



April 24, 2020

DePaolo  
108 West Leyden Road  
Colrain, MA 01340

**Building Code Narrative:**

Dennis DePaolo has recently purchased the site of the former Farm Stand farm at 108 West Leyden Road, Colrain, a 31+/- acre property that includes a residence, utility farm structures and greenhouses. The DePaolos intend to continue farming the land producing hemp and cannabis crops in addition to traditional farm crops. Proposed work is limited to minor repairs to existing structures and future construction of an enclosed and secure cannabis planting area with 4 new hoop style greenhouses. No new construction is anticipated other than security fencing and the 4 greenhouses.

The existing structures include the residence, a wood frame structure falling under the One and two Family Residential Code (IRC 2015); Two pole and wood frame utility sheds and two hoop style greenhouses falling under the 2015 IBC. No change of use is expected, with all buildings continuing to be used for agricultural uses.

**Applicable Building Codes:**

- 2015 IEBC International Existing Building Code with MA Amendments 780 CMR Ninth Addition.
- 2015 IBC International Building Code with MA Amendments 780 CMR Ninth Addition.
- 2015 IRC International Residential Building Code with MA Amendments 780 CMR Ninth Addition.
- 2018 IECC Energy Conservation Code
- 521 CMR Massachusetts Architectural Access Board, January 27, 2006 (MAAB)

**Core Building Data:** Actual (Code Requirement)

Existing

- For areas and uses of each building see the detailed area and use spreadsheet at the end of this report.
- Use group and Occupancy: Residential, and primarily Utility, agricultural, with some Storage and B (farm office).
- Table C102 Allowable Building Height: Type VB: U, B, S 20' (40)
- Table C102 Allowable No. of Stories: Type VB: U 1 & 2 st. (2)
- Table C102 Allowable Floor Area: Type VB: U 2,358 (12,000)
- Construction Type Table 601 Type VB
  - Exterior wall fire rating 0hr (2hr)
  - All other components 0hr (0hr)
- Partition Ratings: No requirements 0hr (0hr)
- Buildings are not sprinklered and are not required to be
- Residence has smoke and CO2 detectors
- Egress
 

Number of Exits	2 (2)
Travel Distance	50 max' (300')
Egress Illumination	No
Exit Signs	No
- Accessibility: Property is not open to the public

Proposed

- 4 new hoop style greenhouses, utility agricultural use group, 1,800 sf each.
- No change to existing structures.

**Summary Of Potential Code Related Work**

While no new construction is proposed as part of this review, construction of the greenhouses and secure planting area can be expected to require the following code related work:

- **General Repairs:** Existing buildings are not slated for any work other than minor repairs consistent with on-going farm maintenance and improvements.
- **Security Fencing and Security Alarm System:** Lighting and alarm systems for security at the proposed cannabis planting area will be required.
- **Energy Compliance and HVAC:** If new greenhouses are to be heated, design and installation of equipment will have to meet the requirements of the IECC and MA amendments.
- **Accessibility:** In that the farm is not open to the public and is not a public facility the MA accessibility code 521 CMR does not have jurisdiction.

A chapter by chapter review of the 2015 IEBC Existing Building Code Work will be completed if renovations of existing buildings are planned.

Respectfully submitted



Thomas C Chalmers, AIA, NCARB  
Austin Design, Inc.

USE AND OCCUPANCY								
Project:		DePaolo, 108 West Leyden Road, Colrain, Ma 01340						
<b>Existing</b>								
<b>Summary GSF</b>	<b>1st flr Area</b>	<b>2nd Floor</b>	<b>Total</b>					
Residence	1,600		<b>1,600</b>					
Residence Shed	130		<b>130</b>					
Enclosed Pole Barn	1,440	300	<b>1,740</b>					
Open Pole Barn	2,358		<b>2,358</b>					
Greenhouse 1	1,856		<b>1,856</b>					
Greenhouse 2	2,048		<b>2,048</b>					
<b>Total GSF</b>	<b>9,432</b>	<b>300</b>	<b>9,732</b>					
<b>Proposed</b>								
4 30x60 Greenhouses	7,200		7,200					
<b>Total Proposed and Existing</b>			<b>16,932</b>					
Date:		4/27/2020						
<b>Existing</b>								
FLOOR-SPACE	USE GROUP	FUNCTION	LOAD FACTOR	AREA	OCCUPANCY LOAD		Number of Exits	
					Calculated	Actual Load	Actual	Code
<b>Private Residence</b>								
Home	Single Family	Home	N/A	1,600		2	2	2
Shed	U	Shed	N/A	130				
<b>Subtotal</b>				<b>1,730</b>				
<b>Enclosed Pole Barn</b>								
<b>1st Floor</b>								
Equipment	U	Equipment	300	578	2	1	1	1
Office	B	Office	100	286	3	1	1	1
Nursery	U	Nursery	300	576	2	2	1	1
<b>Subtotal 1st Floor</b>				<b>1,440</b>	<b>7</b>	<b>4</b>	<b>1</b>	<b>1</b>
<b>2nd Floor</b>								
Seeding & Cloning	U	Seeding & Cloning	300	300	1	1	1	1
<b>Subtotal</b>				<b>1,740</b>	<b>8</b>	<b>5</b>		
<b>Open Pole Barn</b>								
Bay 1 Equipment	U	Bay 1 Equipment	300	886	3	1		
Bay 2 Equipment	U	Bay 2 Equipment	300	876	3	1		
Vault	S	Vault	300	596	2	1	1	1
<b>Subtotal</b>				<b>2,358</b>	<b>8</b>	<b>3</b>		
<b>Greenhouse 1</b>								
Greenhouse	U	Greenhouse	300	1,856	6	2	2	1
<b>Subtotal</b>				<b>1,856</b>	<b>6</b>	<b>2</b>		
<b>Greenhouse 2</b>								
Greenhouse	U	Greenhouse	300	2,048	7	2	2	1
<b>Subtotal</b>				<b>2,048</b>	<b>7</b>	<b>2</b>		
<b>TOTAL Existing</b>				<b>9,732</b>	<b>29</b>			
<b>Proposed</b>								
4 New Greenhouses	U	4 New Greenhouses	300	7,200	24	2	2	
<b>Total Existing and Proposed</b>				<b>16,932</b>				