



IN REPLY REFER TO:  
L7615(YOSE-PM)

# United States Department of the Interior

## NATIONAL PARK SERVICE

Yosemite National Park  
P. O. Box 577  
Yosemite, California 95389

### Memorandum

**To:** Ron Gaunt, Project Manager, Yosemite National Park

**From:** Superintendent, Yosemite National Park

**Subject:** NEPA and NHPA Clearance: 2011-041 Yosemite Valley, Correct Tecoya Dorm and Y Apartments Egress (39131)

The Executive Leadership Team has reviewed the proposed project and completed its environmental assessment documentation, and we have determined that there:

- Will not be any effect on threatened, endangered, or rare species and/or their critical habitat.
- Will not be any effect on historical, cultural, or archeological resources.
- Will not be serious or long-term undesirable environmental or visual effects.

The subject proposed project, therefore, is now cleared for all NEPA and NHPA compliance requirements as presented above. Project plans and specifications are approved and construction and/or project implementation can commence.

For the proposed project actions to be within compliance requirements during construction and/or project implementation, the following mitigations must be adhered to:

- No mitigations identified.

For complete compliance information see PEPC Project 39131.

//Don L. Neubacher//

Don L. Neubacher

Enclosure (with attachments)

cc: Statutory Compliance File

*The signed original of this document is on file at  
the Environmental Planning and Compliance  
Office in Yosemite National Park.*



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## Categorical Exclusion Form

**Project:** 2011-041 Yosemite Valley, Correct Tecoya Dorm and Y Apartments Egress

**PEPC Project Number:** 39131

**Project Description:**

The purpose of this project is to construct appropriate egress from the Tecoya Dorms and Y Apartments, located in Yosemite Valley. Current egress conditions do not meet International Building Code and/or California Historic Building Code requirements. Many of the exterior egress stairs at the Tecoya Dorms need to be re-built and interior doors require some work to have the proper fire rating. The Y Apartments require some exiting signage, interior door work, and the removal of appliances and patching of electrical and plumbing outlets in the egress hallways.

Scope of work for Tecoya Dorms A, B, C, D, E and F: The Tecoya Dorms will have exiting signage upgrades, work to interior doors (such as the installation of smoke seals and automatic door closers), limited door replacement, and exterior stair reconstruction at some locations.

Scope of work for Y Apartments: The Y apartments will have signage upgrades within the buildings and on the exterior gates, work on the interior doors (such as the installation of smoke seals and automatic door closers), the removal of washers and dryers in the egress corridors, and the capping and patching of those utilities.

The park has obtained a design consultant that specializes in fire safety systems for buildings. Their team meets the Secretary's Professional Standards for Historic Architecture as these buildings contribute to the Yosemite Valley Historic District.

Delaware North Companies will continue to consult with the park Fire Management Office and natural and cultural resources subject-matter experts throughout the remainder of design and through construction to ensure protection of cultural and natural resources, and perform work necessary to meet life safety codes for the Tecoya Dorms and the Y-Apartments located in Yosemite National Park.

**Project Locations:**

Mariposa County, CA

**Mitigation:**

- No mitigations identified.

**Describe the category used to exclude action from further NEPA analysis and indicate the number of the category (see Section 3-4 of DO-12):**

C.4 Routine maintenance and repairs to cultural resource sites, structures, utilities and grounds under an approved Historic Structures Preservation Guide or Cyclic Maintenance Guide; or if the action would not adversely affect the cultural resource.

**On the basis of the environmental impact information in the statutory compliance file, with which I am familiar, I am categorically excluding the described project from further NEPA analysis. No exceptional circumstances (e.g. all boxes in the ESF are marked "no") or conditions in Section 3-6 apply, and the action is fully described in Section 3-4 of DO-12.**

**Superintendent:** //Don L. Neubacher// **Date:** 4/18/12  
Don L. Neubacher

*The signed original of this document is on file at  
the Environmental Planning and Compliance  
Office in Yosemite National Park.*



National Park Service  
U.S. Department of the Interior

Yosemite National Park  
Date: 03/23/2012

## ENVIRONMENTAL SCREENING FORM (ESF)

### DO-12 APPENDIX 1

Date Form Initiated: 03/20/2012

Updated May 2007 - per 2004 Departmental Manual revisions and proposed Director's Order 12 changes

#### A. PROJECT INFORMATION

**Park Name:** Yosemite National Park  
**Project Title:** 2011-041 Yosemite Valley, Correct Tecoya Dorm and Y Apartments Egress  
**PEPC Project Number:** 39131  
**Project Type:** Capital Improvement (CI)  
**Project Location:**  
**County, State:** Mariposa, California  
**Project Leader:** Ron Gaunt

Is project a hot topic (controversial or sensitive issues that should be brought to attention of Regional Director)? No

#### B. RESOURCE EFFECTS TO CONSIDER:

Identify potential effects to the following physical, natural, or cultural resources	No Effect	Negligible Effects	Minor Effects	Exceeds Minor Effects	Data Needed to Determine/Notes
1. Geologic resources – soils, bedrock, streambeds, etc.		Negligible			Minor grading for the concrete landings and one foot deep post holes for the stair/balcony reconstruction.
2. From geohazards	No				
3. Air quality	No				

<b>Identify potential effects to the following physical, natural, or cultural resources</b>	<b>No Effect</b>	<b>Negligible Effects</b>	<b>Minor Effects</b>	<b>Exceeds Minor Effects</b>	<b>Data Needed to Determine/Notes</b>
4. Soundscapes		Negligible			There are temporary noises associated with the egress project.
5. Water quality or quantity	No				
6. Streamflow characteristics	No				
7. Marine or estuarine resources	No				
8. Floodplains or wetlands	No				
9. Land use, including occupancy, income, values, ownership, type of use	No				
10. Rare or unusual vegetation – old growth timber, riparian, alpine	No				
11. Species of special concern (plant or animal; state or federal listed or proposed for listing) or their habitat	No				
12. Unique ecosystems, biosphere reserves, World Heritage Sites	No				Yosemite National Park is a World Heritage Site.
13. Unique or important wildlife or wildlife habitat	No				
14. Unique or important fish or	No				

<b>Identify potential effects to the following physical, natural, or cultural resources</b>	<b>No Effect</b>	<b>Negligible Effects</b>	<b>Minor Effects</b>	<b>Exceeds Minor Effects</b>	<b>Data Needed to Determine/Notes</b>
fish habitat					
15. Introduce or promote non-native species (plant or animal)	No				
16. Recreation resources, including supply, demand, visitation, activities, etc.	No				
17. Visitor experience, aesthetic resources	No				
18. Archeological resources	No				Yosemite Valley Archeological District.
19. Prehistoric/historic structure	No				
20. Cultural landscapes	No				Yosemite Valley Historic District.
21. Ethnographic resources	No				
22. Museum collections (objects, specimens, and archival and manuscript collections)	No				
23. Socioeconomics, including employment, occupation, income changes, tax base, infrastructure	No				
24. Minority and low income	No				

<b>Identify potential effects to the following physical, natural, or cultural resources</b>	<b>No Effect</b>	<b>Negligible Effects</b>	<b>Minor Effects</b>	<b>Exceeds Minor Effects</b>	<b>Data Needed to Determine/Notes</b>
populations, ethnography, size, migration patterns, etc.					
25. Energy resources	No				
26. Other agency or tribal land use plans or policies	No				
27. Resource, including energy, conservation potential, sustainability	No				
28. Urban quality, gateway communities, etc.	No				
29. Long-term management of resources or land/resource productivity	No				
30. Other important environment resources (e.g. geothermal, paleontological resources)?	No				

**C. MANDATORY CRITERIA**

<b>Mandatory Criteria: If implemented, would the proposal:</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comment or Data Needed to Determine</b>
A. Have significant impacts on public health or safety?		No		
B. Have significant impacts on such natural resources and unique geographic characteristics as historic or cultural resources; park, recreation, or refuge lands;		No		

<b>Mandatory Criteria: If implemented, would the proposal:</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comment or Data Needed to Determine</b>
wilderness areas; wild or scenic rivers; national natural landmarks; sole or principal drinking water aquifers; prime farmlands; wetlands (Executive Order 11990); floodplains (Executive Order 11988); national monuments; migratory birds; and other ecologically significant or critical areas?				
C. Have highly controversial environmental effects or involve unresolved conflicts concerning alternative uses of available resources (NEPA section 102(2)(E))?		No		
D. Have highly uncertain and potentially significant environmental effects or involve unique or unknown environmental risks?		No		
E. Establish a precedent for future action or represent a decision in principle about future actions with potentially significant environmental effects?		No		
F. Have a direct relationship to other actions with individually insignificant, but cumulatively significant, environmental effects?		No		
G. Have significant impacts on properties listed or eligible for listing on the National Register of Historic Places, as determined by either the bureau or office?		No		
H. Have significant impacts on species listed or proposed to be listed on the List of Endangered or Threatened Species, or have significant impacts on designated Critical Habitat for these species?		No		

<b>Mandatory Criteria: If implemented, would the proposal:</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comment or Data Needed to Determine</b>
I. Violate a federal law, or a state, local, or tribal law or requirement imposed for the protection of the environment?		No		
J. Have a disproportionately high and adverse effect on low income or minority populations (Executive Order 12898)?		No		
K. Limit access to and ceremonial use of Indian sacred sites on federal lands by Indian religious practitioners or significantly adversely affect the physical integrity of such sacred sites (Executive Order 13007)?		No		
L. Contribute to the introduction, continued existence, or spread of noxious weeds or non-native invasive species known to occur in the area or actions that may promote the introduction, growth, or expansion of the range of such species (Federal Noxious Weed Control Act and Executive Order 13112)?		No		

**D. OTHER INFORMATION**

1. Are personnel preparing this form familiar with the site? Yes
- 1.A. Did personnel conduct a site visit? No
2. Is the project in an approved plan such as a General Management Plan or an Implementation Plan with an accompanying NEPA document? No
3. Are there any interested or affected agencies or parties? Yes
4. Has consultation with all affected agencies or tribes been completed? Yes
5. Are there any connected, cumulative, or similar actions as part of the proposed action? (*e.g., other development projects in area or identified in GMP, adequate/available utilities to accomplish project*) No

**E. INTERDISCIPLINARY TEAM SIGNATORIES**

<u>Interdisciplinary Team</u>	<u>Field of Expertise</u>
Don L. Neubacher	Superintendent
Michael Gauthier	Chief of Staff
Kathleen Morse	Chief of Planning
Randy Fong	Chief of Project Management
Teri Austin	Chief of Administration Management
Ed Walls	Chief of Facilities Management
Linda C. Mazzu	Chief of Resources Management & Science
Marty Nielson	Chief of Business and Revenue Management
Tom Medema	Chief of Interpretation and Education
Charles Cuvelier	Chief of Visitor and Resource Protection
Ron Gaunt	Project Leader
Madelyn Ruffner	Acting Environmental Planning and Compliance Program Manager
Kimball Koch	Acting Historic Preservation Officer
Renea Kennec	NEPA Specialist

**F. SUPERVISORY SIGNATORY**

*Based on the environmental impact information contained in the statutory compliance file and in this environmental screening form, environmental documentation for this stage of the subject project is complete*

**Recommended:**

Compliance Specialists	Date
<u>//Renea Kennec//</u> Compliance Specialist – Renea Kennec	<u>4/12/12</u>
<u>//Madelyn Ruffner//</u> Acting Compliance Program Manager – Madelyn Ruffner	<u>4/12/12</u>
<u>//Randy Fong//</u> Chief, Project Management – Randy Fong	<u>4/17/12</u>

**Approved:**

Superintendent	Date
<u>//Don L. Neubacher//</u> Don L. Neubacher	<u>4/18/12</u>

*The signed original of this document is on file at the Environmental Planning and Compliance Office in Yosemite National Park.*



## PARK ESF ADDENDUM

**Today's Date:** March 23, 2012

### PROJECT INFORMATION

**Park Name:** Yosemite National Park  
**Project Title:** 2011-041 Yosemite Valley, Correct Tecoya Dorm and Y Apartments Egress  
**PEPC Project Number:** 39131

**Project Type:** Capital Improvement (CI)  
**Project Location:**  
**County, State:** Mariposa, California  
**Project Leader:** Ron Gaunt

### PARK ESF ADDENDUM QUESTIONS & ANSWERS

ESF Addendum Questions	Yes	No	N/A	Data Needed to Determine/Notes
<b>SPECIAL STATUS SPECIES CHECKLIST</b>				
Listed or proposed threatened or endangered species (Federal or State)?		No		
Species of special concern (Federal or State)?		No		
Park rare plants or vegetation?		No		
Potential habitat for any special-status species listed above?		No		
<b>NATIONAL HISTORIC PRESERVATION ACT CHECKLIST</b>				
Entail ground disturbance?	Yes			Minor grading for the concrete landings and one foot deep post holes for the stair/balcony reconstruction.
Are any archeological or ethnographic sites located within the area of potential effect?	Yes			
Entail alteration of a historic		No		

<b>ESF Addendum Questions</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Data Needed to Determine/Notes</b>
structure or cultural landscape?				
Has a National Register form been completed?	Yes			Yosemite Valley Historic District.
Are there any structures on the park's List of Classified Structures in the area of potential effect?	Yes			
<b>WILD AND SCENIC RIVERS ACT CHECKLIST</b>				
Fall within a wild and scenic river corridor?	Yes			Merced River
Fall within the bed and banks AND will affect the free-flow of the river?		No		
Have the possibility of affecting water quality of the area?		No		
Remain consistent with its river segment classification?	Yes			
Fall on a tributary of a Wild and Scenic River?		No		
Will the project encroach or intrude upon the Wild and Scenic River corridor?		No		
Will the project unreasonably diminish scenic, recreational, or fish and wildlife values?		No		
Consistent with the provisions in the Merced River Plan Settlement Agreement?	Yes			
<b>WILDERNESS ACT CHECKLIST</b>				
Within designated Wilderness?		No		
Within a Potential Wilderness Addition?		No		

TECOYA DORMS and Y APARTMENTS  
EGRESS ANALYSIS

CIF 5020

Yosemite National Park  
California

Prepared for:

The Yosemite National Park Concessionaire  
Delaware North Companies Parks & Resorts at Yosemite, Inc. (DNC)

And

The National Park Service (NPS)

Prepared by:

Hughes Associates, Inc.  
2551 San Ramon Valley Boulevard  
Suite 209  
San Ramon, CA 94583

August 22, 2011

## **Introduction**

Hughes Associates, Inc. (HAI) has prepared this egress analysis report for Tecoya Dorms and Y Apartments to identify the existing egress conditions, identify egress deficiencies, and make recommendations for correction. The information within this report is based upon a site survey conducted on July 19, 2011 and documentation from the Condition Assessment conducted by others in 2008 for the Y Apartments. A Condition Assessment was not provided for the Tecoya Dorms. Compliance with accessibility provisions are not within the scope of services for this egress analysis and have not been reviewed.

