

Mike Malaguti
Town Manager

Kellie Caron
Assistant Town Manager



Town Council
Chad Franz, Chair
Ted Combes, Vice Chair
John Farrell
Ron Dunn
Shawn Faber

Town of Londonderry • 268B Mammoth Road • Londonderry, NH 03053

Lions Hall Study Committee Agenda

Thursday, August 1, 2024, 6:00 p.m., Moose Hill Council Chambers

1. Call to order
2. Public Comment
3. Old Business
 - a. Discussion Sub Committee for code issues with a town inspector
 - b. Discussion Sub Committee foundation and floor
4. Approval of the Minutes
5. New Business
 - a. Plan of Action - moving forward until foundation is determined
 - b. Complete List of Phase - 1 renovations
 - c. Completion of List start bidding process
6. Adjournment
7. Meeting Schedule
 - August 15, 2024
 - August 29, 2024

Meeting House/Next Meeting

Kathy Wagner <kwagner@tolboards.org>

Sat 7/27/2024 9:54 AM

To: Cameron Maher <cmaher@londonderrynh.gov>

Cc: Sherry Farrell <sfarrell@londonderrynh.gov>

 3 attachments (292 KB)

Lion's Hall_Fire Alarm System Quote.pdf; Lion's Hall_Sprinkler Quote.pdf; ADA & Lion's Hall;

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Cameron,

Here is the agenda for the August 1st meeting to be placed on the Town Website including supporting documentation. The supporting documentation consists of Mike's email to the chair. I would like the entire email including attachment to be available for public consumption and also provided to the members in their packet.

I believe John sent you, our minutes. Please post the document with a draft watermark. I am sure there will be changes because John is new at this.

Hope you had a great weekend!

Thank you.

Best
Kathy

Agenda,

Call to order

Public Comment

Old Business

- a. Discussion Sub Committee for code issues with a town inspector
- b' Discussion Sub Committee foundation and floor

Approval of the Minutes

New Business

- a. Plan of Action - moving forward until foundation is determined
- b. Complete List of Phase - 1 renovations
- c. Completion of List start bidding process

Adjournment

Meeting Schedule

August 15, 2024

August 29, 2024

Body of Town Manager email (July 17)

Good afternoon,

Below and attached is information about what triggers the need for sprinklers and ADA compliance. Please note the ADA issue is not straightforward and requires some level of interpretation which may require expert advice and review of any specific improvements that are contemplated. However, it is relatively clear that ADA compliance does not need to be achieved all at once, but as elements are modified. For example, if a noncompliant door is replaced, it must be replaced with an ADA compliant door.

Please note with sprinklers building occupancy rules allow 285 people for standing and chairs, and 135 for tables and chairs, downstairs, and 110/50 upstairs. The upstairs is also deficient in terms of egress from a fire code standpoint.

Lastly, please note the fire alarm system is not compliant. It was not required to be replaced while it was working, however, it is no longer working and needs to be replaced in order to open the building.

Quotes for sprinklers and a panel are attached. It should be noted the sprinkler quote does not include external site work including a water line extension.

Mike Malaguti

Town Manager
Town of Londonderry
603-432-1100 x155

From: Brian Johnson <bjohnson@londonderrynhfire.gov>

Sent: Thursday, July 18, 2024 2:24 PM

To: Michael Malaguti <mmalaguti@londonderrynh.gov>

Subject: Lions Hall

Mike,

Per Londonderry Ordinance 2017-06 and 2018 NFPA 101 Life Safety Code Chapter 13, 13.3.5.1 - Assembly occupancies such as dancehalls and assembly occupancies with festival seating with an occupancy over 100 require sprinklers.

<https://www.londonderrynh.org/sites/g/files/vyhlf4616/f/uploads/17-06.pdf>

13.3.5.1

Where the occupant load exceeds 100, the following assembly occupancies shall be protected throughout by an approved, supervised automatic sprinkler system in accordance with 9.7.1.1(1):

1. Dance halls
2. Discotheques
3. Nightclubs
4. Assembly occupancies with festival seating

Brian



Brian G. Johnson
Division Chief of Fire Prevention

Phone: 603-432-1124

Email: bjohnson@londonderrynhfire.gov

Londonderry Fire Department
280 Mammoth Rd.
Londonderry, NH 03053

[Londonderrynhfire.gov](http://londonderrynhfire.gov)

The NH Right-To-Know Law (RSA 91-A) provides that most e-mail communications, to or from Town employees regarding the business of the Town of Londonderry, are government records available to the public upon request. Therefore, this email communication may be subject to public disclosure. All e-mails are deleted no later than 60 days from receipt.

