



SECTION IX
DPW GARAGE

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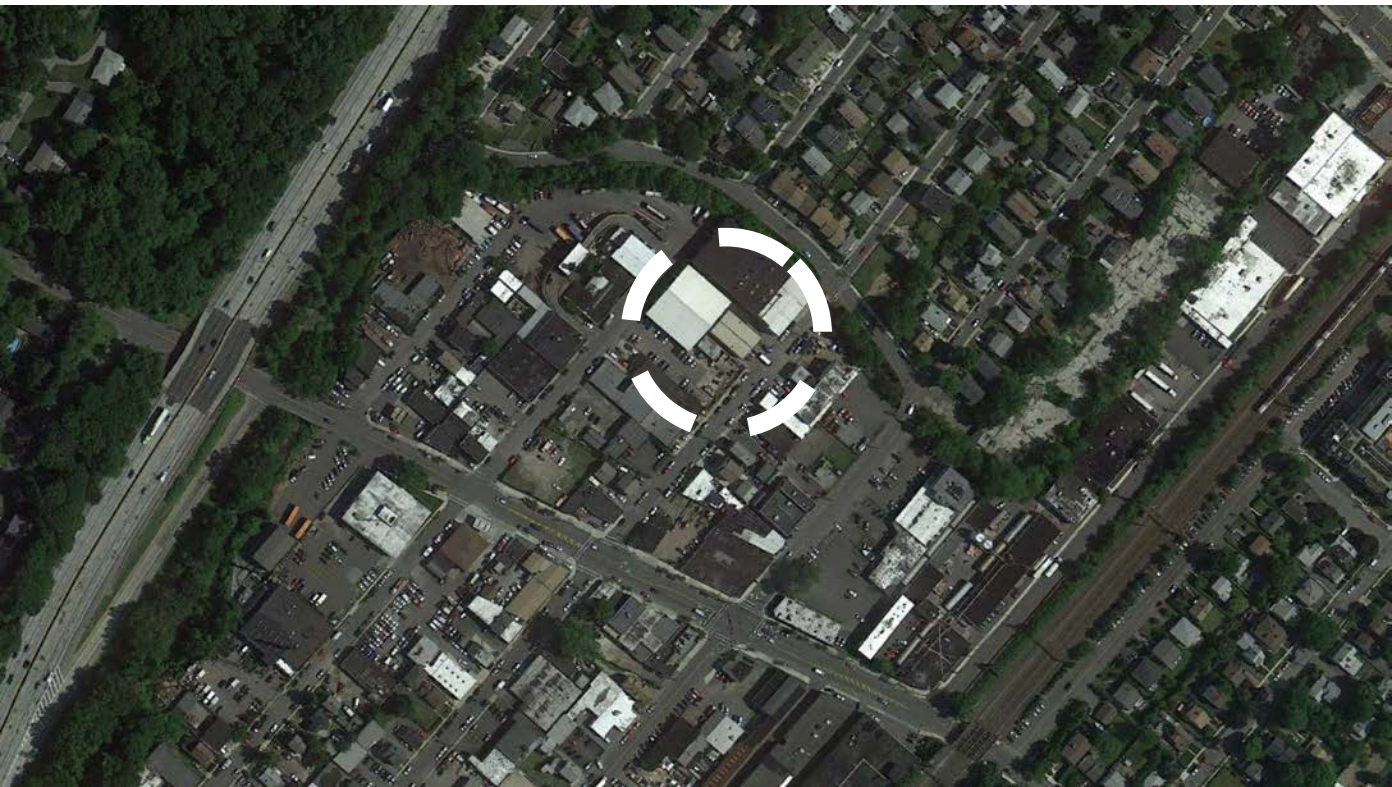
BUILDING DATA

