

Jeanie Bourke - Re: UPC Interpretation - Table 4-1

From: Jeanie Bourke
To: Hilary Harris
Date: 6/11/2014 10:54 AM
Subject: Re: UPC Interpretation - Table 4-1
CC: Jamie Broadbent; Scott Howard

Hi Hilary,

Thank you for summarizing the UPC plumbing code design and details specific to the Evo Rock business model. With my authority of jurisdiction as the building official, I will allow a reduction in the number of fixtures for females at the Evo Rock and Fitness Gym.

This allowance is permitted per UPC Table 4-1 for building categories not specifically listed, ie. Fitness Centers, and IBC Sec. 1004.1.1 Areas without fixed seating (exception), to use the design or actual occupant load to determine building features such as plumbing fixture counts.

This permit can now be approved per the building code review.

Thanks again,
Jeanie

Jeanie Bourke
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>>> Hilary Harris <hilary@evorock.com> 6/10/2014 9:27 PM >>>

Jeanie -

Thank you for taking the time to meet with us today. As you know we are very eager to get a building permit issued this week.

Per our conversation and review of the UPC 2009 I am writing an email to summarize what we agreed upon.

While Evo Rock + Fitness' occupancy type is considered Assembly A-3 in the IBC, the definition of an assembly space in the UPC 2009 does not coincide with the use of this building. The UPC 2009 Code defines an assembly space as being a "theatre, auditorium, or convention hall for public use". Understandably a large amount of water closets would be required for this use as functions in these types of buildings typically have intermissions or breaks where large volumes of people use the restrooms at once.

This is not the case in a climbing gym. Even when events are held at a climbing gym the athletes rotate through

on a consistent basis. There are no intermissions that would create a similar demand. Furthermore, Evo Rock + Fitness in Concord, NH is the same building with the same occupancy and has two water closets for females and one urinal and one water closet for males. We have never had any problems with people waiting in lines nor have we had problems with capacity of flow.

Average check ins throughout an entire day range anywhere from 60-150 depending on the time of year. The maximum amount of people at the Concord gym on a typical day does not exceed 100 people.

Our conclusion from this evidence is that 2 water closets for females is sufficient as well as one for males and one urinal for males.

Thank you for your help on this.

Best,
Hilary

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Hilary Harris, Owner

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--Yoda