



April 12, 2011

Ms. Fatma M. Amer, P. E.
First Deputy Commissioner
NYC Department of Buildings
280 Broadway, 7th Floor
New York, NY 10007

Re: World Trade Center –Temporary Occupancy of the Memorial Plaza

Dear Commissioner Amer:

The memorial Plaza at the National September 11 Memorial & Museum will be opened to visitors starting September 11, 2011. The below grade museum and the surrounding buildings will still be under construction and the plaza will be surrounded by construction fences. Upon completion of the museum and adjacent projects, the construction fences will be removed and the plaza will be an open park with uninterrupted access from and to the surrounding streets. For the interim phase, with fences around the plaza, the plaza will be considered an outdoor place of assembly, A-5 occupancy, as per the 2008 Building Code, and will require a certificate of occupancy from the Port Authority.

The Fire Protection and Life Safety Concept Report by Code Consultants Professional Engineers, and the drawings, listed below and enclosed with this letter, present the code compliance approach for the temporary occupancy.

Fire Protection and Life Safety Concept report	Dated April 6, 2011
PL-2 Plaza Egress Plan	Dated April 6, 2011
PL-3 Concept Plan for Fence Gates and Signage	Dated April 1, 2011
SK-1 Plaza Emergency Lighting	Dated April 1, 2011
Exterior Walkway -Layout and Section Detail Sketches	Dated April 6, 2011
Overhead Protection Plan surrounding Memorial Plaza	Dated April 11, 2011

The following is an overview of the approach and egress design enumerated in the report and presented on the drawings:

- Maximum number of occupants including visitors, security personnel, and workers at any given time will be limited to 1500. This will be monitored by NS11MM through a timed ticketing and automatic counting systems
- Visitors will be screened at a separate facility outside of the WTC complex at the corner of Albany and Greenwich streets. Access to the plaza will be permitted only through the main entrance at the southwest corner of the Plaza.

Gateway 3
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Newark, NJ 07102

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- Total of four exits will be provided from the plaza that will lead to three distinct discharge locations at the public way. The total capacity of the exits will be higher than that is required for 1500 persons as follows:
 - One exit at the south east corner (Discharge point at Liberty and Greenwich) with an exit capacity of approximately 1,200 persons.
 - One main entrance/exit at southwest corner of the plaza, which will have an exit capacity to accommodate at least half of the occupant load (750 persons), as required by Code Section BC1024.2. The discharge point of this exit will be at the intersection of Cedar Street and West Street.
 - Two exits along the northwest with a capacity of approximately 720 persons each, which will discharge to an exterior walkway outside of the construction fence that will lead to the public way at the corner of Vesey and West Street.
- The exit gates at the construction fence will remain unlocked, and will be attended at all times when the plaza is occupied.
- An emergency notification system with live voice evacuation instruction capability will be provided.
- Travel distances, both primary and secondary, from certain areas on the plaza will be longer than the code permitted travel distances. However, the extra travel distances are justified due to the following mitigating measures and enhancements that will be in place.
 - The plaza is open to the exterior environment similar to a city park. The occupants will not be subject to smoke condition. This will afford the occupants longer travel distance in a smoke-free environment until they reach the public way.
 - Presence of trained NS11MM personnel on the plaza to assist evacuation.
 - Emergency evacuation system with live voice capabilities for emergency instructions.
 - Additional way finding measures to facilitate faster evacuation.
 - A computer egress simulation study indicated that all occupants from the plaza will be safely out of the plaza in 4 minutes 9 seconds and reach the public way in 10 minutes 29 seconds. In comparison, egress times calculated using similar computer egress model for New York Yankees Stadium, New York Mets Stadium, and High Line are 30, 24, and 16 minutes respectively.



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- All required measures for protection of the pedestrian from adjacent construction sites will be provided, as required by Code Section BC 3307. See "Overhead Protection Plan surrounding Memorial Plaza", dated April 11, 2011.

Typical A-5 occupancies, e.g., stadiums, amusement Parks, bleachers and grand stands for outdoor sporting events and activities are provided with toilet facilities, as per the 2008 Plumbing Code Section PC 403. The Memorial Plaza, although considered as an A-5 occupancy, is an open city park with temporary construction fences around it. Therefore, toilet facilities will not be provided for the visitors who will be visiting the plaza for short durations only.

The Port Authority is of the opinion that the fire protection and life safety concepts enumerated in the report and the overhead protection plan presented on the drawing meet the intent of the code to provide a safe means of egress for the plaza visitors. If you concur, I would appreciate your concurrence at the bottom of the letter and return of one copy.

Very truly yours,

Saroj Bhol, P. E.
Manager, Construction Design Standards

Concurred

Fatma M. Amer, P. E.
First Deputy Commissioner

cc: K. Wen, Department of Buildings