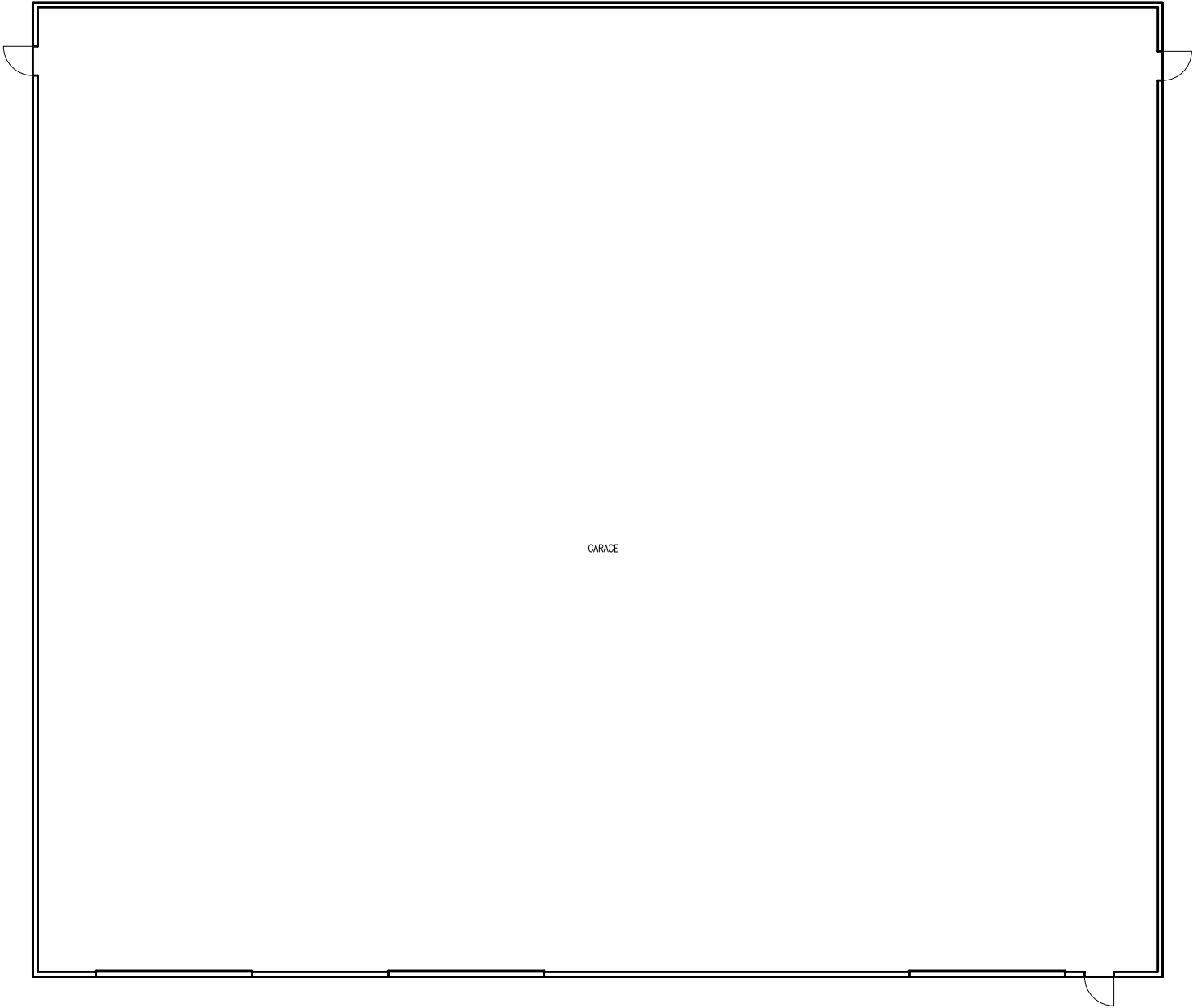
Name	DPW Garage
Address	313 Fayette Avenue, Mamaroneck, NY 10543
Construction Type	Type 2B
Occupancy	S-2 Storage
Size	11,600 square feet
No. of Stories	One Story
Date of Construction	Unknown
Date of Addition(s)	Not Applicable

BUILDING DESCRIPTION NARRATIVE

The DPW Garage is a one story steel framed structure with CMU infill walls clad with vertical metal siding. It is approximately 11,600 square feet. It has three bays facing the street.

This building is currently used for storage of DPW vehicles and equipment.





1 DPW GARAGE BUILDING PLAN
NOT TO SCALE



NOTE—FLOOR PLAN AND ELEVATION DRAWINGS ARE BASED ON CLIENT SUPPLIED DRAWINGS AND CURSORY FIELD ASSESSMENTS. A FULL SURVEY IS REQUIRED FOR DIMENSIONAL ACCURACY.

DENOTES LOCATION OF VIEW WITH IMAGE REFERENCE NUMBER ABOVE AND PAGE NUMBER BELOW.

VILLAGE OF MAMARONECK
MUNICIPAL FACILITIES
SPACE NEEDS ASSESSMENT

VILLAGE HALL AT THE REGATTA
123 MAMARONECK AVENUE
MAMARONECK, NEW YORK 10543

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333 WESTCHESTER AVENUE, WHITE PLAINS, NEW YORK - 914 241 1115
510 CLINTON SQUARE, ROCHESTER, NEW YORK 585 939 7576
125 HALF MILE ROAD, SUITE 200, RED BANK, NEW JERSEY 732 933 2734
100 PEARL STREET, 14TH FLOOR, HARTFORD, CONNECTICUT 860 249 7251

DPW GARAGE
BUILDING PLAN

PROJECT NO.: 1513-00 SCALE: AS NOTED

DRAWING NO.:

IX-1



1 WEST ELEVATION
NOT TO SCALE



2 SOUTH ELEVATION
NOT TO SCALE

2	03/12/2014	FINAL DRAFT REPORT
1	01/17/2013	DRAFT
ISSUE NO.	ISSUE DATE	DESCRIPTION

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DPW GARAGE
BUILDING ELEVATIONS

PROJECT NO.: 1513-00	SCALE: AS NOTED
DRAWING NO.:	IX-2

BUILDING CODE DEFICIENCIES

The code review is based on the following:

- New York State Building Code 2010
- ICC / ANSI A117.1
- Code review is based on current codes.

