Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 08/17/15

Laurie Leader - Re: 767 Congress - Plumbing Calcs.

From: Laurie Leader
To: ara@2aarch.com
Date: 3/3/2015 2:28 PM
Subject: Re: 767 Congress - Plumbing Calcs.

Amanda,

In order to give feedback I need clarification on the following:

- Is the occupant load of 69 based upon the square footage of the entire floor area with calculations for staff (in the kitchen area) or is the calculation based on the seating area only?

You will definitely need an ADA compliant bathroom on the second floor. The question is, depending on the occupant load including staff, will you need one or two bathrooms on the second floor?
When you do move forward with the review, please show occupant load calculations with occupant loads broken down per area.

I hope this helps.

Laurie

Laurie Leader
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To view building permit status go to **http://www.portlandmaine.gov/792/Permit-Status**

>>> <ara@2aarch.com> 3/3/2015 11:51 AM >>>
Good morning, Laurie -

Thanks for taking my call on Friday regarding the 767 Congress St. project. As requested, we have reviewed the code related plumbing calculations and have outlined them below for reference / discussion.

Summary:

- 4-story building previously occupied by restaurant
- Current uses are:
  - 1st Floor: Restaurant (Recently permitted by others. Has its own toilet rooms and is not part of this project.)
  - 2nd Floor (Street Level): Proposed Restaurant Use

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  - 3rd Floor: Office
  - 4th Floor: Apartment
  - See attached as-built floor plans
- See occupant/plumbing fixture calcs and existing fixture counts below.
- Previously, when we discussed the 2nd floor as a Mercantile use, the City was not going to require a toilet room on the 2nd floor because occupants on the 2nd and 3rd floors would have free access to the existing toilet rooms.
- With the proposed restaurant use on the 2nd floor, will the city require a toilet room on the 2nd floor? The Owner would prefer not to add any additional toilet rooms on the 2nd floor, as the existing building poses many challenges and it would reduce the available kitchen space. If required by the City, we would propose to integrate one ADA unisex toilet room (with 1 toilet and 1 lavatory) on the 2nd floor. The existing 3rd floor toilet rooms would remain for use by occupants of the 2nd and 3rd floors.

- <u>Toilet Calculations based on Maine Uniform Plumbing Code:</u>
  - Restaurant Use (69 Occupants / worse case):
    - Men's (1.19 Toilets, .46 Urinals, .46 Lavatories)
    - Women's (1.19 Toilets, .46 Lavatories)
  - Business Use w/ Exception #15 (9 Occupants)
    - Men's (.1 Toilet, .06 Urinals, .05 Lavatories)
    - Women's (.36 Toilets, .18 Lavatories)
  - Combined Totals (not rounded up):
    - Men's (1.29 Toilets, .51 Urinals, .51 Lavatories)
    - Women's (1.55 Toilets, .64 Lavatories)
- <u>Existing Toilet Room Summary:</u>
  - 2nd floor (no toilet rooms)
  - 3rd floor (non-ADA compliant):
    - Men's (1 Toilet, 1 Lavatory)
    - Women's (1 Toilet, 1 Lavatory)

We greatly appreciate you looking into this and letting us know if the City will require any additional restrooms. Please feel free to let us know if we can provide additional info or answer any questions.

Thanks for your assistance -
Amanda Roberson Austin
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