



holmesfire

C O R R E S P O N D E N C E

To: Simon Wilson RDT Pacific By Email Only
From: Antony Walker Project: 92833.04
Date: 14 July 2016 Page: 1 of 2 +3
Subject: CMC BUILDING, 89 COURTENAY PLACE
FIRE ENGINEERING – FEASIBILITY ASSESSMENT

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Simon,

As requested we have undertaken a review of the feasibility of converting the existing building at 89 Courtenay Place into a hotel, and note the following.

Due to the mezzanine level that appears to be smoke separated off from the ground floor, the building design falls outside of the scope of the Acceptable Solutions, this is expected to be able to be retained based upon modelling that will need to be undertaken using the Verification Method C/VM2. By utilising this design method there are also significant advantages and costs savings that can be realised in reducing the extent of fire separations required on the accommodation levels.

The following items will need to be addressed within the design.

1. The automatic sprinkler system is required to be retained and altered to suit the revised layouts and uses.
2. The fire alarm system will need to be modified to incorporate smoke detection throughout the accommodation levels.
3. The hydrant riser system will need to be retained and modified to suit the stairwell works.
4. It is likely that due to changes in the above systems, that the Fire Service will require all equipment (inlets and panels) to be located on the Courtenay Place frontage.
5. Fire ratings are required to be provided between floor levels (stairwell, lift shaft, and services risers etc). This includes the need to address fire rating to:
 - The existing windows on the western and eastern boundaries are likely to need to be replaced with fire rated windows, any new windows will need to be fire rated.



- The existing windows on the northern elevation consist of floor to floor aluminium sections that are not provided with any form of fire rating between floor levels. This will need to be addressed by providing fire stop barriers at floor level, suitable fixed to the structure.
6. Particular attention will be required to be provided to the detailing of fire separations and treatment of services penetrations.
 7. Means of escape is currently provided by two stairwells that discharge to the ground floor, possible with a fire separation between the retail and carparking sides of the building. It is likely that a fire rated corridor that continues from the base of one stair to the outside will be required, worst case is that this needs to be to Courtenay Place to facilitate Fire Service Access.
 8. Emergency lighting and exit signage to NZ Building Code clauses F6 and F8.
 9. Appropriate controls to internal surface finishes as per usual hotel environments.
 10. Direction of door swings will need to be reviewed, and provision of two escape routes where there are more than 50 people in any room or collection of rooms that egress to a single corridor.
 - Situations where this appears to apply are the ground floor café and the mezzanine level office hub and conference rooms.

In addition to the above we have annotated comments on the WCC RFI issued at a previous Building Consent.

Please let me know if you have any queries regarding the above.

Regards,

Antony M. Walker

Antony Walker
BRANCH MANAGER | SENIOR FIRE ENGINEER

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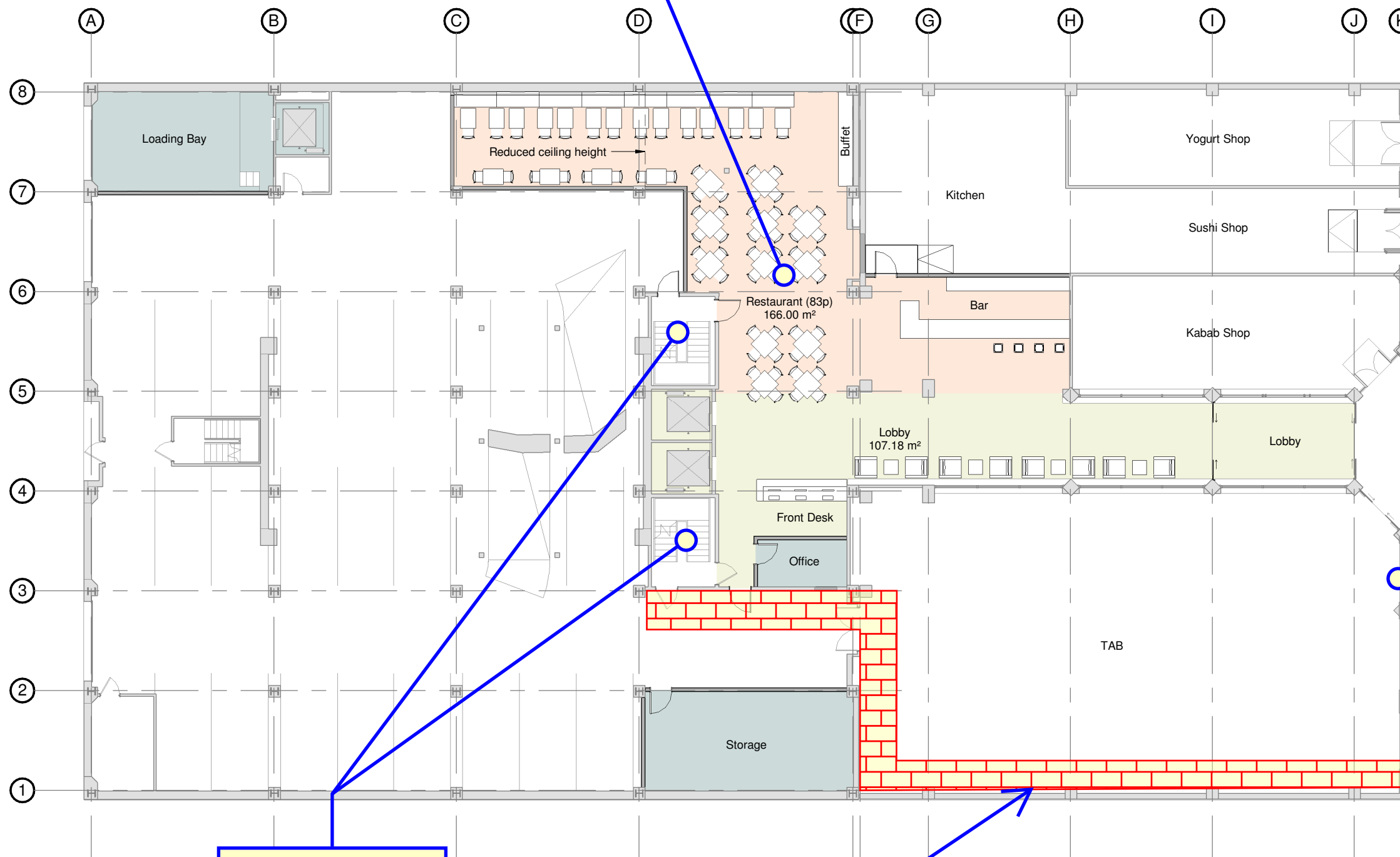