G



P.O. Box 968
Derry, NH 03038
(603) 421-2899 • Fax (603) 421-9582

RESIDENTIAL

COMMERCIAL

INDUSTRIAL

BUDGET

Date: December 14, 2023

To: Town of Londonderry

Attn: Dave Wholley

From: Bill Ninteau

Project: 256 Mammoth Rd. Londonderry, NH

Budget Amount: \$98,800.00

Our budget is based on the following:

- 12/14/23 site visit
- FPE stamped plans to be approved by the Londonderry Fire Department
- Starting at a flushed, tested and rodded flange inside the building
- Backflow preventer as required by water department
- Piping to be a mix of black steel and CPVC (installed concealed)
- Wet system covering all heated areas of the first and second floors
- Dry pendent fire sprinklers off of attic dry system to cover the main assembly area
- Brass upright fire sprinklers to be installed in areas without ceilings
- Pendent fire sprinklers to be installed in areas with ceilings
- Adequate water on site
- System designed per NFPA 13

We have not included:

- Any fire pump, electrical wiring or fire alarm work
- Underground piping or PIV
- Painting of sprinkler piping
- Removal of or repair to any existing walls or ceilings
- Fire sprinkler coverage at any crawlspaces

Regards,

Bill Ninteau



Code Red Fire Systems, LLC
P.O. Box 1130
Billerica, MA 01821
(978) 362-1724

www.CodeRedFireSystems.com

QUOTE

Date: 12/5/2023

Sales Rep: DLB

Customer: End User

Bill To Address:

Town of Londonderry
268 Mammoth Road
Londonderry, NH 03053

Site Address:

Londonderry Lions Hall
256 Mammoth Road
Londonderry, NH 03053

Contact:

Dave Wholley
(603) 234-1906
dwholley@londonderrynh.org

Labor, Permit, Etc.

Qty	Part Number	Description	Unit	Amount
1	LABOR/INSTALLATION	INSTALLATION LABOR QUOTED JOB	28,000.00	28,000.00
1	PRINTS	FLOOR PLAN, SUBMITTAL, NARRATIVE, RISER DIAGRAM, ETC.	840.00	840.00

Product and Materials

1	FX-2003-12DS	MIRCOM FX-2000 FIRE ALARM CONTROL PANEL	3,084.48	3,084.48
2	DURA12-18NB	12V 18AH SEALED LEAD ACID BATTERY	119.74	239.47
1	STAR-6	KINGFISHER STAR 6 ZONE NEMA 1 RADIO TRANSMITTER	3,675.00	3,675.00
1	ZBM-6	KINGFISHER STAR 6 ZONE DISCONNECT SWITCH	246.75	246.75
1	ANT-026	KINGFISHER COAXIAL/OMNI DIRECTIONAL 1" ANTENNA	649.95	649.95
1	ACC58	KINGFISHER COAXIAL CABLE RG58	217.35	217.35
1	ANT-KIT100	KINGFISHER 1" ANTENNA MOUNT KIT	171.15	171.15
1	BP12025	KINGFISHER 12V 2.5AH PURE LEAD ACID BATTERY	267.75	267.75
1	91016	KINGFISHER ANTENNA GROUND SHUNT ARRESTOR	297.50	297.50
1	RM-1008A	MIRCOM 8 RELAY CIRCUIT MODULE	312.80	312.80
1	E120V-GT	120VAC TRANSIENT VOLTAGE SURGE PROTECTOR	85.31	85.31
18	MIX-2351AP	MIRCOM SMOKE DETECTOR PHOTOELECTRIC	184.80	3,326.40
4	MIX-5251HAP	MIRCOM HEAT DETECTOR 200° FIXED TEMP	78.44	313.74
1	MIX-5251AP	MIRCOM HEAT DETECTOR 135° FIXED TEMP	78.44	78.44
23	B300-6	ADDRESSABLE DETECTOR BASE	42.00	966.00
4	MS-710APU	MIRCOM MANUAL PULL STATION	243.60	974.40
11	P2RL	SYSTEM SENSOR WALL MOUNT RED HORN STROBE	92.31	1,015.44
2	SRL	SYSTEM SENSOR WALL MOUNT RED STROBE	71.58	143.15
1	490S-1280R	24VDC RED STROBE BEACON	186.90	186.90
1	SSU00600	OUTDOOR FIRE BEACON BRACKET	172.03	172.03
1	SSU00690	SYSTEM RECORDS DOCUMENT BOX W/USB	146.67	146.67
2	MDL3R	SYSTEM SENSOR SYNCHRONIZATION MODULE	130.90	261.80
8	WIRE/MC/16-2/NS	16-2 METAL-CLAD RED FIRE ALARM CABLE NON-SHIELDED	358.70	2,869.58
8	WIRE/MC/14-2/NS	14-2 METAL-CLAD RED FIRE ALARM CABLE NON-SHIELDED	321.46	2,571.66
40	ELECTRICAL	ELECTRICAL BOXES. WIRE TIES, GRID BARS, ETC.	15.00	600.00

