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Professional Code Compliance Report

Millbrook Heights Mixed Use

450 Commonwealth Ave, Boston, MA 02215

Jurisdiction: Boston, MA

CONDITIONAL

187 checks · 172 pass · 0 fail · 15 review

Generated August 6, 2026

1. Executive Summary

Project:

Millbrook Heights Mixed Use

Address:

450 Commonwealth Ave, Boston, MA 02215

Design Team:

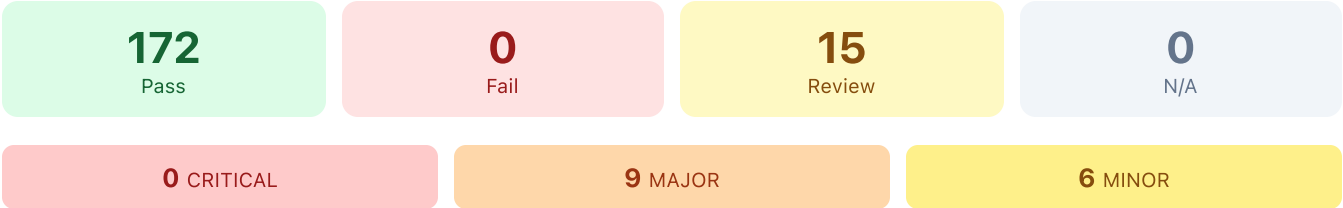
Sample Architects & Engineers, PC

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The submitted drawings are conditionally approvable. 0 fail item(s) and 15 review item(s) must be addressed prior to permit issuance. Occupancy is Mixed Use (R-2 Residential over B Business), Type IA construction, 6 stories, fully sprinklered.

Applicable Codes

- Massachusetts State Building Code 780 CMR (IBC 2015)
- IECC 2021 (Massachusetts Energy Code)
- 248 CMR (NEC 2020)
- 521 CMR (Massachusetts Architectural Access Board)
- NFPA 13 (2019)
- NFPA 72 (2019)
- ADA 2010 Standards
- ICC/ANSI A117.1

2. Drawing Set Completeness

5 of 5 submitted disciplines fully analyzed (100%).

Discipline	Pages	Findings	Status
ARCHITECTURAL	23	41	ANALYZED
FIRE_PROTECTION	8	37	ANALYZED
ELECTRICAL	12	42	ANALYZED
MECHANICAL	9	34	ANALYZED
CIVIL	6	33	ANALYZED
STRUCTURAL	0	0	RECOMMENDED

Advisory — disciplines typically expected but not submitted:

- Structural drawings were not included in this submittal. Confirm with the AHJ whether structural review is required.

Sheet Index (8 sheets)

Sheet	Title	Discipline	Type
A.101	Level 1 Floor Plan	ARCHITECTURAL	PLAN
A.201	Level 2 Floor Plan	ARCHITECTURAL	PLAN
A.301	Egress Plan	ARCHITECTURAL	PLAN
FP.101	Sprinkler Plan	FIRE_PROTECTION	PLAN
E.101	Power Plan	ELECTRICAL	PLAN
E.601	Panel Schedules	ELECTRICAL	SCHEDULE
M.201	HVAC Plan	MECHANICAL	PLAN
C.101	Site Plan	CIVIL	PLAN

3. Code Analysis Summary

Occupancy Classification	Mixed Use — R-2 Residential over B Business IBC 2015 Ch. 3
Construction Type	Type IA IBC 2015 Ch. 6
Stories	6
Building Height	72 ft
Total Area	48,500 sq ft

6-story Type IA mixed-use building, 48,500 sq ft. Compare against IBC Tables 504/506 height and area limits for the R-2 and B occupancies.

Sprinkler System

Sprinkler: **COMPLIANT** (Code-required: YES) — IBC 903.2.8 — R-2 occupancy of this height requires an NFPA 13 sprinkler system.

Status: Compliant — sprinkler system shown throughout all occupied spaces per NFPA 13.

Accessibility

4 ADA/521 CMR review item(s) — accessible parking count verified; confirm accessible route to roof amenity.

Energy Code (IECC 2021 / Massachusetts Energy Code)

Review items pending — confirm envelope and mechanical compliance documentation.

Overall

Millbrook Heights is conditionally approvable. Address the 15 review items — primarily documentation gaps (calculations, schedules, and coverage plans) — prior to resubmittal.

4. Detailed Findings by Discipline

ARCHITECTURAL 39 pass · 0 fail · 2 review

REVIEW IBC 2015 §1014.3 **MAJOR** Means of Egress

Sheet: A.201

Finding: Common path of egress travel on Level 2 exceeds the 75 ft limit.

Recommendation: Provide a compliant egress route or request a variance.

REVIEW IBC Table 1004.1.2 **MAJOR** Occupant Load

Sheet: A.101

Finding: Occupant load calculation is not shown on the floor plan.

Recommendation: Provide occupant load calculations for all spaces.

