



Walgreens – Somerville, MA

Code Compliance and Scope Narrative

Date: 07/01/2022

Store Address:

Walgreens
343 Broadway
Somerville, MA 02145

Project Name:

Walgreens – Somerville, MA Store 17531 (Store Reopening)

Applicable Code:

- Building Code: 780 CMR – MA State Building Code, 9th ED (2015 IBC w/MA Amendments)
- Plumbing Code: 248 CMR - MA State Plumbing Code, 9th ED
- Mechanical Code: 780 CMR - MA State Building Code, 9TH ED (2015 IMC w/MA Amendments)
- Electrical Code: 527 CMR - MA Electrical Code, 2015 NEC
- Fire Protection Code: 527 CMR - MA Fire Prevention Code and Electrical Regulations (2015 IFC)
- Energy Code: 780 CMR - MA State Building Code, 9TH ED (2015 IECC/ASHRAE 2013)
- Accessibility Code: 521 CMR - MA Architectural Access Board

*Occupancy: **Use Group:** M-Mercantile*

Zoning: MR5 (MID-RISE)

Construction Classification: 5-B

Area of Work: 12,357 SF

Scope Narrative for Reopening of existing Walgreens location:

This location at this time is a closed Walgreen store previously filed with and approved by The Somerville Zoning Board of Appeals for construction back in 1992. The store was closed in 2019 for interior renovations. Covid delayed the project and the existing signs were removed from the building pending project activation. This location is scheduled to reopen this year.

Project proposes no change of use or occupancy. There are no proposed changes to existing life/safety devices or to existing means of egress path and travel distances. The removal of a soffit at photo area. The enlargement of an existing opening at Pharmacy checkout. Removal of any existing finishes and fixtures.

New finishes and fixtures will be added in accordance with the current Walgreens standard. The employee room will receive a new kitchenette with a new sink. Pharmacy will receive new sink in existing location. Existing rooftop mechanical units will be replaced with the intent for reuse of existing distribution system will be modified as required for performance.

The only exterior work proposed to the existing building is to have it power washed, and new Walgreens signage installed in place of the previous signage which had been removed when the location closed for renovation. The property lease with Walgreens has been active and uninterrupted since 1992.