PORT ▪ CITY
ARCHITECTURE

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RESURGAM CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 07/30/13

Ludcke Auditorium – University of New England

The existing auditorium consists of a main floor with a stage, a lobby, and storage areas. There is a balcony that is associated with the main floor. There is also a basement and it is our understanding that the basement is for Mechanical and Storage only.

This existing building is classified as an Assembly Occupancy per 3.3.178.2.

At the time of our review, we did not have drawings of the Balcony to determine the exact number of seats (this information was provided to us by R.B. Allen).

First Floor:

Auditorium space (non-fixed seating) at 15 square feet per person (per Table 7.3.1.2). The 2,888 sf shown seems to be in line with what we scaled off the drawings provided to us. Total persons = 193. (Note: The area of the stage has been included in the square footage as it also has an occupant load of 15 sf per person.)

Lobby space (concentrated) at 7 square feet per person (per Table 7.3.1.2). Please note, we do not feel this Lobby is considered to be a "Waiting Space" per sections 13.1.7.1.1 through 13.1.7.2, as this space is not for viewing the performance when there are not seats available. Therefore, the 7 square feet per person remains (not the 5 square feet per person in section 13.1.7.1.1 for buildings under 10,000 sf). The 299 sf shown, seems to be in line with what we scaled off the drawings. Total persons = 43.

Storage Room at 500 square feet per person (per Table 7.3.1.2). The 429 sf shown seems to be in line with what we scaled off the drawings. Total persons = 1.

The balcony drawings have not been reviewed. Per Table 7.3.1.2, if fixed seating exists, the number of seats determines the occupant load.

Basement:

Mechanical spaces at 100 square feet per person (from Table 7.3.1.2 – "Business Use – other than below"). Per scaling the drawing provided to us, we come up with approximately 550 sf (I believe you had 725). We calculated the space shown on the drawings for the two Rooms #10 only. Total persons = 6 (or 8 if using your sf numbers).

Storage spaces at 500 square feet per person (per Table 7.3.1.2). Per scaling and adding Room 4, Rooms 6, Room 8, Room 12, Room 13, and Room 14, we come up with 2,772 sf (you have 3,000). Total persons = 6.

Minor deviations of the square footage aside, we have determined that your Occupant Load numbers are correct.

Let me know if you need anything else, or have any further questions.

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