PASS IBC §1005.1 Egress Width

Sheet: A.301

Finding: Exit stair width of 44 inches meets the minimum required for the occupant load.

FIRE_PROTECTION 35 pass · 0 fail · 2 review

REVIEW NFPA 13 §23.2 **MAJOR** Sprinkler System

Sheet: FP.101

Finding: Hydraulic calculation summary is not included in the submittal.

Recommendation: Provide the hydraulic calculation summary.

PASS NFPA 13 Sprinkler Coverage

Sheet: FP.201

Finding: Sprinkler coverage is shown throughout all occupied spaces, including residential units.

REVIEW NFPA 13 **MINOR** Water Supply

Sheet: FP.101

Finding: Water supply data block is incomplete.

Recommendation: Provide static and residual pressure data.

ELECTRICAL 40 pass · 0 fail · 2 review

REVIEW NEC 408.4 **MAJOR** Panel Schedules

Sheet: E.601

Finding: Panel schedule for Panel HDP shows generic circuit descriptions.

Recommendation: Provide specific circuit identification.

PASS NEC 210.8 GFCI Protection

Sheet: E.101

Finding: GFCI protection is shown at all required locations.

REVIEW IBC §1008 **MAJOR** Emergency Lighting

Sheet: E.201

Finding: Emergency lighting coverage is not shown on Level 3.

Recommendation: Provide emergency lighting coverage for Level 3.

MECHANICAL 32 pass · 0 fail · 2 review

REVIEW IMC §403 **MINOR** Ventilation

Sheet: M.201

Finding: Bathroom exhaust rates are not specified.

Recommendation: Confirm a minimum of 50 CFM per fixture.

PASS IMC §306.1 Equipment Clearances

Sheet: M.101

Finding: Mechanical equipment clearances are shown and meet manufacturer requirements.

REVIEW IMC §507 **MAJOR** Kitchen Exhaust

Sheet: M.301

Finding: Kitchen exhaust hood capacity is not calculated.

Recommendation: Provide the exhaust hood capacity calculation.

CIVIL 31 pass · 0 fail · 2 review

REVIEW IFC §503.2.1 **MAJOR** Fire Access

Sheet: C.101

Finding: Fire apparatus access road width is not dimensioned.

Recommendation: Confirm a 20 ft minimum width.

PASS IBC Table 1106.1 Accessible Parking

Sheet: C.201

Finding: Accessible parking count of 4 spaces meets the requirement for 85 total spaces.

REVIEW Boston SWMS **MINOR** Stormwater

Sheet: C.101

Finding: Site drainage plan does not show stormwater management calculations.

Recommendation: Provide stormwater management calculations.

5. Cross-Discipline Coordination

Each discipline is analyzed independently. Cross-discipline coordination review is coming in a future update.

6. Recommended Resubmittal Checklist

10 item(s) to address before resubmittal. Ordered by FAIL→REVIEW and severity (CRITICAL→MAJOR→MINOR).

#	Status	Discipline	Sheet	Issue / Action
1	REVIEW MAJOR	Means of Egress	A. 201	Means of Egress Common path of egress travel on Level 2 exceeds the 75 ft limit. → <i>Provide a compliant egress route or request a variance.</i> IBC 2015 §1014.3
2	REVIEW MAJOR	Occupant Load	A. 101	Occupant Load Occupant load calculation is not shown on the floor plan. → <i>Provide occupant load calculations for all spaces.</i> IBC Table 1004.1.2
3	REVIEW MAJOR	Sprinkler System	FP. 101	Sprinkler System Hydraulic calculation summary is not included in the submittal. → <i>Provide the hydraulic calculation summary.</i> NFPA 13 §23.2
4	REVIEW MINOR	Water Supply	FP. 101	Water Supply Water supply data block is incomplete. → <i>Provide static and residual pressure data.</i> NFPA 13
5	REVIEW MAJOR	Panel Schedules	E. 601	Panel Schedules Panel schedule for Panel HDP shows generic circuit descriptions. → <i>Provide specific circuit identification.</i> NEC 408.4
6	REVIEW MAJOR	Emergency Lighting	E. 201	Emergency Lighting Emergency lighting coverage is not shown on Level 3. → <i>Provide emergency lighting coverage for Level 3.</i> IBC §1008
7	REVIEW MINOR	Ventilation	M. 201	Ventilation Bathroom exhaust rates are not specified. → <i>Confirm a minimum of 50 CFM per fixture.</i> IMC §403
8	REVIEW MAJOR	Kitchen Exhaust	M. 301	Kitchen Exhaust Kitchen exhaust hood capacity is not calculated. → <i>Provide the exhaust hood capacity calculation.</i> IMC §507
9	REVIEW MAJOR	Fire Access	C. 101	Fire Access Fire apparatus access road width is not dimensioned. → <i>Confirm a 20 ft minimum width.</i> IFC §503.2.1
10	REVIEW MINOR	Stormwater	C. 101	Stormwater Site drainage plan does not show stormwater management calculations. → <i>Provide stormwater management calculations.</i> Boston SWMS

