

JOHN DOE

ARCHITECT

February 31, 1813

To Whom It May Concern,

Based upon site observations, measurements, and floor plans made available to me by the Association of Independent Living Groups I certify that the Alpha Beta Gamma House located at 1776 Massachusetts Street, Boston, MA has adequate egress capacity and room size for an Assembly Use as defined by the current Massachusetts State Building Code for a Total Maximum of 49 persons (Second Maximum-49 persons).

Plans and Worksheet attached.

John Doe, Registered Architect

Assembly Spaces

Floor	Room Name (No.)	Area	Note 2 "Limit"	Egress Limit
Second	Mayor and Aldermen	400 SF	57 Persons	49 Persons
Second	Common Council	300 SF	42 Persons	49 Persons

Egress Doors

#	Floor	Door Location	Swing/Width/Hardware	Egress Capacity
1	First	Hall to Front Foyer	In/36"/Knob	49 Persons
2	First	Front Foyer to Exterior	Out/36"/Grate with Bolt	49 Persons*
3	First	Rear Hall to Exterior	Out/36"/Knob/Bolt	0 Persons**
4	Second	Alderman to Stair	Out/36"/Push Bar	180 Persons
5	Second	Council to Stair	Out/36"/Knob	49 Persons

*This grate must be kept open and unlocked at all times.

**Doors #3 appears to be in violation of Notes 8&9 and possibly Note 7. If this was corrected the Egress Limit would get larger.

Maximum Assembly Capacity:

Limited by the capacity of the one limiting egress door (Doors #1) to 49 total occupants on the Second Floor. The maximum for the Second Floor is 49 Occupants.

Notes and Assumptions:

1. The International Building Code 2009 Edition is used as the basis of the current Massachusetts Building Code. All code references are taken from this edition. For the purposes of this certification, both the room capacity and egress capacity were investigated.
2. Table 1004.1.1 of the IBC requires that a maximum floor area allowance of 7 net square feet per occupant be used for so-called "concentrated" assembly occupancy or assembly occupancies with a minimum amount of furniture in the room. Note that number which is arrived at for total room occupancy is intended to establish the minimum egress capacity needed for the room or rooms when the building is being designed. The actual egress capacity is the limiting factor for safe assembly occupancy of the premises.
3. Table 1015.1 indicates that a single room with one exit door may safely hold a maximum of 49 occupants.
4. Section 1005.1 indicates that the total width of an egress stair shall not be less than 0.3 inches per occupant served and the total width of an egress component (doors,

halls, etc) shall not be less than 0.2 inches per occupant served. This section also indicates that the loss of any one of the two means of egress shall not result in reducing the total egress capacity to less than 50% of the required capacity.

5. Section 1008.1.1 indicates that the minimum width of an egress door shall be 32".
6. Section 1008.1.2 states that egress doors shall swing in the direction of egress travel when serving an occupant load of 50 or more persons.
7. Section 1008.1.9 states that an egress door shall be operable without any special knowledge, tool, or effort.
8. Section 1008.1.9.4 prohibits the use of manually operated flush or surface bolts on an egress door.
9. Section 1008.1.9.5 further requires that the unlatching of an egress door be accomplished with "one operation".
10. Section 1008.1.10 states that egress doors serving an assembly occupancy load of 50 or more persons be provided with so-called "panic" or "fire exit hardware" (ie-"push bar")
11. Section 1009.1 Stairways serving an occupancy load of less than 50 people must have an minimum width of 36".