## **Applicable Codes**

NFPA 101, *Life Safety Code*, 2009 edition (NFPA 101) is the predominant code applied for addressing the egress provisions for the project. Delaware North Companies (DNC) and the National Park Service (NPS) have provided guidance that the buildings are qualified historical buildings and, therefore, the California Historical Building Code (CHBC) may be applied.

National Park Service (NPS), Reference Manual (RM58), *Structural Fire Management*, also references NFPA 1, *Fire Code*, as an applicable code for NPS facilities. The means of egress requirements within NFPA 1 are duplicated from NFPA 101.

Within NFPA 101, the applicable occupancy chapter for the Tecoya Dorms is Chapter 29, Existing Hotels and Dormitories. The applicable occupancy chapter for the Y Apartments is Chapter 31, Existing Apartment Buildings. The analysis has considered each of the facilities to be protected throughout with an automatic sprinkler system designed in accordance with NFPA 13-R. The installation of automatic sprinkler protection is proposed to be complete by the end of 2011 (CIF 5019 – Upgrade Fire Safety at Residential Facilities). Tecoya Dorms is provided with an existing addressable fire alarm and detection system. Under the scope of CIF 5019, the system will be inspected, tested and any necessary upgrades for compliance with NFPA 72, *National Fire Alarm and Signaling Code*, will be performed. It is planned for any remaining non-addressable smoke detectors to be replaced with addressable smoke detectors. Y Apartments is provided with an existing conventional fire alarm and detection system. Under the scope of CIF 5019, the existing system will be replaced with a new addressable fire alarm and detection system.

At the time of the Condition Assessment for Y Apartments, no consideration was given to the provision of automatic sprinkler protection throughout the facility. Automatic sprinkler protection within the facility modifies some of the applicable egress requirements from the findings of the 2008 Condition Assessment. NFPA 101, Chapter 31, Existing Apartment Buildings, identifies four potential protection options. Option 4 is based upon the provision of complete automatic sprinkler protection throughout the building. The egress analysis is based upon the means of egress requirements in accordance with Option 4.

Although the basic objective of the project is compliance with the egress requirements of the applicable codes, literal compliance is oftentimes not feasible due to existing building constraints. It is identified within this report where physical constraints limit the feasibility of modification for complete code conformance. The overall objective of the recommendations within this report is to ensure a reasonable level of life safety is provided within each of the buildings.

## **Analysis Approach**

Within the occupancy chapters of NFPA 101, the egress provisions are generally located within the “.2” subsection. Section 29.2 addresses the Means of Egress requirements for existing hotels and dormitories. Section 31.2 addresses the Means of Egress requirements for existing apartment buildings. Rather than restating each of the NFPA 101 code requirements, the analysis provides a general description of each facility, the arrangement of the existing means of egress and identifies significant egress deficiencies. Recommendations for modification, as necessary, are also identified.

Two sections of the CHBC chapter on Means of Egress have been applied within this analysis, including the following:

- Section 8-502.2: *“Existing door openings and corridor widths of less than dimensions required by regular code shall be permitted where there is sufficient width and height for the occupants to pass through the opening or traverse the exit.”*
- Section 8-502.3: *“Stairs. Existing stairs having risers and treads or width at variance with the regular code are allowed if determined by the enforcing agency to not constitute a distinct hazard. Handrails with nonconforming grip size or extensions are allowed if determined by the enforcing agency to not constitute a distinct hazard.”*

## **Tecoya Dorms**

The Tecoya Dorms include Buildings A, B, C, D, E, and F. Each of the buildings is three stories and includes exit stairways at both ends of each building. Buildings A and B are connected by a one-story community room (kitchen, dining, and lounge areas) located between the two buildings. Buildings C and D are connected by a one-story community room (kitchen, dining, and lounge areas) located between the two buildings. Buildings E and F are each free-standing buildings. Building B and Building C are also connected to a laundry/boiler room building by a covered breezeway that is open on both sides. The egress arrangement for Tecoya Dorms is depicted on the exit analysis drawings in Appendix A. The breezeway and the laundry/boiler room building are not addressed within this analysis.

The general arrangement of the means of egress conforms to the requirements of NFPA 101 for existing dormitories. The number of exits and exit capacity are adequate. There are no dead end corridor conditions. The exit access travel distances are within the limits allowed.

The interior and exterior stairway width, riser, and tread dimensions reasonably conform to NFPA 101 requirements for existing buildings, unless otherwise noted. Most stairways have handrails on one side. For existing stairways, NFPA 101 allows a handrail on one side only. There are a few exterior stairways where handrails are not provided. These locations are noted with a recommendation to provide at least one handrail.

The general location of exit signage is reasonable. On the third floor of Tecoya A-D there are some limited travel distances in the exit access path where signs are not visible, due to the cross-corridor soffit arrangements. However, because occupants are long-term residents rather than transient, familiar with the path of egress travel and there are no dead-end conditions, no recommendations for additional signage are identified.

The following items represent the significant means of egress code compliance issues for the Tecoya Dorms. Recommendations for correction or alternate approaches are also identified as necessary.

1. Tecoya A – D, Egress Width: At the Third Floor of each of these buildings, the corridor narrows at both ends to a width of approximately 33 inches. For existing buildings, NFPA 101, Section 7.3.4.1.2 (referenced by NFPA 101, Section 29.2.3.1) permits the width of the exit access to be not less than 28 inches. Although the existing configuration complies with NFPA 101, the condition of a corridor narrowing in the path of egress travel is rather unusual. Therefore, the condition has been documented with the appropriate code reference to alleviate future concerns. The existing arrangement is also supported by CHBC, Section 8-502.2.

The Third Floor of each building serves a very small calculated occupant load of eight (8) persons. The dorm residents are non-transient occupants and are familiar with the paths of egress and conditions of egress. Because the buildings are not provided with elevators, occupants traverse the exit access path daily. Additionally, the provision of automatic sprinkler protection throughout each building is a significant enhancement to the life safety features of the building.

Recommendation: No modifications are feasible or warranted given the existing constraints of the building and occupant familiarity as noted.



Figure 1: Tecoya A-D, Third Floor Corridor

2. Tecoya A-F, Exit Enclosures: For the three-story buildings, the exit stairs are required to be enclosed in one-hour fire resistance rated assemblies. Door assemblies are also required to be one-hour fire protection rated and self- or automatic-closing. From visual observation only, the stairways appear to be provided with the required rating. Listing labels are provided on many of the door assemblies opening to the stair enclosure. Although many are painted, the few labels that were observed indicate one-hour fire protection rated door assemblies. For the majority of stairway enclosures however, doors are blocked open using a variety of devices such as plants, shoes, bungee cords, etc. Blocking doors open in this manner breaches the rated enclosure. (NFPA 101, Sections 29.2.2.3, 7.2.2.5.1.1 and 7.1.3.2)

Recommendations: The following modifications are recommended:

- a. Provide listed or approved magnetic hold-open devices on the door assemblies to prevent doors from being blocked open by artificial methods that breach the enclosure. The magnetic hold-open devices are being incorporated into the Fire Detection and Alarm System Upgrade associated with CIF 5019 Upgrade Fire Safety to Residential and Guest Facilities.
- b. Remove all combustibles from the interior of the stairway enclosures. This item includes the small closets in Tecoya A-D that are located within the stair enclosures, directly beneath the stairway runs. Exit enclosures shall not be used for any purpose that has the potential to interfere with its use as an exit. Although combustibles were found at many locations within the stair enclosures, the problem is prevalent within Tecoya E and F (NFPA 101, Sections 7.1.3.2.3 and 7.2.2.5.3.1). NFPA 101, Annex Section A.7.1.3.2.3 clarifies that use of exit enclosures for storage or for installation of equipment not necessary for safety is prohibited. It also states that the intent is for the exit enclosure to essentially be “sterile” with respect to fire safety hazards.



Figure 2: Door Blocked Open, Combustibles in Stairway Enclosure in Tecoya E



Figure 3: Small Closets Beneath Stairs in Tecoya A-D

- c. Repair the door assembly at Tecoya B, Third Floor, South exit stair enclosure. The door latch shall be replaced as required for fire protection rated door assemblies.
  - d. There is a storage room that opens directly to the north stair enclosure at the second floor of Tecoya B. NFPA 101, Section 7.1.3.2.1(8) limits openings into stair enclosures to door assemblies from normally occupied areas. Storage rooms are not considered normally occupied areas and would generally be prohibited from opening directly to the stair enclosure. It is acknowledged that operationally, there is limited storage available for the residents of the facility and the goal of DNC would be to retain these storage areas. With the proposed fire protection and life safety upgrades, including the installation of the automatic sprinkler system and upgrade to the fire alarm system, retaining the rooms as storage rooms does not present a distinct hazard. The door to this storage room is a one-hour listed fire protection rated assembly. However, there is no self-closing device provided. The addition of a self-closing device is recommended. This closet has been differentiated from the storage closets in Item 2b, because it is not located directly beneath the stairway runs and the one-hour fire-resistance separation can be reasonably maintained with less likelihood of impairment to the self-closing function of the door assembly.
3. Tecoya A-F, Corridor Door Assemblies: NFPA 101, Section 29.3.6.2.3, requires doors opening to the exit access corridor to be self-closing and self-latching. Some doors were observed to be self-closing and self-latching while others were not.

Recommendations:

- a. Provide or repair self-closing devices on all sleeping room doors opening to the exit access corridor.
- b. Provide self-closing devices and latches on all restroom, kitchen (Tecoya E and F) and storage room doors that open to the exit access corridor.

4. Tecoya A-D, Stairway Rise/Tread Dimensions: Interior stairways generally conform to the maximum stair riser dimension of 8 inches as allowed for an existing building (NFPA 101, Table 7.2.2.2.1.1(b)). Interior stairways also generally conform to the dimensional uniformity requirements that limit the variation of riser heights within a single flight to 3/8-inch. However, there are several exterior stairways that exceed the 8-inch riser dimension and/or exceed the 3/8-inch riser variation within a flight.

Recommendations: The observed location for these conditions and recommendations for modification are noted. CHBC, Section 8-502.3 specifically addresses that existing stairs with risers and treads or width at variance with the regular code are allowed if determined by the enforcing agency not to constitute a distinct hazard. Recommendations for correction are noted in several locations however, because the variations are significant and represent potential trip hazards.

- a. At the porch between Tecoya A and B, the exterior stairway to grade has a significant variation in the riser dimensions within the single flight. However all risers are less than 7 inches in height. Reconstruction of the stairway, with conforming handrails is recommended.



Figure 4: Stairway to Grade Between Tecoya A and B

- b. The three risers at the stairway located at the discharge from the south stair of Tecoya A leading onto the porch between Tecoya A and B range between 7 inches and 8.75 inches. The physical and historic character restraints at this location make it infeasible to reconstruct the stairway with maximum 7-inch risers with dimensional uniformity. However, it may be possible to reconstruct the stairway with three risers all less than 8 inches in height as allowed for existing stairways. It is recommended that at least one conforming handrail be provided for this stairway and the possible reconstruction of the stairway be considered in conjunction with the historic preservation architect.



Figure 5: Discharge from South Stair in Tecoya A

- c. At the porch between Tecoya C and D, the exterior stairway to grade has a significant variation in the riser dimensions within the single flight, ranging between 6 inches and 8.5 inches. Reconstruction of the stairway, with conforming handrails is recommended.



Figure 6: Stairway to Grade Between Tecoya C and D

- d. The three risers at the stairway located at the discharge from the south stair of Tecoya D leading onto the porch between Tecoya C and D range between 6.75 and 7.25 inches. Additionally, the treads range between 10 inches and 11.25 inches. The feasibility of reconstructing the stairway with three consistent riser and tread dimensions should be considered in conjunction with the historic preservation architect. It is recommended that at least one conforming handrail be provided for this stairway.