holmesfire

A220 Rev. B

CGML
89 COURTENAY PLACE
REDEVELOPMENT

50 people dead end limit



Stairwell "safe path" discharge to be resolved, likely to require a fire rated corridor from the stairwell to the outside.

Possible safe path corridor

Each floor level to be a firecell, stairs, lifts and risers to be fire rated.

Fire Service may require FIP and Inlets to be located on Courtenay Place

Room Schedule Ground Floor	
Office	7.45 m ²
Lobby	22.08 m ²
Loading Bay	36.89 m ²
Storage	37.05 m ²
Yogurt Shop	56.56 m ²
Kabab Shop	64.26 m ²
Lobby	107.18 m ²
Sushi Shop	114.95 m ²
Restaurant (83p)	166.00 m ²
TAB	288.50 m ²
Total (Coloured Area)	900.92 m ²

PROPOSED GROUND FLOOR PLAN		
B	CONCEPT	10/6/16
A	WIP CONCEPT	9/6/16
NO.	DESCRIPTION	DATE

SCALE @ A3: 1 : 200
PROJECT No. C587
PLOT DATE: 10/06/2016 1:06:05 PM

CONCEPT

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A222

Rev. A

CGML
89 COURTENAY PLACE
REDEVELOPMENT

Room Schedule Level 1

Meeting Room	18.51 m ²
Meeting Room	19.19 m ²
Meeting Room	25.98 m ²
Void	27.72 m ²
Void	34.27 m ²
Conference Room 3	37.83 m ²
Lobby	41.97 m ²
Hotel Admin	46.52 m ²
BOH	57.36 m ²
Conference Room 1	58.49 m ²
Conference Lobby	69.08 m ²
Conference Room 2	72.21 m ²
Urban Hub	251.82 m ²
Total (Coloured Area)	760.95 m ²

