Perkins&Will

UC Hastings 100 McAllister Campus Housing – OSFM Pre App 1 Meeting Notes

Date: 10.24.2019

Meeting Details

Meeting Date: 8.28.2019	**Project Name:** UC Hastings 100 McAllister Campus Housing
Meeting Time: 1:30PM	**Project Number:** 491922.000
Meeting Location: CA SFM Offices 2251 Harvard St. Sacramento, CA	**Attendees:** Sandy Margullis – CA SFM; Rhiannon Bailard – UCHastings; Mike McCone – Greystar; Tom DeMasi – Coffman; John Long, Anders Carpenter, Abdel Mostafa – Perkins and Will

1. Project History & Overview

The UC Hastings Law, 100 McAllister Street student housing project includes Greystar/Developer, Clark Construction/General Contractor and Perkins and Will/Architect. The historic building is located at the corner of McAllister and Leavenworth Streets in San Francisco and has a fully entitled environmental impact report. It includes approximately 244 residential units for students and faculty and amenity space, UCH academic space, leasable retail and office space. The building will receive a full seismic upgrade, new elevators in the tower core and partial MEP systems replacement. The building is approximately 270,000 GSF. The project will be designed to comply with LEED Silver as a baseline.

07.10.1928: Building permit #172034 excavation and foundation for William Taylor Hotel.
11.08.1928: Building permit #174986 church and hotel.
01.15.1930: William Taylor Hotel opened; tallest hotel in the West; 270,000 GSF, 320' tall, 28 stories, 500 guest rooms, lobby, coffee shop and church.
1934: William Taylor Hotel went bankrupt.
11.10.1936: William Taylor Hotel sold at auction.
10.13.1937: Building permit #30659 for Sky Club added on 14th floor. Name changed to Hotel Empire.
07.23.1942: Building sold to US Treasury and by 1944 used for IRS, Department of State, US Army.
04.15.1980: GSA sold building to UC Hastings College of the Law. During 1980 – 81, UCH made upgrades to fire life safety systems and strengthened elevator shafts.
08.01.1982: Building opened as dormitory housing for graduate students.

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2004: Fire and life safety upgrades were made throughout the building: partial seismic strengthening with shear wall and removal of clay tile at elevator shafts; MEP upgrades; ADA ramps and elevator upgrades; full fire alarm / fire detection system upgrade. Upgrade to north-east exit stair and addition of accessible units.

08.08.2012: Historic Resources Report by Page & Turnbull.

2. Original Building Program

PODIUM LEVELS - GROUND – LEVEL 4:

First Floor: chapel west of the coffee shop and accessible from the northeast end of the church.
Second Floor: ladies parlor and church kitchen.
Third Floor: church library and classrooms and assembly rooms.
Fourth Floor: church classrooms and assembly rooms for Sunday school instruction.
Refer to attachment for proposed renovation floor plans.

HOTEL FLOORS – LEVEL 5 – 28:

Floors 5 – 13: dedicated to basic (smaller) hotel rooms.
Floors 14 – 20: feature larger rooms with only seven rooms/floor.
Floors 21 – 24: feature larger rooms with only four rooms/floor.
Floors 25 – 25: luxury suites.
Floor 27: penthouse and valet room.
Floor 28: mechanical penthouse.
Refer to attachment for proposed renovation floor plans.

3. Construction Type and Occupancies

1921/1928: Class "A" Building
- Hotel Occupancy
- Unlimited height and area

1927 UBC: Type I Building
- Group "H" Occupancy
- Unlimited height and area

CBC: Type IA Construction
- Group "R-2" Occupancy
- Unlimited height and area

4. Fire Protection System

Existing:
- Automatic wet pipe fire sprinkler system
- Standpipe in both stairwells
- Electric fire pump (one)
- Emergency generator
- Fire alarm system
  - Voice communication system
- Two smokeproof enclosures
  - One mechanical pressurization
  - One natural ventilation
- Fire command center

- Exit signs

Proposed:

- Automatic wet pipe fire sprinkler system piping replacement
- Electric fire pump review and potential upgrades
- Emergency generator review and potential upgrades
- Low frequency notification for residential sleeping areas
- Replace fire alarm system
  - Voice communication system
- Replace exit signs
- OSFM suggested to consider adding a water tank and secondary water supply (to be revisited after standpipes confirmed at stairwells).