Figure 7: Discharge from South Stair in Tecoya D

- e. At the north ends of Tecoya A and D and the south ends of Tecoya B and C (adjoining the breezeway), the exterior stairway riser and tread dimensions and variations within a flight reasonably conform to the requirements of NFPA 101. Any deviations observed were minor and predominantly due to wear on the stairway.

Recommendations: No modifications are proposed.



Figure 8: Tecoya "End" Stairways (Photo at B south end)

- 5. Tecoya A-F, Stairway Handrails: The handrails for most existing stairways do not conform to the requirements for new handrails. The grips have non-conforming dimensions and the handrails do not extend beyond the top riser and bottom tread. NFPA 101, Section

7.2.2.4.4.10 only requires handrail extensions for new handrails. NFPA 101, Section 7.2.2.4.4.7 requires new handrails to be continuously graspable. CHBC, Section 8-502.3 allows existing handrails with non-conforming grips or extensions to remain when approved by the enforcing agency.

Recommendation: No modifications are proposed to existing handrails. However, where new handrails are proposed in other items of this exit analysis report, compliance with the requirements for new handrails is anticipated.

6. Tecoya E and F, Corridor Door Assemblies: Tecoya E and F have rooms labeled as phone closets that open to the corridor. Corridor walls are required to resist the passage of smoke. Doors to these closets are provided with louvers. Although no fire-resistance rating of corridor walls is required in fully sprinkler protected dormitories, louvers are limited to the lower one-third of the wall or door height. The louvers are located in the top one-third and lower one-third of the door height. (NFPA 101, Sections 29.3.6.1.3 and 29.3.6.4.4)

Recommendation: Remove louvers from the top one-third of the door height and provide a solid barrier to resist the passage of smoke. If the rooms are no longer utilized as phone closets, it is recommended that all louvers be removed and replaced with construction that will resist the passage of smoke. Although NFPA 101 allows the louvers in the lower one-third of the door, removal is recommended, because it was observed that these closets are utilized for storage purposes.



Figure 9: Tecoya E-F Phone Closets

7. Tecoya E-F, Stairway Rise/Tread Dimensions: The interior exit stairways for Tecoya E and F are wood with carpet flooring. The risers within each flight of stairs are generally less than 7 inches in height. However, within individual flights of stairs the dimensions are not uniform and in several cases exceed the maximum 3/8-inch allowed for a single flight. It appears that part of this deviation is due to the normal “wear-and-tear” of the significant use of the wood stairways over time. This condition appears more apparent in the locations where occupants tend to regularly step on each tread.

Recommendation: The condition is not severe and does not represent a distinct hazard. The overall occupant load for the building is very low and the permanent residents utilize the stairways on a regular basis. CHBC, Section 8-502.3 specifically addresses that existing stairs with risers and treads or width at variance with the regular code are allowed if determined by the enforcing agency not to constitute a distinct hazard. The addition of automatic sprinkler protection throughout the buildings will also significantly improve the fire protection and life safety features of the building. As an existing condition with a marginal discrepancy from the NFPA 101 requirements, recommendations for modification are not proposed.



Figure 10: Tecoya E North Stairway

8. Tecoya E-F: There are no handrails on the existing concrete exterior entry stairs at the north and south entrances for Tecoya E and F.

Recommendation: Provide at least one handrail for each stairway.



Figure 11: Tecoya F North Entrance Stairway

9. Tecoya E: The Kitchen/Dining room has a non-conforming dead-bolt lock on the exit access door assembly from the room. (NFPA 101, Section 7.2.1.5)

Recommendation: Replace the lock with a conforming hardware configuration that requires no special knowledge or effort to operate.

10. Tecoya A-F: The location of exit signage and emergency lighting is appropriate for the occupancy of the buildings and the arrangement of the means of egress. A complete operational test of the devices was not conducted. However, several devices, at random, were checked for operation. One emergency light fixture was observed as non-operational in Tecoya E, north side of the second story.

Recommendation: Conduct a functional test of exit signage and emergency light fixtures to verify operation and repair non-functioning devices as necessary.

## **Y Apartments**

The three-story Y Apartment Building includes three exit stairways. The stairways are located at the north, south, and center of the building. The two apartment units located at the first story include a direct exit to the exterior and access to one exit stairway each, at the north or south end, respectively. The upper stories are arranged so that each unit has access to either the north exit stairway or the south exit stairway, respectively, and each unit has access to the center stairway. Although the egress arrangement is unusual, it affords each occupant of the second and third stories access to two means of egress as required by NFPA 101. The egress arrangement for Y Apartments is depicted on the exit analysis drawings in Appendix B.

For the Condition Assessment prepared by others that was completed in 2008, no code section references were identified. The specific items within the Condition Assessment are not addressed within the body of this report. However, we have restated the egress related items in Appendix C and incorporated comments.

The center stairway includes a landing area on the second story that is configured similar to a corridor. Because each apartment unit has access to the center stairway and either the north or south stairway, it is reasonable to consider the landing area as part of the stairway enclosure rather than a corridor. If this approach is not acknowledged, the stairway would be considered as an unprotected vertical opening connecting three stories. This condition is not allowed for existing Apartment buildings by NFPA 101, Chapter 31.

The general arrangement of the means of egress conforms to the requirements of NFPA 101 for existing apartment buildings. The number of exits and exit capacity are adequate. There are no dead end corridor conditions. The exit access travel distances are within the limits allowed. The apartment units are considered the occupied areas of the building, and each unit has access to two means of egress. The common path of travel is limited to short distances within the interior of the units.

The following items represent the significant means of egress code compliance issues for the Y Apartment Building. Recommendations for correction or alternate approaches are also identified as necessary.

1. Laundry equipment and other combustibles are located within the north and south stair enclosures at each floor landing level.

Recommendation: Laundry equipment and all other combustibles shall be removed from the stair enclosures. NFPA 101 specifies that an exit enclosure shall not be used for any purpose that has the potential to interfere with its use as an exit. In conjunction with removal of the laundry equipment, any penetrations of the stair enclosure for venting or electrical outlets shall be properly sealed and protected. (NFPA 101, Sections 7.1.3.2.3 and 7.2.2.5.3.1)



2. Combustibles are located in the center stairway landings.

Recommendation: All combustibles shall be removed from the stairway landings (NFPA 101, Sections 7.1.3.2.3 and 7.2.2.5.3.1)



3. NFPA 101 requires existing exit stairways to be enclosed in one-hour fire barriers and one-hour opening protection. Although the one-hour fire barriers of the stairway walls could not be verified, upgrading the wall construction assemblies is not feasible given the existing physical constraints of the building. It is likely that the construction of the walls has some inherent fire-resistance. Additionally, the provision of automatic sprinkler protection throughout the building significantly improves the fire protection and life safety features for the building. It is feasible

however, to modify, upgrade, or protect openings into the stairway enclosures. (NFPA 101, Section 7.1.3.2.1(2))

Recommendations:

- a. The apartment unit door assemblies that open to the north and south stairways are hollow metal door and frame assemblies. Either self-closing devices are not provided or self-closing hinges are non-functional. Hollow metal door assemblies typically provide some level of fire-resistance. In conjunction with the automatic sprinkler system retrofit and fire alarm system upgrade, a reasonable level of life-safety is afforded with the existing hollow metal door assemblies with the provision of functioning self-closing devices. It is also possible to request an on-site testing and inspection adjacency to conduct a site visit and provide field labels for a fire-protection rating if the Yosemite Fire Marshal requires the doors to be labeled as one-hour fire-protection rated openings.
- b. There are storage rooms that open directly to the north and south stair enclosures at the first story. NFPA 101, Section 7.1.3.2.1(8) limits openings into stair enclosures to door assemblies from normally occupied areas. Storage rooms are not considered normally occupied areas and would generally be prohibited from opening directly to the stair enclosure. A portion of the south storage room is proposed for modification to accommodate the automatic sprinkler system risers. This fire protection equipment is allowed to be within a room opening directly to the stair enclosure. It is acknowledged that operationally, there is limited storage available for the residents of the facility and the goal of DNC would be to retain these storage areas. With the proposed fire protection and life safety upgrades, including the installation of the automatic sprinkler system, upgrade to the fire alarm system and replacement of the door assemblies, retaining the rooms as storage rooms does not present a distinct hazard. This is also supported by the arrangement of the center stairway and that occupants have alternative paths for egress directly from each unit. Therefore, should the north or south stairway become blocked, each occupant from the upper stories has access to the center stairway. However, it is recommended that the door assemblies to the two storage rooms be replaced with one-hour fire protection rated self-closing door assemblies.
- c. The door assemblies that open to the center stairway are hollow wood door assemblies. Either self-closing devices are not provided or self-closing hinges are non-functional. It is unlikely these door assemblies afford any fire protection. It is recommended that the door and frame assemblies be replaced with self-closing one-hour fire-protection rated assemblies.



- d. Remove recessed hose cabinets and fire extinguisher cabinets located within the center stairway enclosure. The standpipe and hose is no longer required. Flush-mounted fire extinguisher cabinets can be provided. Seal the openings created by the recessed cabinets with Type X, 5/8-inch gypsum wallboard at a minimum. This will improve the fire-resistance of the stairway enclosures, although an actual fire-resistance rating of the wall assembly will not be determined.



4. There are a few existing penetrations within the stairway enclosures that are either not permitted or are not properly sealed. As examples, these penetrations include an electrical receptacle for a light bulb and dryer vent lines. The observed penetrations are not allowed by NFPA 101.

Recommendation: Removal of the penetrations, patching, sealing, and painting is recommended.



5. The north and south stairways are provided with louvered ventilation openings at the ceiling of the third story landings. The louvers are normally open, but provided with fusible link elements that will close the louver if actuated. NFPA 101, Section 7.1.3.2, limits openings in exit enclosures to door assemblies from normally occupied areas, with few exceptions. None of the exceptions recognize the presence of the ventilation louvers. Based upon conversations with DNC staff, it is believed that the louvers do not open to an attic area that spreads throughout the building, but is limited to the stair shaft enclosure area. Because the louvers are designed to close in the event of temperature rise, there is no unusual hazard associated with the presence of the louvers.

Recommendation: Recommendations for modification are not proposed.



6. The grade level discharge from the center stairway occurs through a fenced yard. There are two gates that lead to the public way from the yard. The gates swing against the direction of egress travel and the locations are not obvious because the design is consistent with the adjoining fence material. The gates are remotely located from the building. It is extremely unlikely that an untenable environment will be created within the yard due to the size of the yard, ability to move away from the building and that the yards are open to the sky above. The occupant load utilizing the gates is extremely low. Therefore, retaining the gates that swing against the direction of travel offers a reasonable level of life safety.

Recommendation: Provide appropriate egress hardware and differentiate the gate locations from the fencing materials to be obvious to occupants of the building. This can be accomplished with permanent weather-resistant signage.



7. The location of exit signage and emergency lighting is appropriate for the occupancy of the buildings and the arrangement of the means of egress, with the exception of the south stair enclosure at the first floor. A complete operational test of the devices was not conducted. However, several devices, at random, were checked for operation. The devices tested were operational.

Recommendations:

- a. Conduct a functional test of exit signage and emergency light fixtures to verify operation and repair non-functioning devices as necessary.
  - b. Provide an additional exit sign at the first floor upper landing within the south stair enclosure to clearly indicate the direction of egress travel.
8. At the second level landing of the north stairway, the first tread leading up towards the third story, adjacent to unit #5 is significantly damaged.

Recommendation: Repair the damaged tread.

## **Summary**

For both the Tecoya Dorms and the Y Apartments, the overall arrangement of the means of egress reasonably conforms to code. The primary concerns relate to protection of vertical openings between stories, removal of combustibles from within stair enclosures and significant non-conforming riser dimensions on the exterior stairways of the Tecoya Dorms.

Several items are discussed in this report, for which there are no recommended modifications. These items have been documented for one of the following reasons:

- The condition is unusual, but conforms to NFPA 101 conditions for existing buildings. The intent is to provide documentation to avoid future questions or comments. For example: Tecoya A-D - Third Story corridors that narrow to 33 inches in the path of egress travel. Although, not common, NFPA 101 allows this existing condition to remain.
- The condition is non-conforming, but given the existing constraints of the building conformance is not feasible. For this type of condition, the existing or proposed fire

protection and life safety features are identified as providing a reasonable level of life safety for an existing building. For example: Y-Apartments – Providing one-hour fire barriers for the vertical stair shaft enclosures. The wall construction is unknown and may or may not be one-hour fire barriers. However, given existing building constraints destructive testing and significant wall reconstruction are not feasible.

- The condition represents a minor non-conformance with no distinct fire protection or life safety hazard. For example: Tecoya E-F – The deviation of stair riser dimensions for the interior stairways.

Recommendations for modification are summarized as follows:

1. Tecoya Exit Enclosures:

- a. Provide magnetic hold-open devices on all interior door assemblies to each exit stair enclosure. This item is proposed also within CIF 5019 which includes upgrades to the existing fire alarm and detection system.
- b. Remove all combustible materials from the interior of the stairway enclosures. This item includes the small closets that are located directly beneath stairway risers and treads.
- c. Provide a new operational and conforming latch for the door assembly at the south exit stair enclosure at the third floor of Tecoya B.
- d. Provide a self-closing device on the door assembly to the storage closet opening to the north stair enclosure at the second floor of Tecoya B.

