



**Memo**

**Date:** 3/30/2015  
**To/Company:** Steve Wolgin, USREA  
**Project:** USREA Dreamport  
**From:** Becca Casey  
**Pages:**  
**RE:** Code questions re: Pearl Tap Room to expansion to Second Floor

**Overview** Pearl Tap Room, located at 444 Fore Street plans to re-occupy the floor above for a lounge area. This would include re-opening an area of the floor above that is currently closed as a raised ceiling area (above the rear portion of the first floor), as well as using the existing stair at the Wharf Street end of the space for access.

**Egress** Two means of egress are required:

1. Stair at rear (existing, not enclosed) which lands next to egress stair down to Wharf Street. Stair meets width and riser dimensional requirements outlined in NFPA 101 Table 7.2.2.2.1.1 Scope of work required would include, but not be limited to: remove existing door barring access, replace low wall/railings to 42" min. ht. at stair perimeter on second floor. Provide new handrails to meet code.
2. Existing enclosed stair emptying onto Fore Street is currently signed as an exit. Confirm that this is approved as the secondary means of egress. This serves the dwelling units above, so should not be used for access, but is outfitted with a panic bar, and as such would appropriately, be emergency exit only.
3. Additionally, there is an existing fire escape at Union Street. Confirm whether this is documented as an egress from this floor.

**Multi-Level/Opening** Re-instating the balcony opening from second floor; scope would include, but not be limited to: removing existing raised platform/ceiling area, infilling low walls at perimeter of opening.

- Per NFPA 101; 8.6.8.2 "Convenience Openings" are permitted, but shall not connect more than two adjacent stories, nor serve as a means of egress (and other conditions n/a to this project).
- Confirm fire separation of construction to dwelling units above 2<sup>nd</sup> floor is intact; upgrade/repair as necessary.
- Architect advises top of wall design be such that drinks cannot be set on ledge.

**Toilet Facilities** \*Fixture counts are based on Table 2902.1 of the 2009 IBC, Occupancy counts are based on Table 7.3.1.2 of the 2009 NFPA 101 Life Safety Code.  
 \*\*Business owner to confirm actual occupancy per licensure for final calculation. Numbers below are approximate based on general layout of spaces.

Existing Pearl business areas:



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- 444 Fore: 1800sf gross x 55% net (less stairs, bar, storage, structure, etc) = 990sf / 15sfpp = 66 occ /40 occupants per fixture = 2 fixtures reqd
- 440 Fore: 2400sf gross x 60% net (less stairs, bar, kitchen, storage, structure, etc) = 1440sf  
/2 = 720sf (to be conservative, allow half for dance floor @ higher occupancy rate)  
720/ 5sfpp = 144 occ /40 occupants per fixture = 4 fixtures reqd  
720/ 15sfpp = 48 occ /75 occupants per fixture = 1 fixture reqd  
**Total required fixtures @ Existing = 7\*\* (total Existing fixtures = 8)**

### Add Second Floor @ 444 Fore St

- 1800sf gross - 450sf (stairs, opened floor area + assumed 100sf bar & 70sf for 2 toilet rooms) = 1350sf / 15sfpp = 90 occ\*\* /75 occupants per fixture = 1.2 > 2 fixtures reqd

**Total required fixtures @ Existing = 8-9\*\* (total Existing fixtures = 8)**