5. Means of Egress

Tower (L14 – 25)

- One new pressurized internal stair (Stair 1)
- One existing exterior stair/fire stair (Stair 10) with adjacent opening protection

Mid-rise (L4 - 14)

- One mechanically pressurized smokeproof enclosure (Stair 2)
- One naturally ventilated smokeproof enclosure (Stair 3)
- One new pressurized internal stair (Stair 1)

Lower Levels (Basement – L3)

- One mechanically pressurized smokeproof enclosure (Stair 2)
- One naturally ventilated smokeproof enclosure (Stair 2)
- One new pressurized internal stair (Stair 1)
- Two story stairs (Stairs 4 and 5)
- Exits to exterior on level of exit discharge (McAllister, Leavenworth and north alley).

6. Applicable Building Codes

(2019) California Historical Building Code (19 CCR §3.04)
(2019) California Existing Building Code (CBC 101.4.7)
(2019) California Building Code
(2019) California Fire Code
1921 City and County of San Francisco Building Laws
1928 City and County of San Francisco Building Laws
1927 Uniform Building Code (First Edition) – Not adopted in San Francisco at time of design.
Code references to confirm: CFC 1104.10, CFC 1104.16, CHBC 8-502.5, CEBC 405, CEBC 313, CEBC 314.

7. OSFM General Notes

- OSFM clarified the difference between:
  - Dwelling Units: Self-sustainable space (i.e. kitchen & bathroom in unit). Applies to this project. 1:200 occupant load.
  - Dormitories: Does not have kitchen and shared bathroom.
  - Sleeping Unit: Kitchen or bathroom in unit (not both).
- Occupant load for R2 Dwelling Units: 1:200.

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- California Existing Building Code can be applied to alterations if the building was compliant at time of construction. Need to confirm. Portions of the current 2016 CBC may be applicable if the interior of the building is completely remodeled (to be reviewed with SHPO).

8. Great Hall Egress & Smoke Protection

- Great Hall occupancy: A3
- Verify if added floors are Mezzanines (less than a third of the floor it is open to). If not, it is considered a story.
- Depending on the added floors being a mezzanine or not will determine how the Great Hall (atrium space or not) is treated. If it is a 2-story space with a mezzanine, it might be treated as 2 story atrium which does not require smoke control. OSFM to confirm.

9. Podium & Mid-rise Tower Egress

- With the current Code an area of refuge may not be required since the building sprinkler system follows the required code (alternate considerations could include if we use the elevator as a means of egress).
- Confirm fire rating of the Lobby slab at Ground Floor to be used as exit discharge.
- Confirm fire rating of the Level 14 slab (Great Hall roof) for egress from exterior fire stair 10 to Stair 3.
- Confirm egress for fitness room at basement for means of egress.
- Confirm if the adjacent structure on Leavenworth and the 100 McAllister building have rated openings adjacent to the alley along the north property line of the building.

10. High-rise Tower Egress

- Egress from upper-tower levels: Egress is based on Occupant Load 1:200 (R2 dwelling units). This means 2 means of egress required for Occupant Load greater than 10.
- Existing exterior fire stair might not be considered a means of egress by OSFM.
    - Depending on which Code is used. Refer to attached Code Analysis for references to CHBC, CEBC and CFC that allow exterior fire stairs.
    - Re-entering the building at level 14 for egress will need to be clearly evaluated as re-entry may not be allowed from an exterior fire stair to the building
    - Sky Lounge program space may have to be reconsidered as there is only one enclosed egress stair.
- We can propose having an elevator as a means of egress through an AMMR per CFC 3008. Will need to comply with Code requirements, add an area of refuge at each floor and have a standalone shaft designated to it.

11. Next Steps

- Create a cross comparison analysis for the governing Building Codes: CBC, Historical Building Code, Existing Building Code (Code Analysis by Coffman Engineers is attached). Will need to use the most restrictive Code we qualify for.
- OSFM requested:
    - 2 means of egress with rated corridors for all floors.
    - Define mezzanines vs. floors which will affect smoke control system in Great Hall.
    - Provide rated separation between Ground Floor and Basement at core Stair 1.
    - Provide 2 means of egress at high-rise portion of tower for floors that have an Occupant Load greater than 10. Determine the existing exterior fire stair or if having the elevator as a means of egress alternative will satisfy the requirement for one means of egress.
- The final design solution will need to balance the requirements of OSFM, DSA and SHPO.
- Determine if an AMMR is needed for all of the alternates: elevator as a means of egress, emergency exit sign power, etc)

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- OSFM to confirm what has been adopted from the California Historical and Existing Building Codes and whether the building was built to the 1928 code when constructed.
- Schedule Pre App 2 meeting with OSFM.

End of Meeting Minutes