

Number: 92-1Date: 11-9-92

Subject: Establishment of Maximum Allowable Occupant Loads in Places of Assembly. (Applicable only to new assembly occupancies, or those seeking an increase in the existing capacity.)

Determination:

1. Under the authority of the Massachusetts State Building Code, Section 806.1, the following procedures for the establishment of allowable occupant loads in places of assembly are to be implemented effective 11/16/92.
2. This policy will apply to all new assembly occupancies, and any existing establishments seeking an increase in capacity, and is not retroactive to any places of assembly with current certificates of occupancy and inspection.
 - A. The applicant must furnish 2 copies of the floor plan(s). Floor plans for establishments seeking an occupant load of more than 50 must be stamped by an Architect or Engineer registered in the Commonwealth of Massachusetts.
 - B. The building official will determine the maximum allowable occupant load in the following manner:
 1. establish the maximum number of occupants by capacity of exit facilities in accordance with table 808 of the Mass State Building Code.
 2. establish the maximum number of occupants by number of plumbing fixtures as set forth in Section 2.10, Table 1, of the Mass State Plumbing Code. (248CMR)
 3. establish the actual occupant load in accordance with sections 806.1.1 through 806.1.3, and Table 806 of the Mass State Building Code.

Signed:


Commissioner
Inspectional Services

B.3 continued.

- a. in accordance with the Life Safety Code, NFPA 101, sections 8-1.7.2 and 9-1.7.2, the standing areas of places of assembly shall not exceed a density of 5 sq ft per person, unless a plan indicating placement of equipment, aisles, exits and seating is provided. When such plan is provided, and the appropriate areas deducted from the gross square footage, a density of 3 sq ft per person shall be allowed for the remaining standing areas as provided for in Table 806 of the State Building Code.
4. The allowable occupant load shall not exceed the lesser of the numbers arrived at through the above guidelines.
5. The building official will also review for any conflicts with the zoning ordinances, such as required off-street parking, use regulations in neighborhood districts, etc.
- C. All rooms or spaces with an occupant load of greater than 50 shall be separately identified on the plan and listed on the certificate of inspection.
- D. All rooms or spaces for which the applicant seeks to establish a dual occupant load, ie., different capacities for day/night, shall submit separate floor plans for each condition. The plans shall indicate the nature of the discrepancy, such as storage of tables and chairs to allow for standing areas, etc.