

NFPA Code Summary

The Jewel Box - 644 Congress St

Construction Classification: The unit is located in an existing masonry Type III, multi-use commercial/residential building.

Description of Unit:

The existing unit consists of a ground level space (960 sq ft) with a 14'-6" ceiling, a crawlspace (5'-4" high) type basement (960 sq. ft)- to be used for access to mechanicals only, and a (213 sq ft) mezzanine that is completely open above 42" to the main space. The mezzanine is accessed by an existing staircase (See A1). All spaces above and below the mezzanine have a min. height of 7'-0".

The proposed project includes the construction of a bar and a built-in bench in the main space, removing portions of two interior partitions and building a new one to create space for a new handicapped accessible washroom as well as a small food prep and dish cleaning space.

Fire Detection: The unit has two existing, recently serviced detectors: one in the main space and one in the basement. One more will be added as part of the proposed construction. (See drawing F1)

Fire Suppression: The unit (as well as the rest of the building) is completely sprinkled on all levels. The sprinkler system has been recently serviced by the landlord and all components are in working order. (See F1) The proposed plans will not require the addition of new sprinkler heads.

We propose the installation of (3) new fire extinguishers.

Egress: There are two exits to grade on the ground level. Both doors are 40" wide, both have a minimum of a 42" wide corridor access. The maximum travel distance to an exit is 57'-9" on the main level and 85'-8" on the mezzanine.

The unit has an annunciator, one pull station, one emergency light and two existing illuminated exit signs, we propose adding a third exit sign at the top of the mezzanine stairs. (See LS1).

Mezzanine will have one means of egress (stair) to the main level as allowed in the code, article 12.2.4.5

Occupancy:

Based on a proposed assembly use, the occupant load is as follows:

Ground Level : total sq ft= 960

Public space = 540 sf ft (mixed tables and chairs) @ 15 sq. ft/pp= 36

Employee only = 147 sq ft @ 200 sq ft/pp = 1 but the actual staff on duty = 3

Mezzanine: total sq ft = 213

Public space = 196 sf ft (mixed tables and chairs) @ 15 sq. ft/pp= 13

TOTAL OCCUPANT LOAD = 52