York State, such system shall be provided throughout the area where the change of occupancy occurs.

The hazard level for existing and proposed is the same, therefore sprinkler system is not required.

- **Means of egress for change of use to an equal or lower-hazard category.**

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Therefore, exit signs must be in accordance with the latest requirements of the 2020 New York State Building code.

- **Height and area for change to an equal or lesser-hazard category.**

Where a change of occupancy classification is made to an equal or lesser-hazard category as shown in Table 1011.5, the height and area of the existing building shall be deemed acceptable.

- **Exterior wall rating for change of occupancy classification to an equal or lesser-hazard category.**

Where a change of occupancy classification is made to an equal or lesser-hazard category as shown in Table 1011.6, existing exterior walls, including openings, shall be accepted.

It is our assessment at this time that a change of occupancy for these three buildings at the above referenced address can be changed from U to S-2, with no changes or alterations.

Please let me know if you have any questions or concerns. We look forward to your comments on this matter.

Sincerely,



Barry Terach