2. Tecoya Corridor Door Assemblies:

- a. Provide or repair self-closing devices on all sleeping room doors opening to the exit access corridors.
- b. Provide self-closing devices and latches on all restroom, kitchen (Tecoya E and F), and storage room doors that open to the exit access corridors.
- c. For Tecoya E and F remove louvers from former telephone closets and replace with a solid material that will resist the passage of smoke.
- d. For the Kitchen/Dining room in Tecoya E remove the non-conforming dead-bolt lock and replace with conforming hardware.

3. Tecoya Stairway Riser/Tread Deviations:

- a. Replace the stairway to grade at the porch between Tecoya A and Tecoya B to include conforming riser/tread and handrails.
- b. Replace the stairway to grade at the porch between Tecoya C and Tecoya D to include conforming riser/tread and handrails.
- c. Replace the stairway at the exit discharge from Tecoya A south stairway, leading to the porch. Complete conformance for new construction may not be feasible. However, it may be feasible for the reconstruction to comply with riser/tread dimensions as allowed for existing stairways. Provide conforming dimensional uniformity between risers and treads. Provide at least one code conforming handrail. Feasibility of replacement should be discussed with the historic preservation architect during the next phase of the project. If replacement is not feasible, without impact to the historic character of the building or district, it is recommended that at least one conforming handrail be provided and treads be marked with a slip-resistant material or paint of contrasting color.
- d. Replace the stairway at the exit discharge from Tecoya D south stairway, leading to the porch. Provide conforming dimensional uniformity between risers and treads. Provide at least one code conforming handrail. Feasibility of replacement should be discussed with the historic preservation architect during the next phase of the project. If replacement is not feasible, without impact to the historic character of the building or district, it is recommended that at least one conforming handrail be provided and treads be marked with a slip-resistant material or paint of contrasting color.

4. Tecoya Handrails:
  - a. Provide at least one conforming handrail for the exterior concrete stairways to grade at Tecoya E and F.
5. Tecoya Exit Signage/Emergency Lighting:
  - a. Conduct a functional test of exit signage and emergency light fixtures. Replace or repair non-functioning or malfunctioning devices.
  - b. Repair the emergency light fixture at Tecoya E, Second Floor north side.
6. Y Apartments Exit Enclosures:
  - a. Remove all combustible materials from the interior of the north, south and center stairway enclosures, including laundry equipment and all storage.
  - b. For the hollow metal doors between the apartments and the north and south stairways provide or repair self-closing devices and, if requested by the Yosemite Fire Marshal, retain a firm to field label the existing door assemblies.
  - c. Replace the existing hollow wood door assemblies that open to the center stairway with new one hour fire-protection rated door assemblies.
  - d. Replace the door assemblies to the storage rooms that open to the north and south stairways with one-hour fire-protection rated assemblies.
  - e. Remove the recessed hose and fire extinguisher cabinets from the center stairway enclosure. Seal the opening with type X, 5/8-inch thick gypsum wallboard. Hose cabinets are no longer required. Replace fire extinguisher with flush mounted cabinets, or if it is critical operationally for the cabinets to be recessed, then install the gypsum wallboard as an inset to accommodate the recessed cabinets.
  - f. Remove non-conforming penetrations of the stair enclosures and patch/paint as necessary.
7. Y Apartments Stairway Treads:
  - a. Replace the severely damaged stairway tread within the north stairway at the first tread above the second floor landing adjacent to Unit #5.
8. Y Apartments Exit Discharge Gates:
  - a. Provide appropriate egress hardware on the yard gates in the discharge path from the center stairway and differentiate the gate locations from the fencing materials to be obvious to occupants of the building.
9. Y Apartments Exit Signage/Emergency Lighting:
  - a. Conduct a functional test of exit signage and emergency light fixtures. Replace or repair non-functioning or malfunctioning devices.
  - b. Provide an additional exit sign at the first floor upper landing within the south stair enclosure to clearly indicate the direction of egress travel.

Prepared by:

Reviewed by:



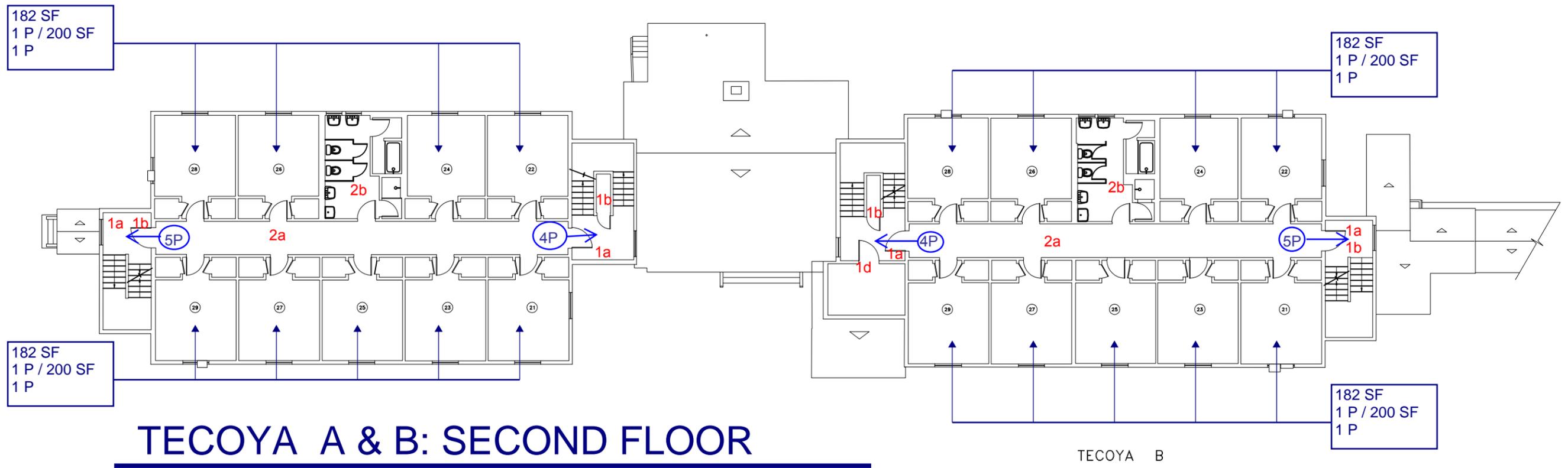
Cheryl L. Domnitch, P.E.

Robert J. Wheeler, P.E.

## Appendix A

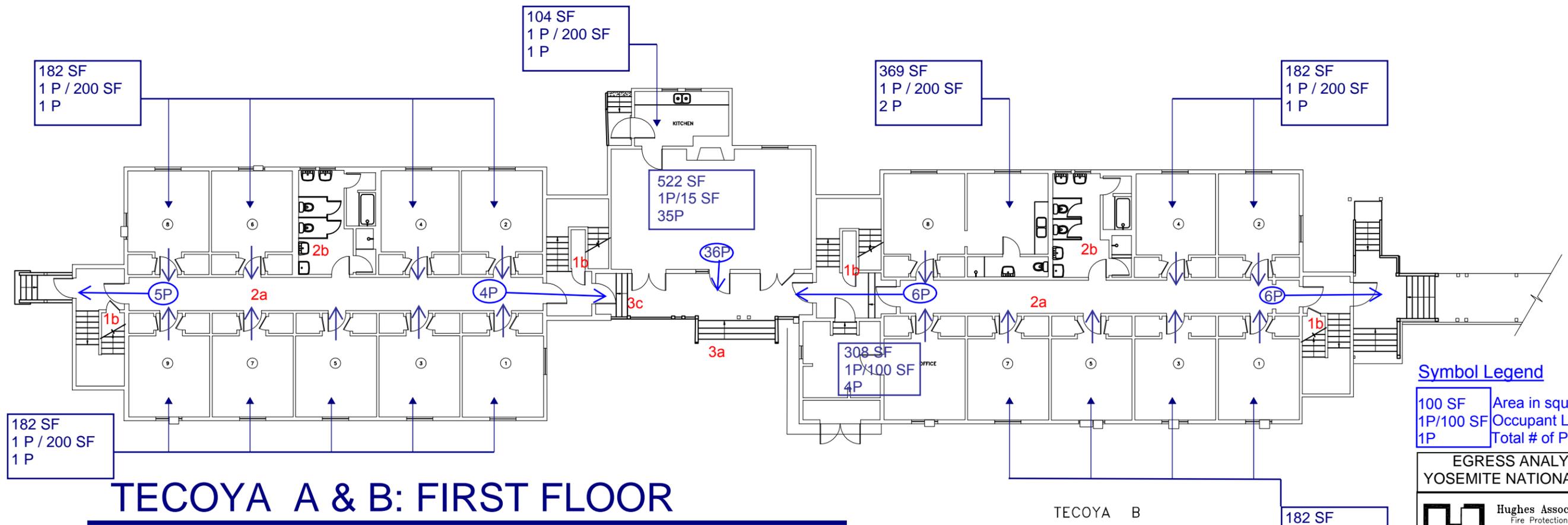
Tecoya Dorms

Egress Drawings



## TECOYA A & B: SECOND FLOOR

SCALE: 1/16" = 1'-0"



## TECOYA A & B: FIRST FLOOR

SCALE: 1/16" = 1'-0"

Keyed Notes in Red: Refer to Egress  
Analysis Report: Summary Recommendations

### Symbol Legend

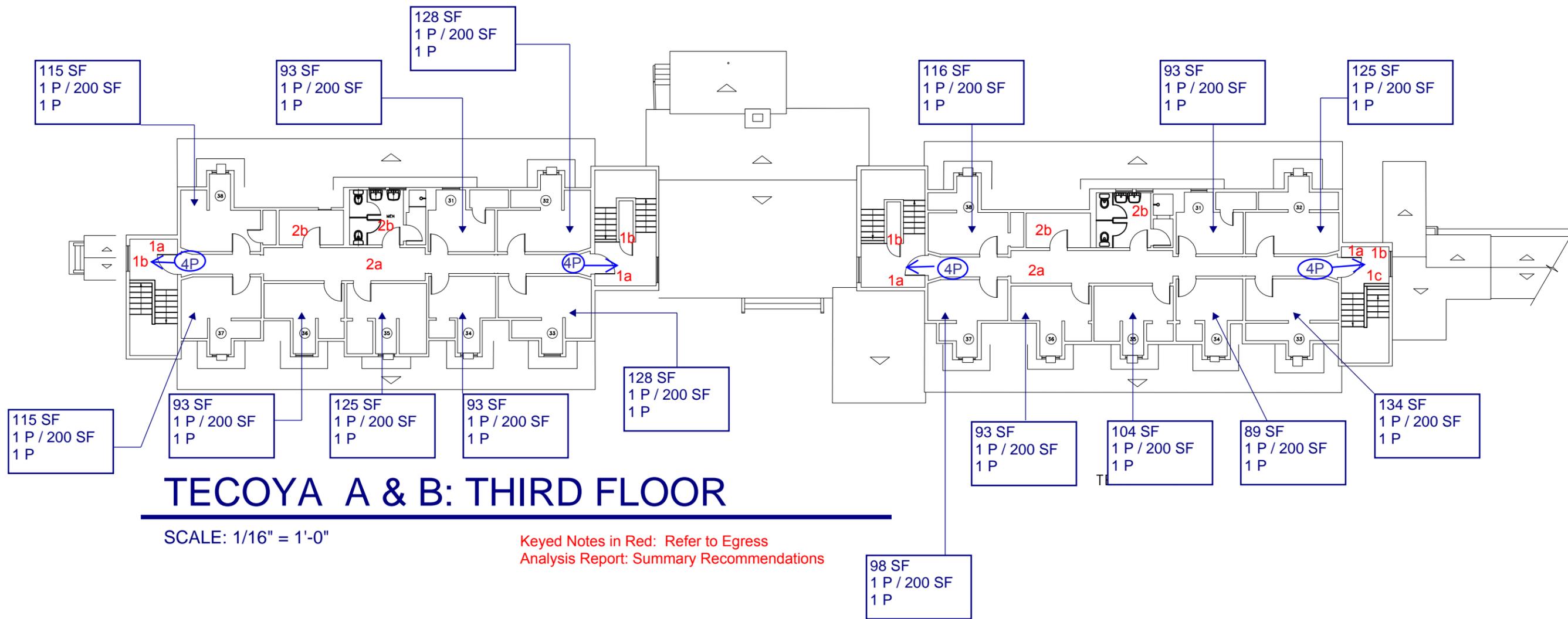
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1P/100 SF	Occupant Load Factor
1P	Total # of Persons (P)

### EGRESS ANALYSIS: YOSEMITE NATIONAL PARK



Hughes Associates, Inc.  
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# TECOYA A & B: THIRD FLOOR

SCALE: 1/16" = 1'-0"

Keyed Notes in Red: Refer to Egress  
Analysis Report: Summary Recommendations

### Symbol Legend

100 SF	Area in square feet
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182 SF  
1 P / 200 SF  
1 P

182 SF  
1 P / 200 SF  
1 P

182 SF  
1 P / 200 SF  
1 P

182 SF  
1 P / 200 SF  
1 P

# TECOYA C & D: SECOND FLOOR

SCALE: 1/16" = 1'-0"

Keyed Notes in Red: Refer to Egress  
Analysis Report: Summary Recommendations

TECOYA D

182 SF  
1 P / 200 SF  
1 P

104 SF  
1 P / 200 SF  
1 P

182 SF  
1 P / 200 SF  
1 P

182 SF  
1 P / 200 SF  
1 P

182 SF  
1 P / 200 SF  
1 P

# TECOYA C & D: FIRST FLOOR

SCALE: 1/16" = 1'-0"