THIS QUOTE IS VALID FOR 30 DAYS
THIS QUOTE IS F.O.B. BILLERICA, MA

SALES TAX	
TOTAL	\$51,713.70

Project Notes:

All work performed shall meet the minimum requirements of state laws & regulations, local city ordinances and the manufacturer published instruction. Please note that if the AHJ has additional requirements beyond this scope, this will incur additional costs to bring the system into compliance. This quote does not include engineered stamped drawings. Code Red Fire Systems is not responsible for any pre-existing wiring conditions or problems with the system that require repair. Repairs will incur additional costs. Code Red Fire Systems is not responsible for any painting, patching, caulking or repairs to walls, floors or ceilings. Permit fees are not included in the quoted price due to varying fees in different municipalities unless specifically listed.

Scope of Work:

1. Provide a system design, narrative, plans and load calculations.
2. Plan review and permitting with the Londonderry Fire Prevention Bureau.
3. Run new conduit and cabling for addressable initiating circuits and horn strobe circuits.
4. Installation of a new addressable fire alarm control panel.
5. Installation of a new Kingfisher STAR radio box.
6. Installation of new smoke detectors, heat detectors and manual pull stations.
7. Installation of new horn strobes and strobes for notification.
8. Program system and perform pre-test and inspection.
9. Perform final acceptance inspection with the fire inspector.

Preliminary System Design:

- This system will be designed to provide complete coverage fire and smoke detection in lieu of a fire sprinkler system.
- Smoke detection will be provided in all common areas, rooms, restrooms and mechanical rooms.
- Heat detection will be provided in the kitchen and attic.
- Manual pull stations will be provided at each building egress.
- Horn strobe notification will be provided in all common areas open to the public to provide proper audible and visual notification.
- Strobe notification will be provided in restrooms to provide proper visual notification.

Signature

Print Name

Title

Purchase Order (*optional*)

Date

Archived: Monday, July 29, 2024 8:29:34 AM

From: [Kirsten Hildonen](#)

Mail received time: Wed, 17 Jul 2024 22:08:13 +0000

Subject: ADA & Lion's Hall

From October 2022 W&S report (pg 20 & 21)

SCENARIO 2 ? CODE COMPLIANCE - LIMITED REPAIRS AND ALTERATIONS

Within certain limits (generally under 50% of the building area), this program of work may fall under IEBC Chapter 9 ? Alterations ? Level 2 and may be undertaken without the need to bring the entire building into conformance with current Code requirements. Any individual elements of new work would need to conform to current Code and accessibility standards.

As noted above, the AHJ has discretion over the degree to which specific Code requirements must be met and can approve alternate means of compliance where the strict requirements of the Code cannot be practically achieved. This may include: ? Existing wood floor and roof framing ? may not meet load and/or deflection criteria ? Exterior building envelope ? insulation and air barriers ? Existing stairs: non-compliant rise and run. ? Fire separation of stairs and exitways ? Fire Protection (sprinkler) system

Accessibility to all building areas is preferred but cannot be achieved in the existing building without the addition of a chair lift or elevator, at considerable expense. The current configuration may be ?grandfathered in? but will generally mean that any public functions of the facility must be accommodated at the first floor only. The second-floor spaces would be limited to staff or storage use only.

Fire Protection (sprinkler system) is not currently present. With limited renovations this would probably not be required but is nonetheless recommended. As noted above, a full renovation of the building would require a fire protection system due to its two-story height and unprotected woodframe construction.

Kirsten Hildonen

Administrative Support Coordinator

Town of Londonderry

O: 603-432-1100 x153

C: 603-490-3136