



January 7, 2021

**Members of the Planning Board**

Town of Marlborough  
21 Milton Turnpike  
Milton, NY 12547

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**RE: Letter on Non- Sprinklered Code Conformance for Proposed VB combustible construction Mercantile (retail) facility.  
Reply to comments from Planning board meeting December 21, 2020**

**No. 20-4013, 103.1-2-74** Tax ID: 103.000-2-74 & 103.000-2-73  
**Project Name:** Dollar General-Milton, NY.  
**Project Location:** map #103, Block #2, Lot #74 NYS Route 9W, Milton, NY  
**Town of Marlborough**, Ulster County, New York.  
**Vocon Project No.** 200209.00

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Dear Members of the Planning Board:

Vocon is the Architect of Record representing Dollar General for this proposed location. We are submitting this response to comments from the Town of Marlborough Planning Board as referenced above. This summary is in response to the comments requesting the Type VB combustible and unprotected construction of the facility to be provided with fully sprinklered NFPA 13 system which would also require a fire alarm for monitoring flow valves, etc. The below code reference will display details of why the requested suppression system is not required per the design of the building to the current code, unless we are un-aware of a local adopted ordinance requiring sprinklers in this type.

All code references below are per 2020 NYSBC and International Building Code (IBC). The design of the building meets the “non-sprinklered” minimums per 2020 NYSBC (IBC) Section 503, 504, & 506 tables for construction of type VB (combustible and unprotected) construction

Proposed actual dimensions: Height is **1 story**, approx. **height 22'** and floor plan of **+/- 9,100 sqft** (70'x 130'), *all proposed building elements are less than the maximums per tables 504.3., and 506.2*

Building code maximum dimensions: Height is **2 stories max**, height **40' max** & floor plan area buildable, calculated below.

Section 506.2 single occupancy one story buildings (modifying buildable floor area allowed) as follows: increases of the base max floor plan area buildable of 9,000 by open perimeter percentage factor. Considering the calculated square footage increase, we are still under the code requirements for providing an Automatic Sprinkler System as calculated below.

Section 506.3.3 we estimate we will well exceed the minimum 35% of open perimeter giving us a minimum 10% increase So, our floor plan area buildable of 9,000 is increased at minimum 10% to **9,900 sqft maximum** buildable.

**Exceeding these maximums would Require full building sprinklers – we do not exceed the maximums per code.**

Automatic Sprinkler system requirements: Other code sections to verify if a building requires sprinklers are as follows:

Sprinkler systems shall be required per Section 903.2: Group M (mercantile) section 903.2.7 Automatic sprinkler system is required when a group M fire area exceeds 12,000 sf, or is located more than 3 stories above grade plane, or if multiple floors exceed 24,000 sf or house upholstered furniture or mattresses in excess of 5,000 sf.

**Exceeding these maximums would Require full building sprinklers – we do not exceed the maximums per code.**

Fire alarm and Detection system requirements: Section 907

Section 907.2.7 Group M – require fire alarm system if one of the following conditions exist, Group M occupancy load is more than 500 occupants, exceeds 100 occupants above/below lowest level,

**Exceeding these maximums would Require full building sprinklers – we do not exceed the maximums per code.**



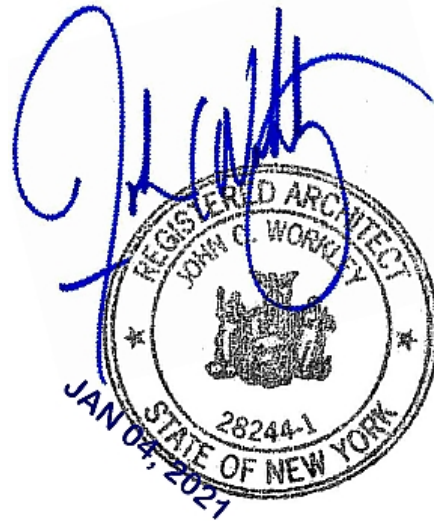
With the requirements presented above, the building of type VB construction; this construction type allowed to be Non-sprinklered, for the proposed development. Please notify us if we are not aware of any local ordinances that are also restrictions not allowing a non-sprinklered building,

Should you have any questions, please do not hesitate to contact me at any time at 216 570-3070m, or office 216 588-0800.

Yours Very Truly,

John C. Workley

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No enclosures

Cc: Bohler Engineering **Caryn Mlodzianowski**