Keyed Notes in Red: Refer to Egress  
Analysis Report: Summary Recommendations

TECOYA D

**Symbol Legend**

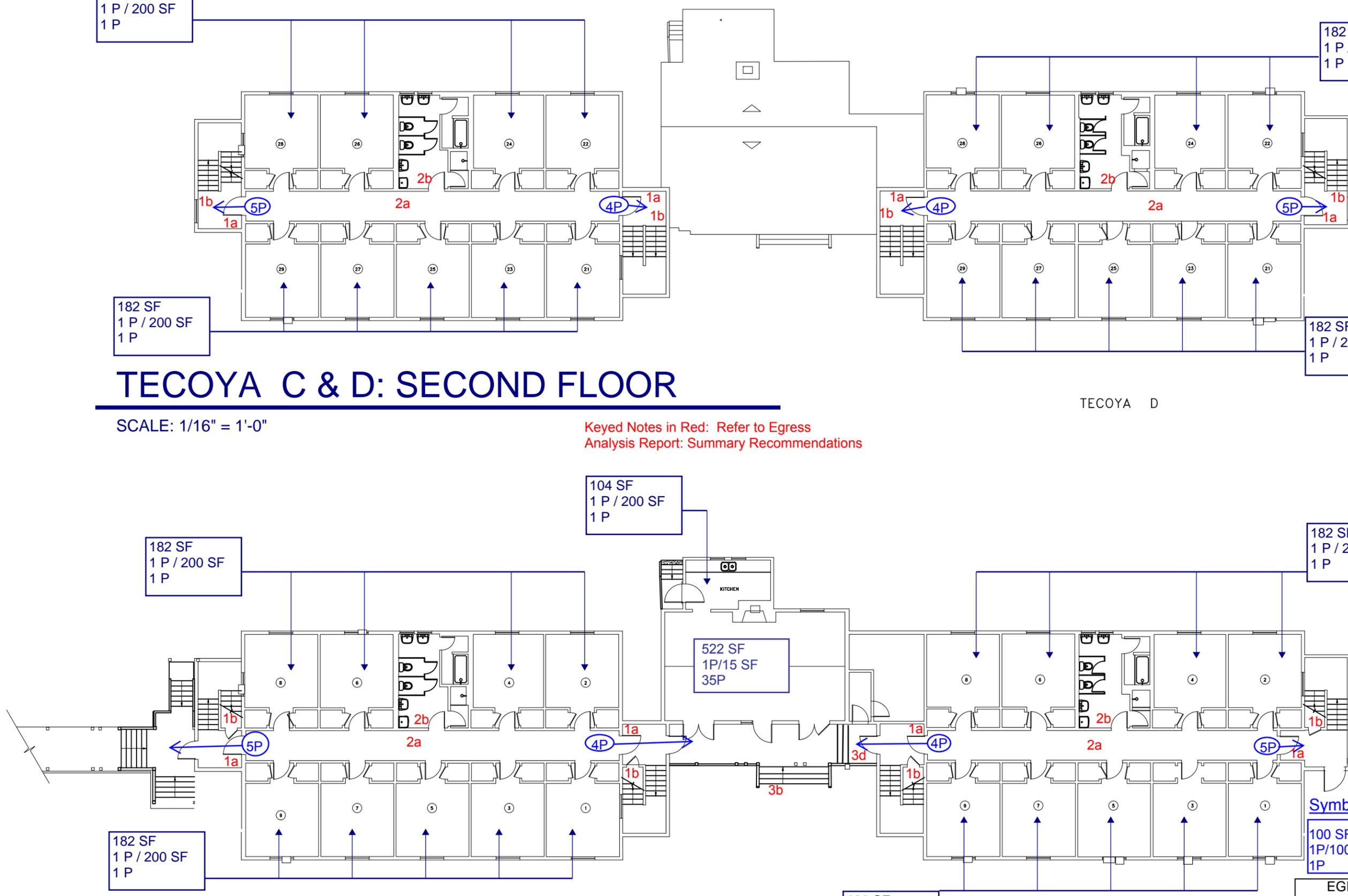
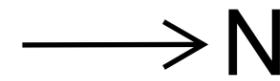
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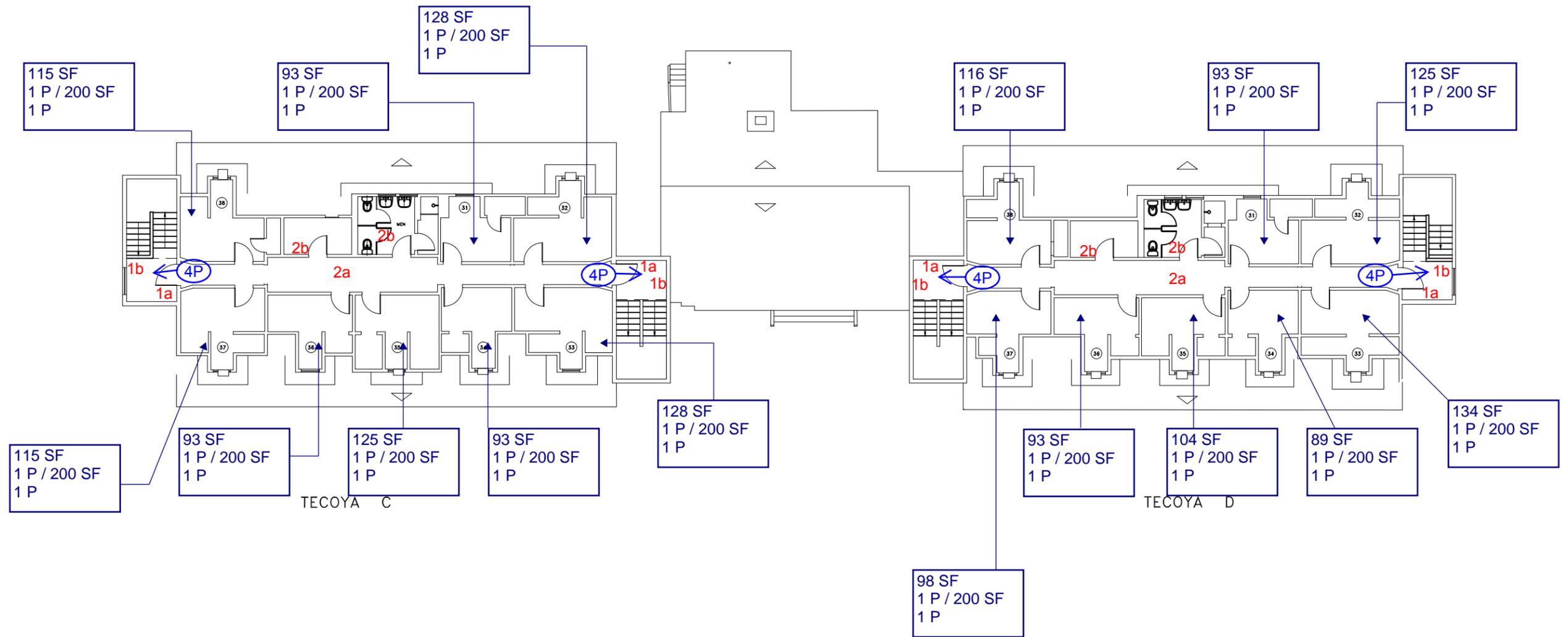
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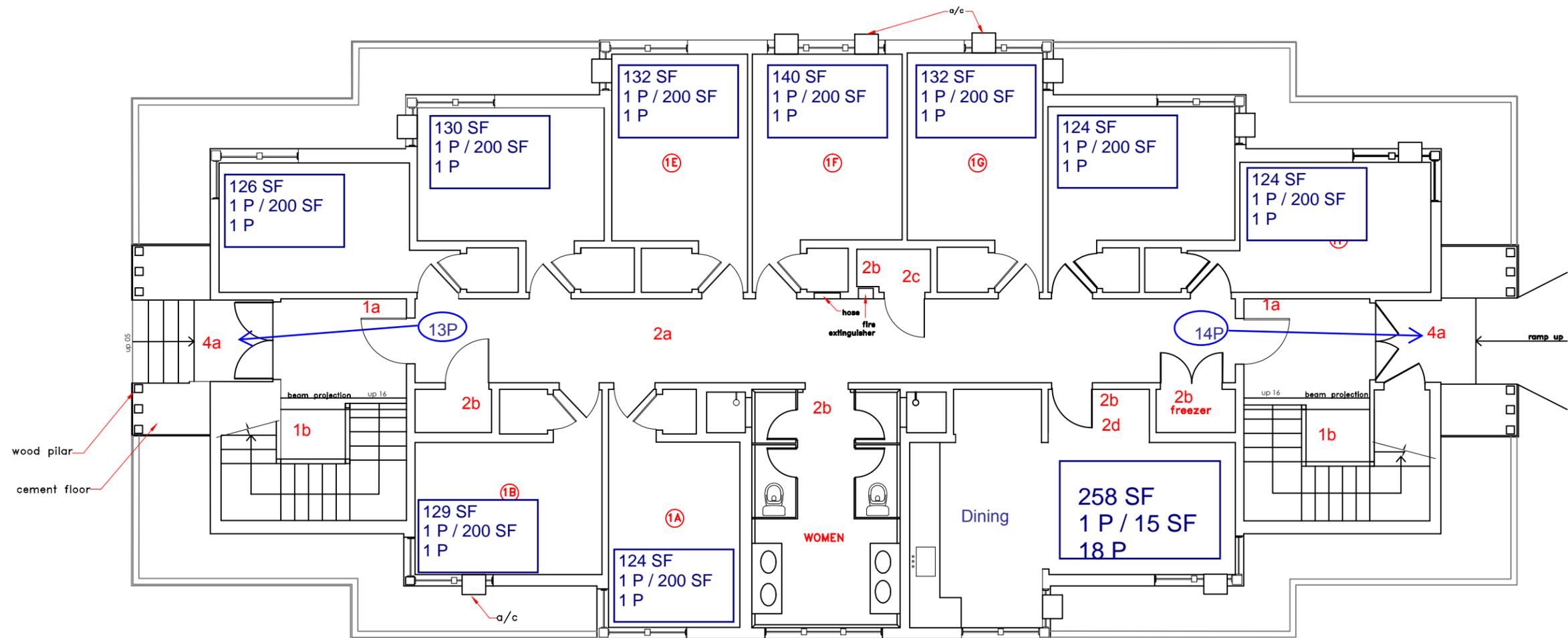
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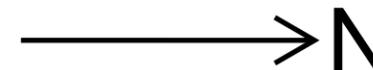
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Keyed Notes in Red: Refer to Egress Analysis Report: Summary Recommendations



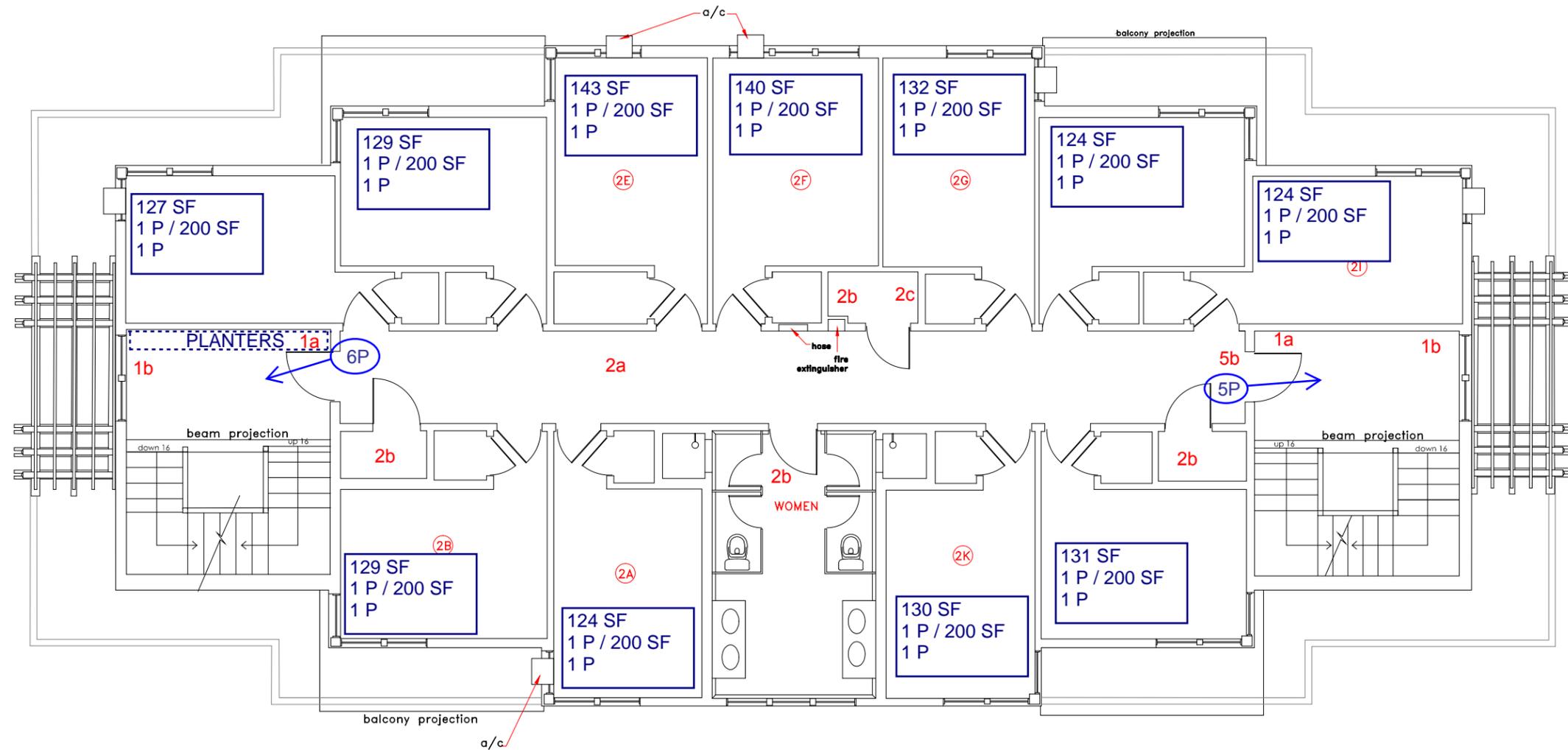
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1P	Total # of Persons (P)