If items noted as being non code compliant were constructed in a manner that was code compliant at the time of construction will not generally be required to be made compliant with the current code. Future work in this building may trigger the need for these items to be brought up to current code standards.

GENERAL DESCRIPTION

The existing garage is used to store DPW trucks and is classified as S-2 occupancy and contains 1 large space with 3 exit doors. There are 2 in the rear of the building at opposite corners and 1 in the front wall.

The existing building footprint is about 11,600 square feet.

The existing construction classification appears a pre-engineered building with unprotected steel framing and has a construction classification of 2B (unprotected steel frame), and is 1 story with no basement or attic

The space does not have a sprinkler system.

The building has an occupancy load of 58 people based on the code mandated 200 sq.ft. per person for parking garages.

HEIGHT, AREA AND CONSTUCTION CLASSIFICATION COMPLIANCE

The base Allowable Footprint for S-2 occupancy is 26,000 sq.ft. with 4 stories, so the building complies.

FIRE SUPPRESSION COMPLIANCE

The building is not sprinklered. Since the building exceeds 5,000 square feet and is being used for truck storage a sprinkler system would be required under the current code. Also since the building is an enclosed parking structure a sprinkler system is required regardless of the size and vehicle type stored. There are fire extinguishers located at the egress doors.

MEANS OF EGRESS COMPLIANCE

The door on the south corner does not have a code compliant landing. There is about a 2 foot drop from the sill of the door to the pavement below. Either a code compliant landing or stair needs to be constructed here. Or the door needs to be removed since the 2 remaining exit doors at the east and west corners can meet the exit needs. The exit path to the doors is not code compliant since there is not enough clearance between the trucks to get to the exits. Also exit signs need to be added to direct people around the trucks and to the exits.

In order to comply with code illuminated exit signs need to be located at the exit doors and in the space to define exit paths.

There are no emergency lights seen, it needs to be verified if any of the existing lighting is on an emergency circuit. Also it does not appear that the existing lighting provides 1 foot candle of illumination throughout the space

PLUMBING FIXTURE COMPLIANCE

No toilet facilities are provided but there are toilets in the DPW repair/office building across the street to serve the occupants of this building.

ADA COMPLIANCE

The building does have an accessible entrance and depending on the location of the parked trucks there can be an accessible route through the space.

PHYSICAL CONDITION DEFICIENCIES

GENERAL CONDITION

The building is in fair to good condition.

In addition to the pre-engineered metal building there is a small 3 sided storage structure. This structure is in fair to poor condition. The steel frame is rusting in numerous places and needs to be scraped and painted. The wood boards used to infill between the framing have not been painted and are showing signs of age.

EXTERIOR ENVELOPE

The exterior metal panels are in good condition.

The exterior doors are in fair to poor condition. The swing doors are difficult to operate and there is some loose and missing trim at the jambs of the overhead doors.

There were no visible leaks and none were reported so the roof is probable in fair to good condition.

INTERIOR

The interior of the building is in fair to good condition. The concrete slab is stained from fluid leaks from the stored vehicles. The parking space lines have faded and need to be repainted to assist in parking the vehicles in a manner to maintain egress paths in the building.

USER NEEDS DEFICIENCIES

INTERVIEW DATA

Individual: Tony Iacovelli, DPW General Foreman
Date: February 24, 2014

FUNCTIONAL ISSUES

The floor area is insufficient for large vehicle storage. The vehicle garage provides protection from vandalism and weather in order to increase vehicle longevity. DPW reports: the vehicles are parked so close to one another that they are frequently damaged during parking due to insufficient maneuvering space.

The lack of space forces DPW to dispose of vehicles prematurely. Ideally, old vehicles to be disposed should be retained while new vehicles are deployed. This allows DPW further use of those marked for deposal before they are sold. They require space for 12 dump trucks, each 9.5 feet wide by 40 feet long, to employee this strategy.

FUTURE SPACE NEEDS

None were identified.

RECOMMENDATIONS

- Add sprinkler system and provide proper means of egress from existing garage.
- Relocate recycling yard to area near transfer station.
- Construct a second large vehicle storage garage on land currently being used for recycling. This would displace some employee parking. However, lowering the density of parking in existing storage garage will allow space for code compliant egress paths.