



Commissioner's Bulletin
Inspectional Services Department
Boston, MA

Number: 2010-01

Date: February 10, 2010

Subject: ESTABLISHMENT OF MAXIMUM ALLOWABLE OCCUPANT LOADS IN PLACES OF ASSEMBLY (APPLICABLE ONLY TO NEW ASSEMBLY OR TO THOSE SEEKING AN INCREASE IN THE EXISTING CAPACITY)

Purpose: This bulletin is issued to confirm the procedures, for determining allowable occupant loads in places of assembly effective February 10, 2010. It replaces Commissioner's Bulletin 2007-05

Determination:

1. Under the authority of the Massachusetts State Building Code, Section 780 CMR, the following procedures for the establishment of allowable occupant loads in places of assembly are to be implemented effective February 10, 2010.
2. This policy will apply to all new assembly occupancies and any existing establishments seeking an increase in capacity. It is not retroactive to any places of assembly with current certificates of occupancy and inspection.

Procedures:

1. The applicant must furnish three (3) copies of the floor plan(s). Floor plan(s) for establishments seeking an occupant load of 50 or more must be stamped by an architect or engineer registered in the Commonwealth of Massachusetts.
2. The building official will determine the maximum allowable occupant load in the following manner:
 - 2.1. establish the maximum number of occupants by capacity of exit facilities in accordance with the Massachusetts State Building Code (780 CMR),
 - 2.2. establish the maximum number of occupants by number of plumbing fixtures as set forth in the Massachusetts State Plumbing Code (248 CMR).
 - 2.3. establish the actual occupant load in accordance with the applicable sections and tables of the Massachusetts State Building Code.
 - 2.3.1 In accordance with the Life Safety Code NFPA 101, section 12.1.7.1, the standing places of assembly shall not exceed a density of 5 square feet per person, unless a plan indicating placement of equipment, aisles, exits and seating is provided with justification from a registered engineer/architect/fire protection engineer and acceptance by the Inspectional Services Department (ISD) and the Boston Fire Department (BFD).

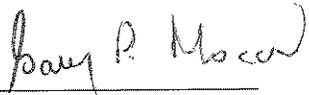
- 2.4. The allowable occupant load shall not exceed the lowest of the numbers arrived at through the above guidelines.
 - 2.5. The building official will also review for any zoning requirements as required off-street parking, use regulations, neighborhood districts, etc.
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3. All rooms or spaces with an occupant load of 50 or more shall be separately identified on the plan and listed on the certificate of inspection.
 4. All rooms or spaces for which the applicant seeks to establish a dual occupant load, i.e., different capacities for day/night, shall submit separate floor plans for each circumstance. The plans shall indicate the nature of the discrepancy, (e.g. storage of table and chairs to allow for standing areas etc.).
 5. For temporary assembly occupancies (permitted for less than 30 days) the building official may waive the requirements of the above sections 1, 2.2 and 2.5.

Signed:



William J. Good III
Commissioner

2.10.2010
Date



Gary P. Moccia
Inspector of Buildings

2/11/10
Date