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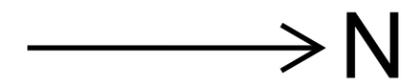
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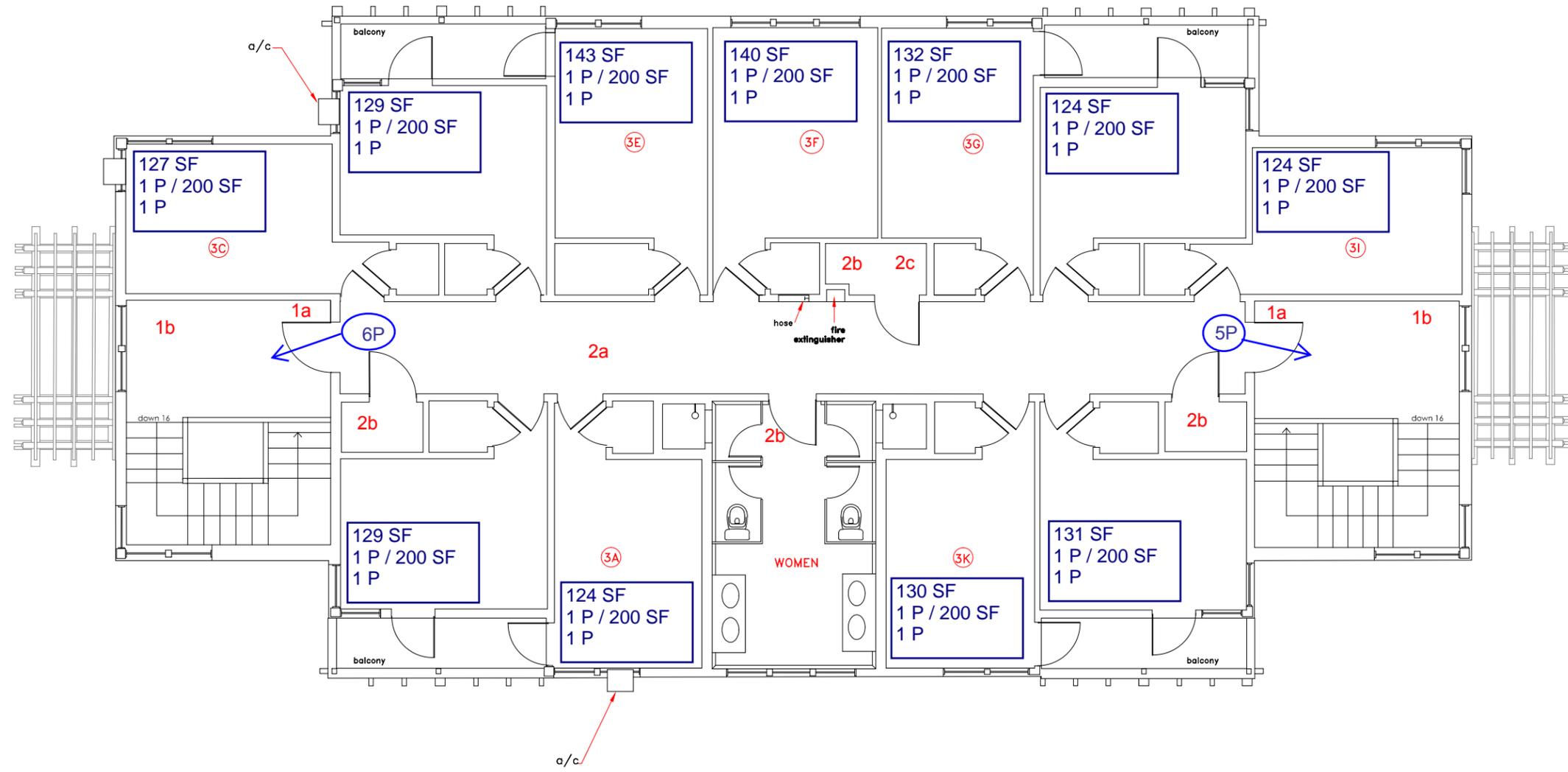
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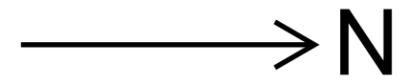
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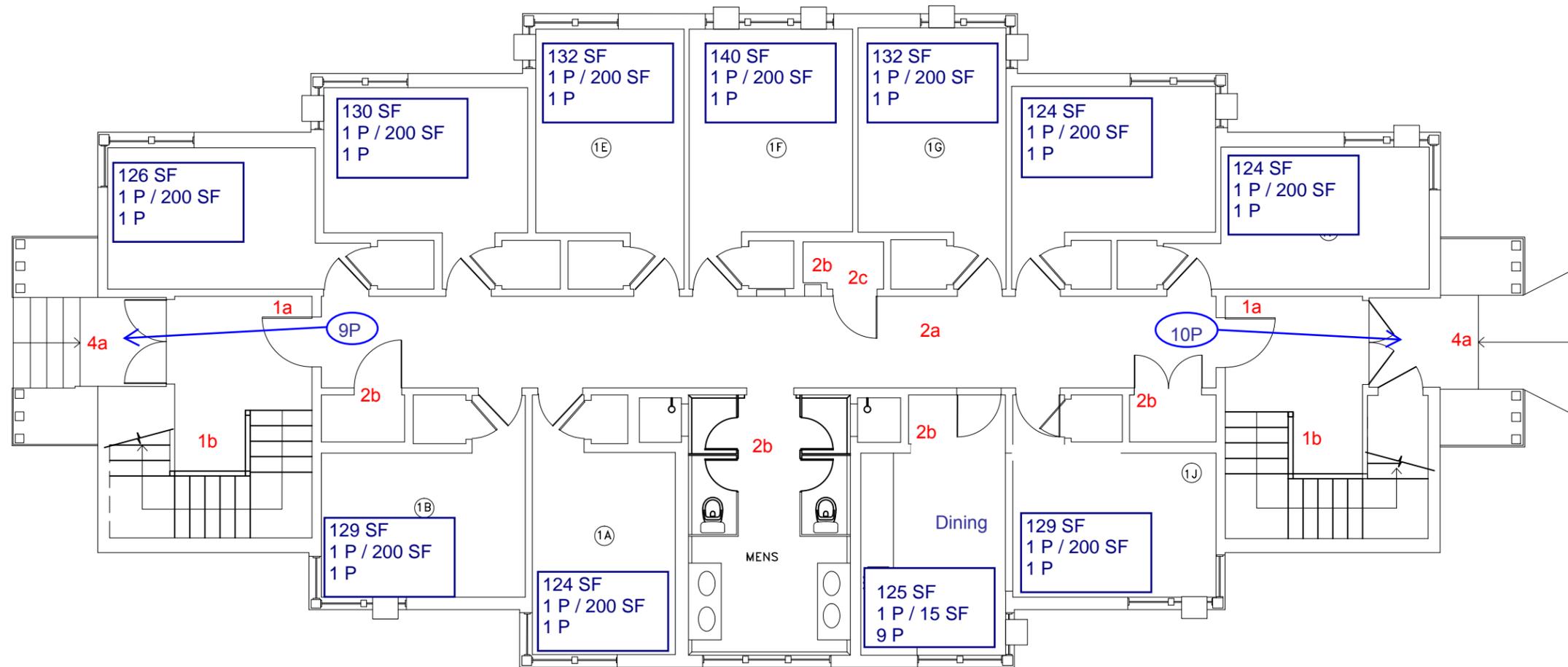
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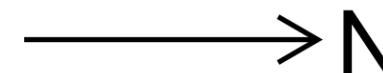
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# TECOYA F: FIRST FLOOR

SCALE: 1/8" = 1'-0"

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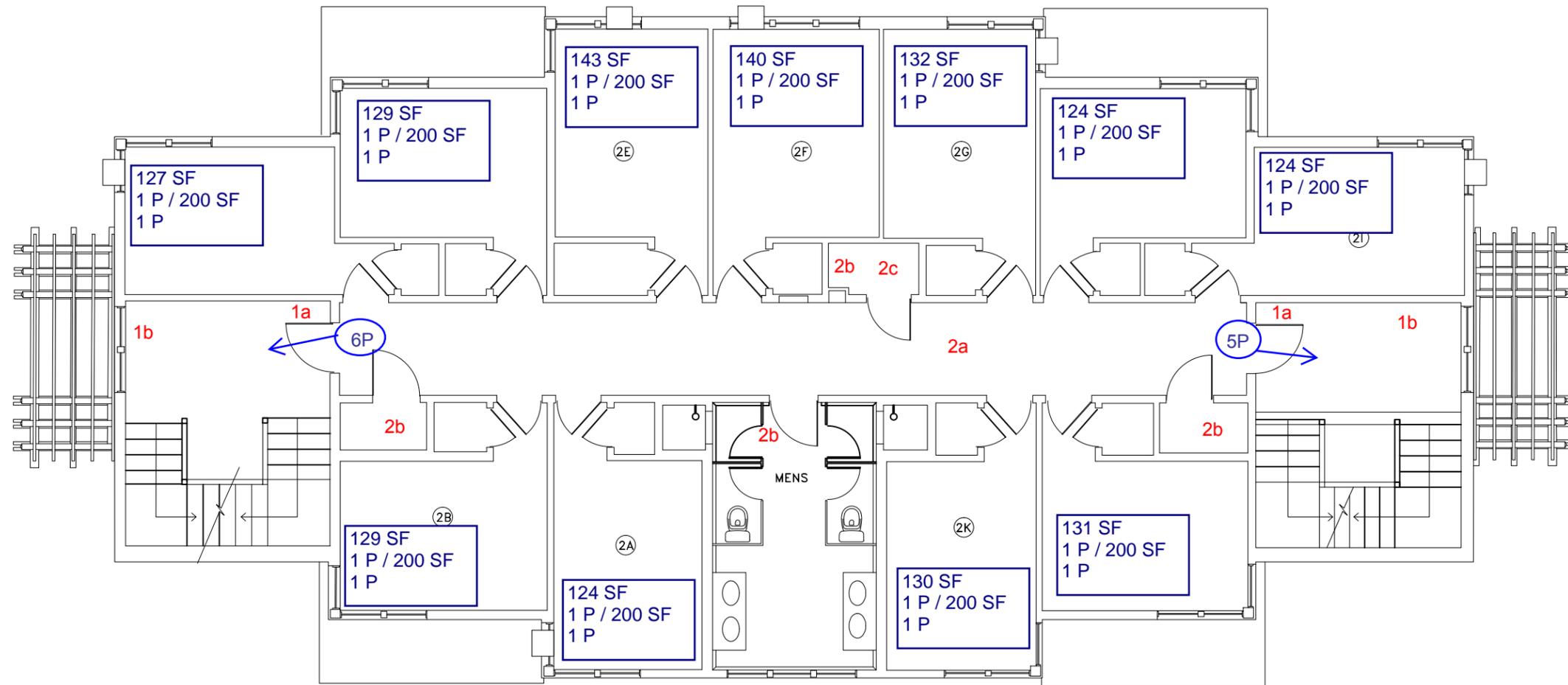
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100 SF	Area in square feet
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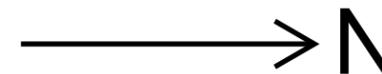
HAI Project No. 1CLD00043.000



# TECOYA F: SECOND FLOOR

SCALE: 1/8" = 1'-0"

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Analysis Report: Summary Recommendations