PROPOSED LEVEL 1

A NO.	CONCEPT DESCRIPTION	10/6/16 DATE
SCALE @ A3.	1 : 200	
PROJECT No.	C587	
PLOT DATE.	10/06/2016 1:06:06 PM	

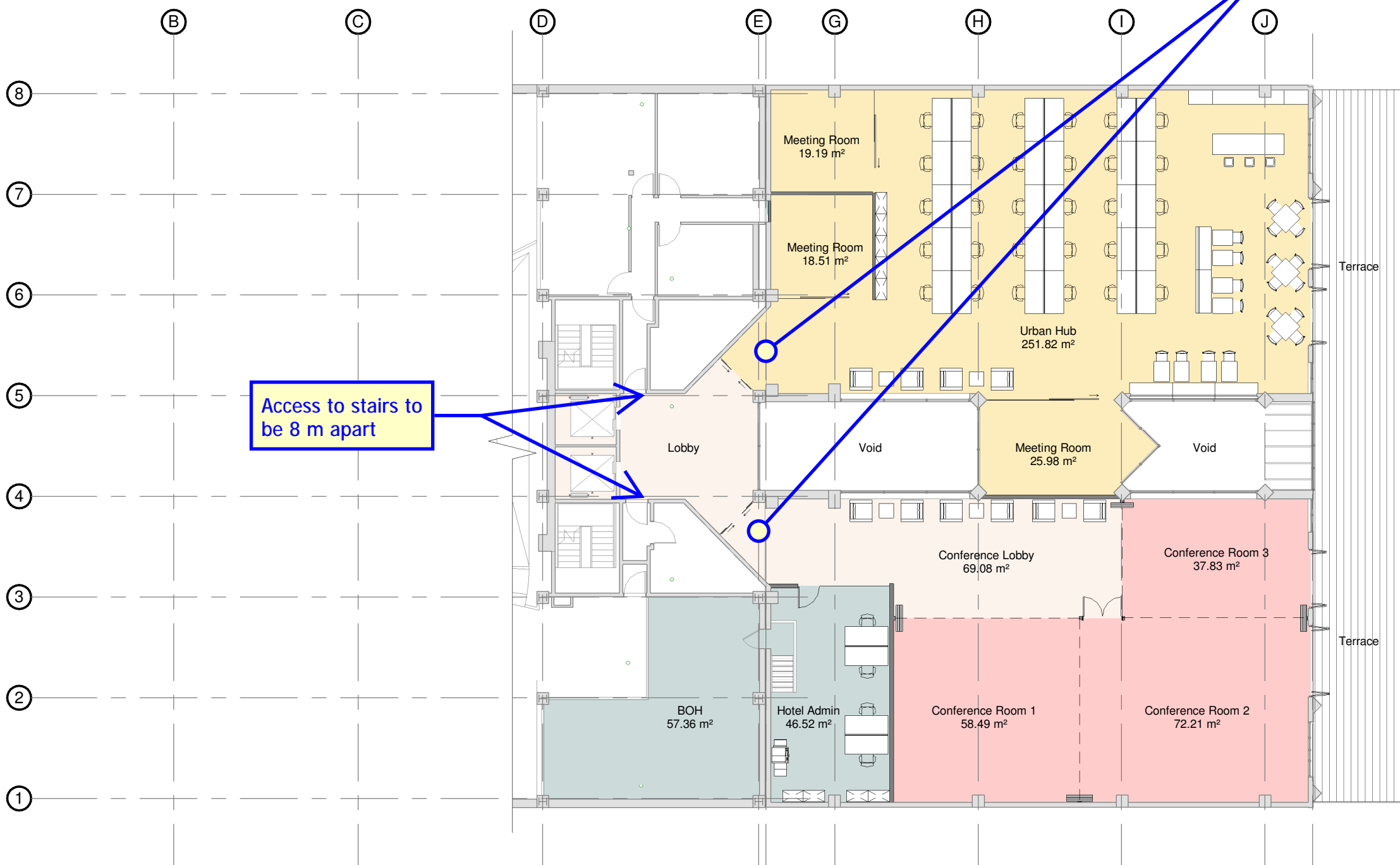
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50 people dead end limit

Access to stairs to be 8 m apart

Each floor level to be a firecell, stairs, lifts and risers to be fire rated.



A227 Rev. B

CGML
89 COURTENAY PLACE
REDEVELOPMENT

J K

Room Schedule Level 5

Chute Room	4.84 m ²
Corridor	134.33 m ²
Guest Room 29	20.66 m ²
Guest Room 1	31.49 m ²
Guest Room 2	21.68 m ²
Guest Room 3	21.79 m ²
Guest Room 4	21.66 m ²
Guest Room 5	21.66 m ²
Guest Room 6	21.34 m ²
Guest Room 7	20.41 m ²
Guest Room 8	19.38 m ²
Guest Room 9	21.94 m ²
Guest Room 10	21.94 m ²
Guest Room 11	21.94 m ²
Guest Room 12	19.38 m ²
Guest Room 13	20.43 m ²
Guest Room 14	21.51 m ²
Guest Room 15	21.66 m ²
Guest Room 16	21.66 m ²
Guest Room 17	21.70 m ²
Guest Room 18	21.66 m ²
Guest Room 19	31.40 m ²
Guest Room 20	22.41 m ²
Guest Room 21	22.18 m ²
Guest Room 22	22.18 m ²
Guest Room 23	22.13 m ²
Guest Room 24	22.23 m ²
Guest Room 25	24.42 m ²
Guest Room 26	24.20 m ²
Guest Room 27	24.20 m ²
Guest Room 28	24.11 m ²
Guest Room 29	20.66 m ²
Guest Room 30	21.51 m ²
Guest Room 31	21.52 m ²
Guest Room 32	20.39 m ²
House Keeping	7.97 m ²
Services	2.86 m ²
Total (Coloured Area)	866.76 m ²

PROPOSED LEVEL 5 TO 8
FLOOR PLAN

B	CONCEPT	10/6/16
A	WIP CONCEPT	9/6/16
NO.	DESCRIPTION	DATE

SCALE @ A3. 1:200
PROJECT No. C587
PLOT DATE. 10/06/2016 1:06:09 PM

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