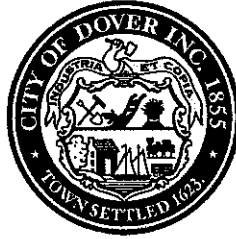


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Inspection Services is a division of the Planning & Community Development Department

Memorandum

To: Planning Director Donna Benton
From: James H Maxfield, Building Official
Date: March 23, 2026
Subject: Dover High School Athletic Facility

This memo is related to a draft plan (G-100) dated March 6, 2026 emailed from Civil Engineer Neil Hansen of Tighe & Bond on March 9, 2026 for the Dover High School Athletic Facility Project. The draft plan appears to be created as a result of a few meetings dating back to TRC on August 28, 2025.

In an effort to obtain more information regarding the project and to assist in developing a plan with a code summary, there was an informational meeting on September 17, 2025 in the main office conference room with Councilor Cullen, Superintendent Boston, Principal Driscoll, Lieutenant Speidel, you and I.

There was another informational session on January 13, 2026 at Inspection Services office at 269 Mast Road with Councilor Cullen, Designer Hansen, Mike Foster (Eckman Construction), Life Safety Inspector Anstey, you and I, to further communicate expectations for a code summary and a NH stamped plan with a code summary. The purpose of the meeting was also to discuss how the project moves forward without plans and permitting in place.

Said draft plan was forwarded to Plan Reviewer Dunn at the NH Fire Marshal's Office (FMO) where we discussed the draft plan.

Please know this office has worked diligently to inform Tighe & Bond of what is needed for an official plan to be submitted for review and approval.

Upon review of the draft plan and discussions with Inspector Dunn the following discrepancies were noted, but may not be limited to the following:

- 1) The draft plan G-100 appears to be an assembly (A-5) use in accordance with section 303.6 of the International Building Code, 2021 edition (IBC).
- 2) To date, plans submitted for the overall complex are considered a draft and not an official plan as the plans are not stamped by a NH design professional. Due to this fact, communication regarding the project is informational only. However, Inspection Service will continue to answer questions as needed for a stamped plan to be submitted to this office as well as the FMO.
- 3) It is the understanding of this office the previous review performed by the FMO was limited to the accessory structures and not the overall complex. Once a final plan is created the FMO as well as this office will be required to perform a plan review prior to the issuance of a building permit.
- 4) Plan G-100 does not appear to indicate if the fields will be used simultaneously or non-simultaneously which affects the overall design.
- 5) Plan G-100 references section 1004.7 of the IBC which is for outdoor areas for yards, patios, occupied roofs, courts and similar outdoor areas. Based on discussion with the FMO it is currently the opinion of this office this section is not applicable to a sports complex. Please use other means to determine the occupant load.
- 6) Plan G-100 shall indicate the planned storage use under the bleachers and grandstands. Please be aware of section 1030.1.1 of the IBC for spaces under bleachers and grandstands, which shall be separated by fire barriers not less than 1 hour fire resistive construction with a few exceptions.
- 7) Plan G-100 visitor bleachers, shall have a minimum of two means of egress in accordance with the minimum requirements of section 404.1 of ICC 300. Currently only one exists.
- 8) Plan G-100 does not appear to provide adequate common path of travel in accordance with the minimum requirements of section 1030.8 exception 2 of the IBC.
- 9) Plan G -100 exit access travel distance shall be in accordance with section 1030.7. In addition, the path of egress travel shall be in accordance with section 407 of ICC-300 Standard on Bleachers, Folding and Telescopic Seating, and Grandstands, 2017 edition.
- 10) Plan G-100 does not appear to indicate the type of gate hardware. Provide a plan detail with panic hardware where the occupant load is greater than 50 in accordance with Chapter 10 of IBC.
- 11) Plan G-100 appears to be using the fenced in area between the baseball outfield fence and home bleachers looping around the track radius as a safe dispersal area. This area is also a fenced in area requiring adequate egress and is not considered a safe dispersal area. Also, refer to section 1010.4.1 of IBC requiring safe dispersal areas to be located less than 50 feet from the

enclosed space. The safe dispersal area would appear to be located outside of all fenced in areas near the rear access road of DHS and the gate near the parking area near the two dumpsters. Consider section 1028.5 of IBC when providing exit discharge that is direct and unobstructed to a public way.

- 12) The location of the equipment structure may need to be relocated to accommodate adequate means of egress from the visitor bleachers as well as the field due to the 5' wide pinch point and overall occupant load. There was also a conversation between Eckman and myself to discuss options for exiting the field and adding exit discharge along the rear of the facility equipment building.
- 13) The review of the draft plan was limited to the IBC and ICC-300, no consideration of NFPA 101, Life Safety Code, 2021 edition or other codes have been performed at this time.
- 14) Plan G-100 appears to indicate that the athletic facility can accommodate 1200 persons based on the current bathroom facilities with an occupant load of much more. Code language will need to be provided to clarify the overall fixture count.

This memorandum is for informational purposes only to indicate code items for which this office has questions and/or concerns at this time and shall not be considered an official plan review as official plans have yet to be provided.

Please be aware Inspection Services reviewed the draft plan within a couple days of receipt, contacted the FMO and met with Eckman Construction on March 12, 2026 to discuss ways to keep the project moving forward over the next couple weeks. It was determined Eckman would apply for separate building permits for the concession and each set of bleachers as well as the track and field equipment structures.

In closing, please understand this type of project takes time for this office and the FMO to review once an official plan is received for review. Failure to produce a final stamped plan may result in project time delays which are beyond the control of this office.