



CODE INFORMATION			
1. APPLICABLE CODE: MASSACHUSETTS STATE BUILDING CODE/IBC/IEBC 2015 780 CMR 9TH EDITION			
2. ACCESSIBILITY CODE: MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (MAAB) 2006 & ADA STANDARDS FOR ACCESSIBLE DESIGN 2010			
3. FIRE RESISTANCE RATINGS (TABLE 601) CONSTRUCTION CLASSIFICATION: TYPE 2B			
CODE ANALYSIS			
CODE ANALYSIS PER 2015 INTERNATIONAL BUILDING CODE AND 9TH EDITION MASSACHUSETTS BUILDING CODE			
CHAPTER	DESCRIPTION	SECTION	
CHAPTER 3 USE GROUP	BUILDING USE GROUP: MIXED USE A-2, B, M TENANT IS USE GROUP B (BUSINESS)	303.3	
	*A BUILDING OR TENANT SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD LESS THAN 50 PERSONS SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY.	303.1.1	
CHAPTER 9 FIRE PROTECTION	AUTOMATIC FIRE SUPPRESSION SYSTEM INSTALLED: NO EMERGENCY LIGHT, EXIT SIGNS AND EGRESS DOOR PANIC HARDWARE DESIGNED PER MASSACHUSETTS BUILDING CODE FIRE ALARM SYSTEM PROVIDED PER REQUIREMENTS IN 527 CMR VIA CHAPTER 24.00 FIRE WARNING SYSTEMS INSTALLED IN BUILDING WITH THE COMMONWEALTH OF MASSACHUSETTS. REFER TO ENGINEER'S FIRE ALARM DRAWINGS FOR MORE INFORMATION.	903.1	
CHAPTER 10 MEANS OF EGRESS	RESTAURANT GROSS AREA ALLOWABLE KITCHEN/EMPLOYEE OCCUPANCY LOAD: 837 GROSS SF @ 200 SF = 4.19 = 4 ALLOWED EMPLOYEES TOTAL ALLOWABLE OCCUPANCY LOAD: 4 EMPLOYEES = 4 ALLOWED OCCUPANTS TOTAL ACTUAL OCCUPANT LOAD 4 EMPLOYEES = 4 ACTUAL OCCUPANTS	1004.1.2	
	MAXIMUM COMMON PATH OF EGRESS TRAVEL REQD 75 FT MAX PROVIDED 72'-01"	1017.2	
	EGRESS WIDTH (UNDER 50 = 36", OVER 50 = 44")	1010.1.2.1	
	PIVOT OR SIDE-HINGED DOORS NEED NOT SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 49 OR LESS PERSONS.	1010.1.2.1	
	TABLE 1003.2.1 NOTES SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAYS, ASSEMBLY OCCUPANCY TO HAVE MAXIMUM OCCUPANT LOAD OF 49 WITHIN SPACE.	1006.2.1	
	MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD 1-49, REQUIRED NUMBER OF EXITS = 1 ACTUAL NUMBER OF EXITS PROVIDED = 1	1006.3.2	
	EXIT REQUIREMENTS: MINIMUM REQUIRED EGRESS PATH WIDTH (WITHOUT SPRINKLER SYSTEM): TOTAL OCCUPANT LOAD 4 X 0.2" = 0.8" MINIMUM REQUIRED EGRESS STAIRWAY: TOTAL OCCUPANT LOAD 4 X 0.3" = 1.2" ACTUAL EXIT WIDTHS: 1 ACTUAL EXIT WIDTH = 51"	1005.3.2.2	
	EXIT ACCESS PASSAGEWAYS, AISLE ACCESSWAYS, AISLES AND CORRIDORS - MINIMUM WIDTH REQUIRED 36" WHERE SERVING AN OCCUPANT LESSER THAN 50	1005.3.2.2	
CHAPTER 12 INTERIOR ENVIRONMENT	KITCHEN MINIMUM CEILING HEIGHT: 7'-0" REQD 7'-1" - 8'-9" PROVIDED (VARIES)	1208.2	
	HEADROOM - PROTRUDING OBJECTS ARE PERMITTED TO EXTEND BELOW THE MINIMUM CEILING HEIGHT REQUIRED BY SECTION 1003.2 WHERE A MINIMUM HEADROOM OF 80 INCHES IS PROVIDED OVER ANY CIRCULATION PATHS. NOT MORE THAN 50% OF THE CEILING AREA OF A MEANS OF EGRESS SHALL BE REDUCED IN HEIGHT BY PROTRUDING OBJECTS.	1003.3.1	
CODE 248 CMR - PLUMBING			
CHAPTER	DESCRIPTION	SECTION	
CHAPTER 10 248 CMR PLUMBING SYSTEMS	EMPLOYEE TOILET FACILITIES TOTAL REQUIRED: FOR ESTABLISHMENTS WITH TOTAL # OF EMPLOYEES LESS THAN 20 AND TOTAL GROSS SPACE LESS THAN 2000 SF, ONE TOILET ROOM REQUIRED # OF EMPLOYEES = 4 < 20 GROSS SPACE = 837 SF < 2000 SF TOTAL REQUIRED 1/20 : (1 / PER 20 EMPLOYEES) = NUMBER OF FIXTURES TOTAL ACTUAL 4/20 = 0.2 FIXTURES REQUIRED - 1 FIXTURE PROVIDED	10.10	
BOSTON ZONING CODE			
ARTICLE	DESCRIPTION	SECTION	
ARTICLE 8	ZONING DISTRICT: L-2-65 EXISTING USE: OFFICE (USE ITEM 39) PROPOSED USE: RESTAURANT (USE ITEM 37)	3-1 8-7	
EGRESS LEGEND			
	36" EGRESS PATH BACK OF HOUSE		MAXIMUM LENGTH OF TRAVEL
	SECONDARY EGRESS PATH BACK OF HOUSE		EXIT DOORWAY/EXIT
TOTAL EGRESS PATH LENGTHS			
PATH		LENGTH OF TRAVEL	
PATH A		28'-11"	
PATH B		18'-10"	
PATH C		72'-1"	

NORTH ARROWS:

PLAN NORTH

TRUE NORTH

ISSUE	DESCRIPTION	DATE
1	CONDITIONAL USE PERMIT	2021-09-03

M

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JOB TITLE & ADDRESS:

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PROJECT INFORMATION:

SCALE: As indicated
DRAWN BY: AN
CHECKED BY: LC
JOB NO: 2020-3902

SHEET TITLE:

EGRESS PLAN & CODE ANALYSIS

STAMP:

A041

1 FIRST FLOOR EGRESS PLAN
SCALE: 1/4" = 1'-0"

2 BASEMENT EGRESS PLAN
SCALE: 1/4" = 1'-0"

