A r c h i t e c t s

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 05/23/14

May 13, 2014

Richard Nason
Public Safety Inspector II
State of Maine State Fire Marshals Office
52 State House Station
Augusta, ME 04333-0052

Re: A Space for Grace - 1 Marginal Way, Portland – REVISED AREA CALCULATIONS

Dear Richard,

Per our discussions, the intent of this letter is to provide revised occupant load and area calculations reflecting the final furniture layout and area use. Attached to the letter is a newly created furniture layout drawing depicting the desired space configurations. All revisions to the previous calculations have been placed in bold print for ease of comparison.

Occupant Load Calculations:

Total Area of the Second Floor: 2,520 s.f.

Area of Main Activity Room: ~~763 s.f.~~ **761 s.f.**
Area of Gallery: ~~364 s.f.~~ **363 s.f.**
Area of Second Floor less Activity Room and Gallery: ~~1,393 s.f.~~ **1,396 s.f.**

2009 International Building Code: Chapter 10 - Table 1004.1.1

Business Use Occupancy: (100 Gross) ~~1,393~~ **1,396** / 100 = 14 People

The actual number of business use related occupants will be (3) three. Two of these will likely be involved with the session taking place and would be included within the figures below. As the attached plans depict, a great deal of usable business related space is stairways, toilets and circulation space.

Assembly Type O.L. Calculation Scenario No. 1: Activities in which due to equipment, furnishings and overall activity related space needs has a restrictive limit on number of participants that can participate within the available space.

Main Activity Room: (50 gross) ~~763sf~~ **761sf**/50 = 15 People (During many of the proposed activities)

Assembly Type O.L. Calculation Scenario No. 2: Activities in which due to equipment, furnishings and overall activity related space needs has a limited effect on the number of participants that can participate within the allowable space.

Main Activity Room: (15 net – Unconcentrated w/o fixed seats) (~~763sf~~ **761sf** - (seats and **(unusable equipment storage alcoves) 39sf**) /15 = ~~34~~ **31** People

Gallery: (15 net – Unconcentrated w/o fixed seats) = (~~364sf~~ **363sf** – (seating and tables) people

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Scenario No. 1 Totals:

Total Calculated O.L. based upon Scenario No. 1: 14 (1)* + 15 +18 = 47(34)* People

Actual O.L. based upon controlled number of occupants: 35 People**

Scenario No. 2 Totals:

Total Calculated O.L. based upon Scenario No. 2: 14(1)* + ~~34+18~~ **31+17** = ~~66(53)~~ **62(49)*** People

Actual O.L. based upon controlled number of occupants: 35 People**

* These figures reflect a true depiction of the actual number of business related occupants that would be in the space at any given time per the above information.

** Per documentation provided by A. Grace Damon the actual number of people she will limit on the second floor will be 35. During the lessons and activities she expects no more than 20-30 attendees for any and all of her outlined activities.

I have also included within this package the Construction Permit Application. All of these documents are being sent via e-mail as well as in hardcopy form via overnight mail. The check will be included within the mailing.

If you have any further questions or would like additional information please feel free to give me a call and I'll send along what might be needed.

Sincerely yours,

Guy T. Labrecque, Jr.
Vice President
CWS Architects

Attachments: 1 Marginal Way, Existing Conditions First and Second Floor Plans

CC: Greg Shinberg, Jeanie Bourke