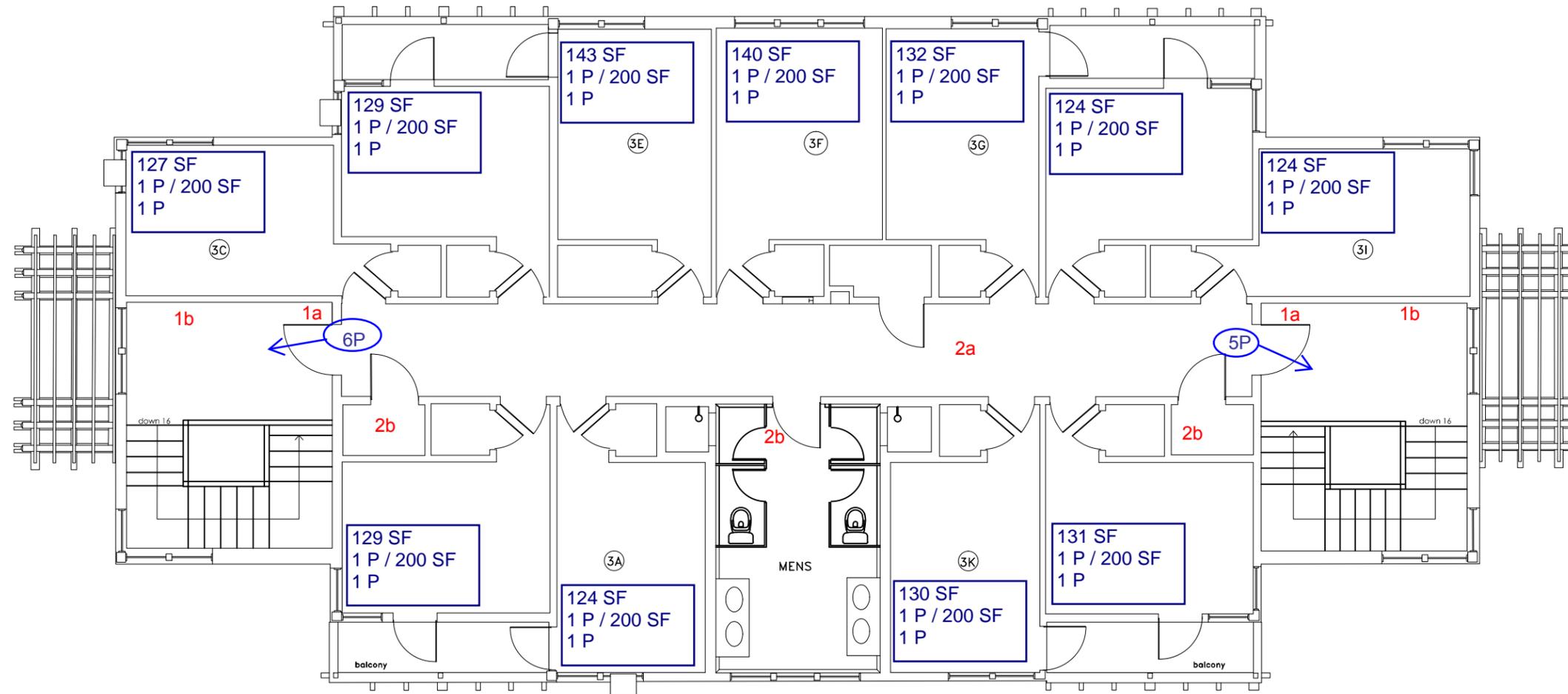
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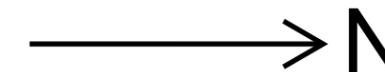
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EGRESS ANALYSIS:  
YOSEMITE NATIONAL PARK

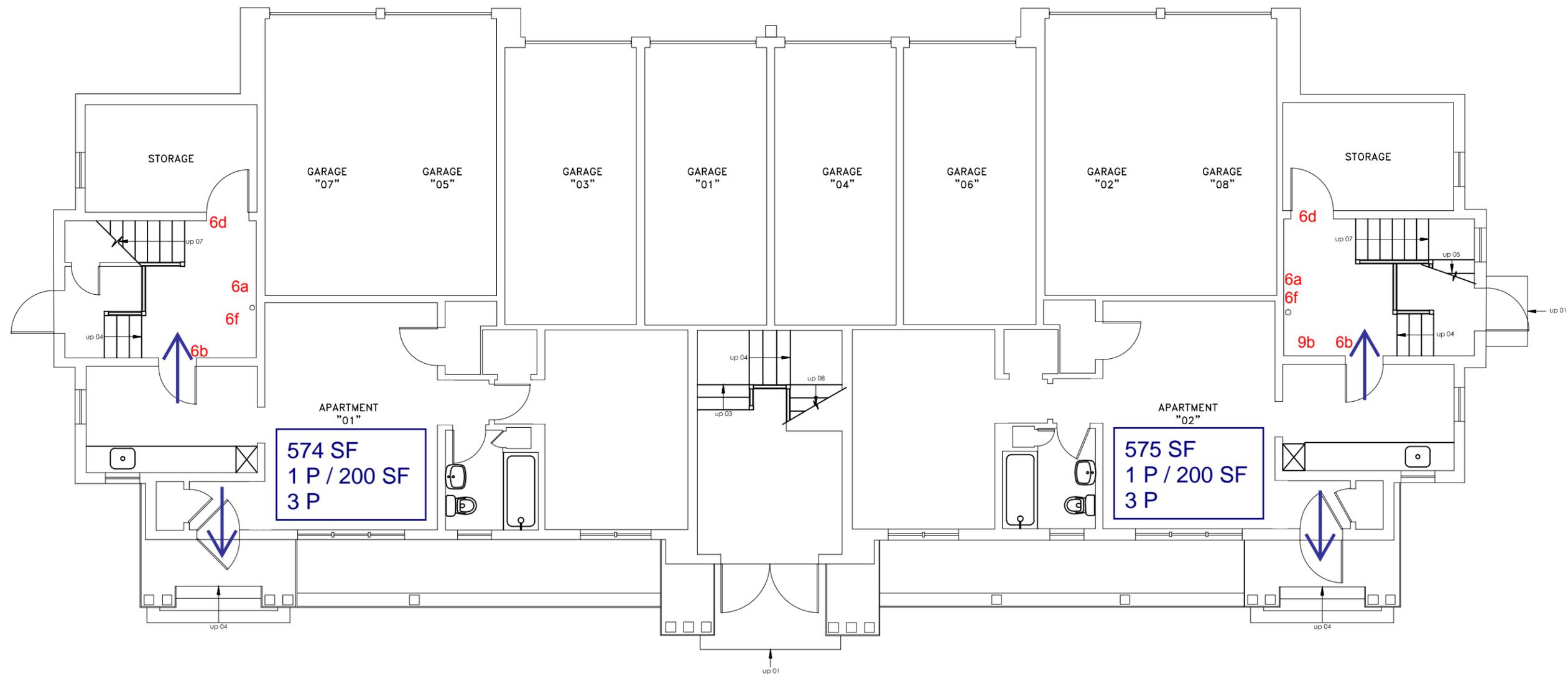
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HAI Project No. 1CLD00043.000

## Appendix B

Y Apartments

Egress Drawings



# Y-APARTMENTS: FIRST FLOOR

SCALE: 1/8" = 1'-0"

Keyed Notes in Red: Refer to Egress Analysis Report: Summary Recommendations



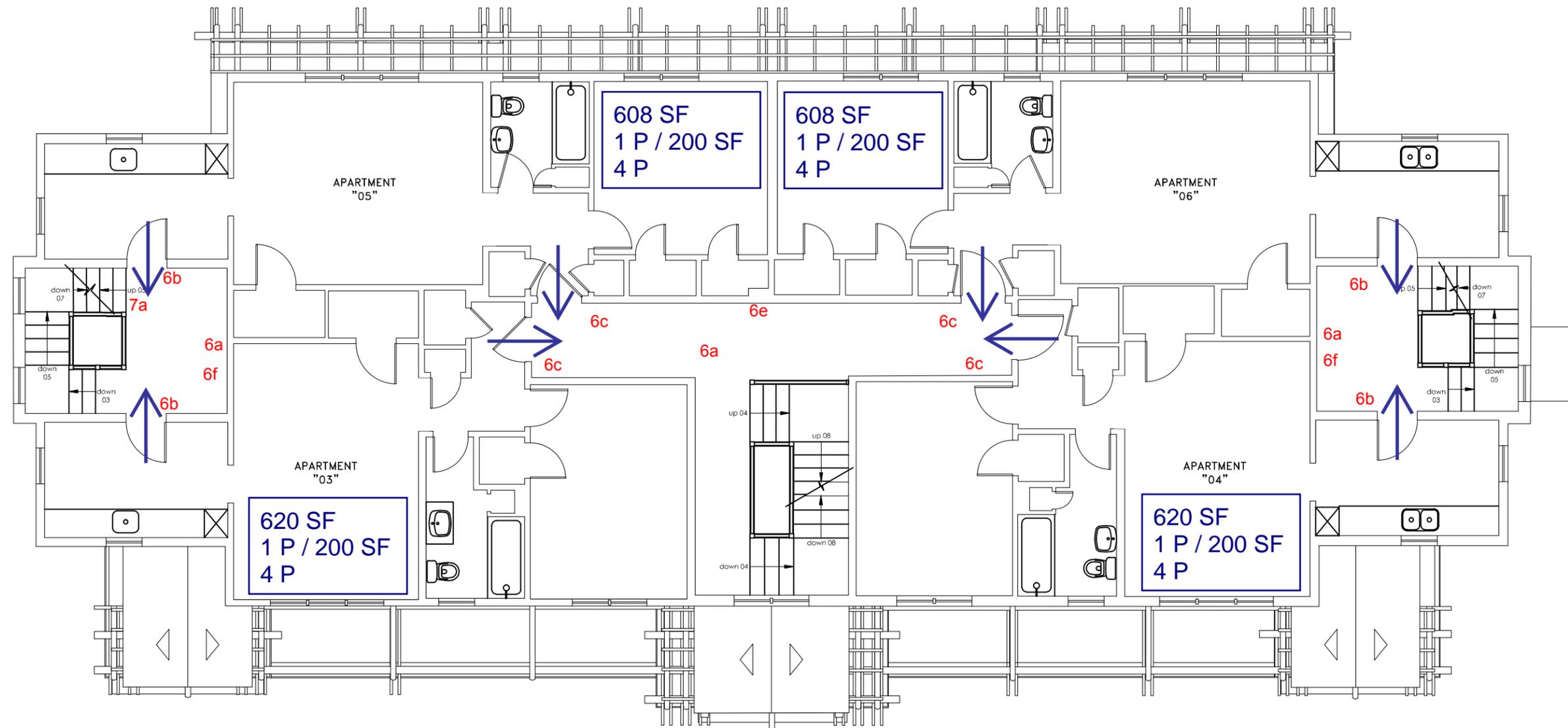
## Symbol Legend

100 SF	Area in square feet
1P/100 SF	Occupant Load Factor
1P	Total # of Persons (P)

EGRESS ANALYSIS:  
YOSEMITE NATIONAL PARK

**Hughes Associates, Inc.**  
Fire Protection Engineers  
2551 San Ramon Valley Rd., #209  
San Ramon, CA 94583-1662  
Phone: 925.314.7910  
Fax: 925.314.9750

HAI Project No. 1CLD00043.000



# Y-APARTMENTS: SECOND FLOOR

SCALE: 1/8" = 1'-0"

Keyed Notes in Red: Refer to Egress Analysis Report: Summary Recommendations



## Symbol Legend

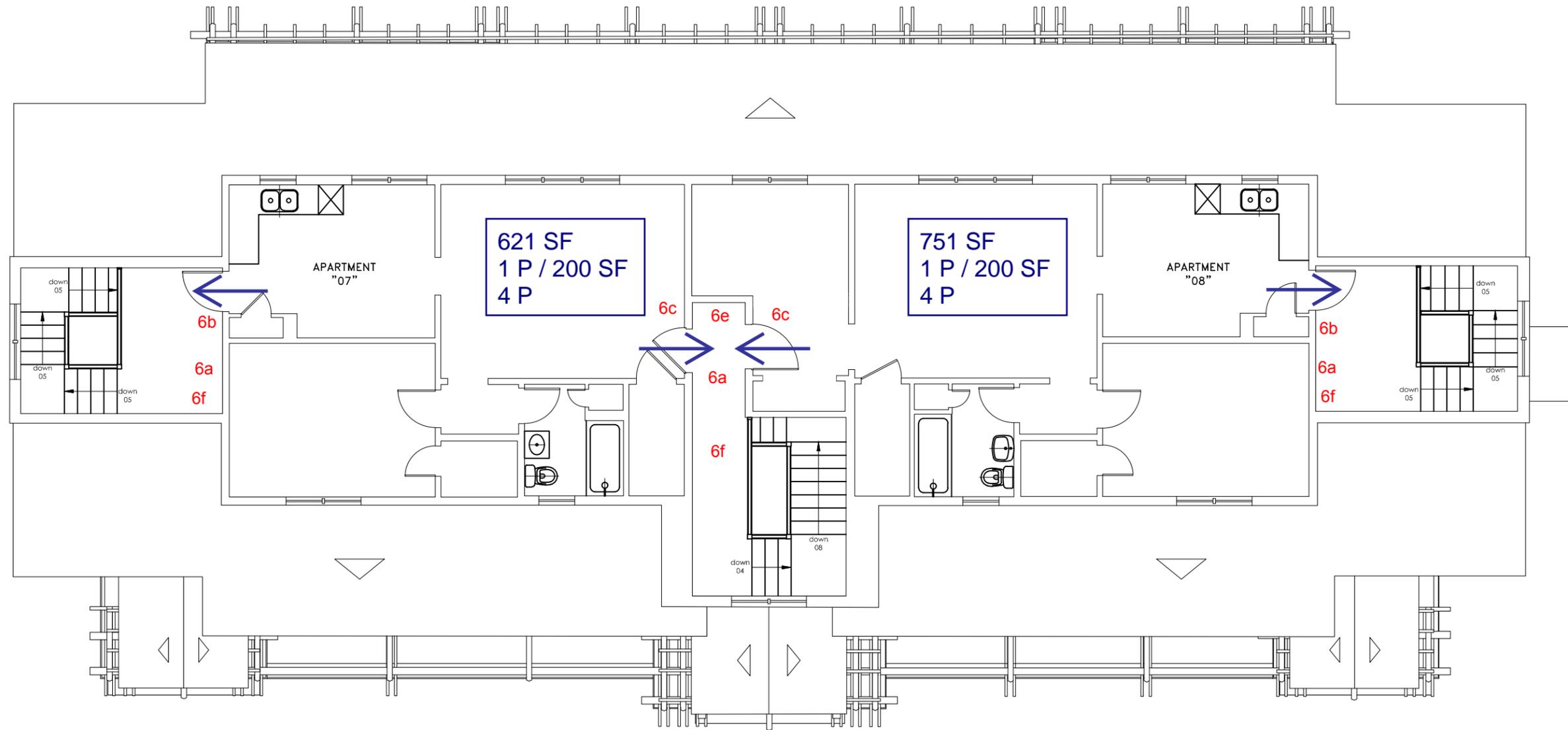
100 SF	Area in square feet
1P/100 SF	Occupant Load Factor
1P	Total # of Persons (P)

