



Planning and Land Use Services

Building ▪ Health ▪ Historic District Commission ▪ Planning Board ▪ Zoning Board of Appeals

BUILDING AND CODE ENFORCEMENT DIVISION

May 12, 2016

Requests to increase the number of occupants in any restaurant shall include the most recent zoning relief, the existing plan submitted as part of this year's COI update request and the proposed plan in compliance with 780 CMR 1107 & Chap. 34 (IEBC 2009), stamped by a registered design professional, showing:

A floor plan with each space shall be labeled as to use drawn to a ¼ inch to a foot scale depicting:

Size and location of all exit doors, exit lighting and signs. Indicate if exit lighting and signs are part of a system or line voltage with battery backup.

A seating plan showing the location of all tables and chairs, booths and banquets, bar areas with stools, standing areas and exit access aisles. Include all exterior seating and bar spaces, bathrooms and fixtures.

If a space is to be cleared of tables and chairs after regular dining hours for entertainment use, e.g. dancing, a separate plan is required.

The number of proposed patrons and employees. All code compliance is based on the total number of occupants. The occupancy of a building or parts thereof includes patrons and employees.

The licensed portion of the building shall be classified as to use, a Business Use has less than 50 occupancy, an Assembly -2 Use is over 50 occupancy. All other uses in the building shall listed, see 780 CMR 301.

The request will be evaluated pursuant to the Building Code 780 CMR 34, (IEBC chap. 9) and the Plumbing Code 248 CMR 10.10.18, Table 1. Buildings often have sufficient egress, lighting, space and other Building Code requirements to increase the number of occupants, the Plumbing Code is the limiting factor. The Plumbing Code requires that the total occupancy be divided by 2, with 50% of the fixtures for the females and 50% for the males at the following rate: 1 fixture, toilet, per 30 females; 1 fixture, toilet or urinal, for 60 males; a separate unisex accessible bath for 30 occupants. For example, a 1 fixture woman's room and a 2 fixture men's will allow up to 60 occupants. $60/2 = 30$ the max per female allowed controls, 61-120 occupants would require 2 female fixtures. Example; same condition add an accessible unisex bath equals 120 total occupants. 30 female + 60 male + 30 for the accessible bath.

Please note any change to the premises requires a modification of your liquor license prior to any use of the increased occupancy. Existing buildings may apply to the Board of Health for a waiver from the fixture per occupant requirements of the Plumbing Code.

Stephen Butler
Building Commissioner
Town of Nantucket
2 Fairgrounds Rd
Nantucket, MA 02554
508.325.7587 ex 7012
sbutler@nantucket-ma.gov