EGRESS ANALYSIS:  
YOSEMITE NATIONAL PARK



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HAI Project No. 1CLD00043.000



# Y-APARTMENTS: THIRD FLOOR

SCALE: 1/8" = 1'-0"

Keyed Notes in Red: Refer to Egress Analysis Report: Summary Recommendations



## Symbol Legend

100 SF	Area in square feet
1P/100 SF	Occupant Load Factor
1P	Total # of Persons (P)

EGRESS ANALYSIS:  
YOSEMITE NATIONAL PARK

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HAI Project No. 1CLD00043.000

## Appendix C

### HAI Comments to the 2008 Condition Assessment

Note: HAI has not edited the text in this column	Note: HAI has not edited the text in this column	
<u>Deficiency Question - 2008 Assessment</u>	<u>Deficiency - 2008 Assessment</u>	<u>Hughes Associates Comment - August 19, 2011</u>
Fire Alarm Signaling System\$Fire Alarm System Appears ITM Compliant Deficiency	No information was provided regarding ITM of system	Unrelated to Egress - No Comments
Fire Lanes\$Properly Marked Posted Deficiency	Fire lanes are not properly marked.	Unrelated to Egress - No Comments
Means of Egress Separation\$Exit Access Corridor Deficiency	The fire separation of the corridors is not provided as required for new construction. However there is an exception for existing buildings in Section A.31.3.6.1 of NFPA 101 that states current construction could provide an adequate 1/2 hour rating. Howev	Approach presented in egress analysis report, considers the areas that resemble corridors as part of the exit stair enclosures.
Means of Egress Separation\$Exit Enclosures Penetrations Protected Deficiency	Penetrations are not properly protected.	Egress analysis report recommends removal of penetrating items, patching and sealing.

<b>Note: HAI has not edited the text in this column</b>	<b>Note: HAI has not edited the text in this column</b>	
<b><u>Deficiency Question - 2008 Assessment</u></b>	<b><u>Deficiency - 2008 Assessment</u></b>	<b><u>Hughes Associates Comment - August 19, 2011</u></b>
Means of Egress Separation\$Exit Passageway Properly Enclosed Deficiency	Passageways are not enclosed.	The building does not include any areas that would be considered exit passageways. No further analysis required.
Means of Egress Separation\$Required Exit Enclosure Deficiency	The fire separation of the corridors is not provided as required for new construction. However there is an exception for existing buildings in Section A.31.3.6.1 of NFPA 101 that states current construction could provide an adequate 1/2 hour rating. Howev	Approach presented in egress analysis report, considers the areas that resemble corridors as part of the exit stair enclosures.
Portable Fire Extinguishers\$Generally ITM Compliant Deficiency	PFEs are not inspected monthly.	Unrelated to Egress - No Comments
Smoke Alarm Systems\$Detection Spacing Location Compliant Deficiency	Smoke detection is not provided in all required bedrooms or outside all sleeping areas.	Unrelated to Egress - No Comments
Smoke Alarm Systems\$Other Immediately Visible Deficiencies Deficiency	Some detectors were not functioning and did not have batteries installed.	Unrelated to Egress - No Comments
Arrangements of Exits\$Clear Unobstructed Deficiency	There is laundry equipment on the landings of the stairs. The equipment does not block egress but the clothes and other things associated with the laundry blocks the exit and makes it hard to access.	Removal of all combustible materials within stair enclosures is recommended.

<b>Note: HAI has not edited the text in this column</b>	<b>Note: HAI has not edited the text in this column</b>	
<b><u>Deficiency Question - 2008 Assessment</u></b>	<b><u>Deficiency - 2008 Assessment</u></b>	<b><u>Hughes Associates Comment - August 19, 2011</u></b>
Corridors\$Doors Hour Three Fourth Fire Resistance Solid Bonded Deficiency	doors are not rated.	Modifications to door assemblies are recommended within the egress analysis report as necessary.
Corridors\$Mimum 1Hour FRP Exit Enclosure 3StoresOrLess Deficiency	corridors are not rated.	Approach presented in egress analysis report, considers the areas that resemble corridors as part of the exit stair enclosures. Fire-resistance rating of wall assemblies is unknown.
Corridors\$Walls Half Hour Fire Resistance Rating Deficiency	corridors are not rated.	Approach presented in egress analysis report, considers the areas that resemble corridors as part of the exit stair enclosures. Fire-resistance rating of wall assemblies is unknown.
Emergency Lighting\$Good Visual Condition Deficiency	One set of lights appeared to be hanging by the wires that were holding it and looked like it could fall.	Condition was not observed.
Emergency Lighting\$ITM General Compliance Deficiency	Based on interviews the ITM of the lights is not in compliance wiht NFPA 101	Functional testing of emergency light fixtures is recommended in the egress analysis report
Emergency Lighting\$Operable Deficiency	Based on spot check at least two lights were not functioning.	Condition was not observed.
Exit Enclosure\$Minium 2Hour Duration Deficiency	Exits are not rated.	One-hour exit stair enclosures are required for existing apartment buildings. Fire-resistance rating of wall assemblies is unknown. Opening protection (door) modifications are recommended in the egress analysis report.

<b>Note: HAI has not edited the text in this column</b>	<b>Note: HAI has not edited the text in this column</b>	
<u>Deficiency Question - 2008 Assessment</u>	<u>Deficiency - 2008 Assessment</u>	<u>Hughes Associates Comment - August 19, 2011</u>
Exit Signs\$Good Visual Condition Deficiency	One of teh signs was hanging by the wires and look like it could fall.	Condition was not observed.
Exit Signs\$ITM General Compliance Deficiency	Based on interviews the ITM of the exit signs is not in compliance wiht NFPA 101	Functional testing of exit signage is recommended in the egress analysis report
Subdivision of Building Spaces\$GuestRoomFloor Has Two Smoke Compartments Deficiency	no division into smoke compartments	There is no requirement for smoke compartmentation in existing buildings protected throughout with automatic sprinkler protection. Automatic sprinkler protection is planned within project CIF 5019.



# ASSESSMENT OF ACTIONS HAVING AN EFFECT ON CULTURAL RESOURCES

## A. DESCRIPTION OF UNDERTAKING

1. **Park:** Yosemite National Park

### 2. Project Description:

**Project Name:** 2011-041 Yosemite Valley, Correct Tecoya Dorm and Y Apartments Egress  
**Prepared by:** Renea Kennec    **Date Prepared:** 03/23/2012    **Telephone:** 209-379-1038  
**PEPC Project Number:** 39131

Area of potential effects (as defined in 36 CFR 800.16[d])

### 3. Has the area of potential effects been surveyed to identify cultural resources?

No  
 Yes

Source or reference: **Yosemite Village Historic District, Yosemite Valley Archeological District**

Check here if no known cultural resources will be affected. (If this is because area has been disturbed, please explain or attach additional information to show the disturbance was so extensive as to preclude intact

cultural deposits.)

### 4. Potentially Affected Resources:

#### Archeological resources affected:

**Name and numbers:** Yosemite Valley Archeological District  
**NR status:** 1 - Listed in Register and documented

#### Cultural Landscapes Affected:

**Name and numbers:** Yosemite Village Historic District  
**NR status:** 1 - Listed in Register and documented

#### Ethnographic Resources Affected:

**Name and numbers:** Yosemite Valley American Indian Traditional Cultural Property  
**NR status:** 8 - Within a Register-eligible district

**5. The proposed action will: (check as many as apply)**

- No Destroy, remove, or alter features/elements from a historic structure
- No Replace historic features/elements in kind
- No Add non-historic features/elements to a historic structure
- No Alter or remove features/elements of a historic setting or environment (inc. terrain)
- No Add non-historic features/elements (inc. visual, audible, or atmospheric) to a historic setting or cultural landscape
- No Disturb, destroy, or make archeological resources inaccessible
- No Disturb, destroy, or make ethnographic resources inaccessible
- Yes Potentially affect presently unidentified cultural resources
- No Begin or contribute to deterioration of historic features, terrain, setting, landscape elements, or archeological or ethnographic resources
- No Involve a real property transaction (exchange, sale, or lease of land or structures)
- Other (please specify): \_\_\_\_\_

**6. Supporting Study Data:**

(Attach if feasible; if action is in a plan, EA or EIS, give name and project or page number.)

**B. REVIEWS BY CULTURAL RESOURCE SPECIALISTS**

**The park 106 coordinator requested review by the park's cultural resource specialist/advisors as indicated by check-off boxes or as follows:**

---

[ X ] Archeologist  
Name: Laura Kirn  
Date: 02/01/2012

*Check if project does not involve ground disturbance* [ ]  
Assessment of Effect: \_\_\_ No Historic Properties Affected     X  No Adverse Effect    \_\_\_ Adverse Effect  
\_\_\_ Streamlined Review  
Recommendations for conditions or stipulations:  
Doc Method: Park Specific Programmatic Agreement

---

[ X ] Anthropologist  
Name: Jennifer Hardin  
Date: 03/09/2012

*Check if project does not involve ground disturbance* [ ]  
Assessment of Effect: \_\_\_ No Historic Properties Affected     X  No Adverse Effect    \_\_\_ Adverse Effect  
\_\_\_ Streamlined Review  
Recommendations for conditions or stipulations:  
Doc Method: Park Specific Programmatic Agreement

---

Historical Landscape Architect

Name: David Humphrey

Date: 02/10/2012

Comments: None.

*Check if project does not involve ground disturbance*

Assessment of Effect:  No Historic Properties Affected  No Adverse Effect  Adverse Effect  Streamlined Review

Recommendations for conditions or stipulations: None.

Doc Method: Park Specific Programmatic Agreement

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**No Reviews From:** Curator, Historical Architect, Historian, 106 Advisor, Other Advisor

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### C. PARK SECTION 106 COORDINATOR'S REVIEW AND RECOMMENDATIONS

#### 1. Assessment of Effect:

**No Historic Properties Affected**  **No Adverse Effect**  **Adverse Effect**

#### 2. Documentation Method:

A. STANDARD 36 CFR PART 800 CONSULTATION

Further consultation under 36 CFR Part 800 is needed.

B. STREAMLINED REVIEW UNDER THE 2008 SERVICEWIDE PROGRAMMATIC AGREEMENT (PA)

The above action meets all conditions for a streamlined review under section III of the 2008 Servicewide PA for Section 106 compliance.

APPLICABLE STREAMLINED REVIEW Criteria  
(Specify 1-16 of the list of streamlined review criteria.)

C. PLAN-RELATED UNDERTAKING

Consultation and review of the proposed undertaking were completed in the context of a plan review process, in accordance with the 2008 Servicewide PA and 36 CFR Part 800.

Specify plan/EA/EIS:

D. UNDERTAKING RELATED TO ANOTHER AGREEMENT

The proposed undertaking is covered for Section 106 purposes under another document such as a statewide agreement established in accord with 36 CFR 800.7 or counterpart regulations.

Specify: 1999 Programmatic Agreement

E. COMBINED NEPA/NHPA Document

Documentation is required for the preparation of an EA/FONSI or an EIS/ROD has been developed and used so as also to meet the requirements of 36 CFR 800.3 through 800.6

F. No Potential to Cause Effects [800.3(a)(1)]

G. Memo to SHPO/THPO

H. Memo to ACHP

**3. Additional Consulting Parties Information:**

**Additional Consulting Parties: No**

**4. Stipulations and Conditions:**

**Following are listed any stipulations or conditions necessary to ensure that the assessment of effect above is consistent with 36 CFR Part 800 criteria of effect or to avoid or reduce potential adverse effects.**

**5. Mitigations/Treatment Measures:**

**Measures to prevent or minimize loss or impairment of historic/prehistoric properties:  
(Remember that setting, location, and use may be relevant.)**

**No Assessment of Effect mitigations identified.**

**D. RECOMMENDED BY PARK SECTION 106 COORDINATOR:**

**Acting Historic Preservation Officer:**

//Kimball Koch//

**Date:** 4/12/12

Kimball Koch

**E. SUPERINTENDENT'S APPROVAL**

**The proposed work conforms to the NPS *Management Policies* and *Cultural Resource Management Guideline*, and I have reviewed and approve the recommendations, stipulations, or conditions noted in Section C of this form.**

**Superintendent:** //Don L. Neubacher//

**Date:** 4/18/12

Don L. Neubacher

*The signed original of this document is on file at  
the Environmental Planning and Compliance  
Office in Yosemite National Park.*