

**BRIAN R. SALUTI – ARCHITECT**  
*PLANNING – ARCHITECTURE – CONSTRUCTION MONITORING*

Code Compliance Review

March 30, 2021

**Project Address: 406 VFW Drive, Rockland, MA**

Existing: Pre-Engineered Metal Building, 1-Story (w/partial mezzanine)

Zoned: I-1, Industrial

Construction Type: 3B

Roof Type: EPDM

Building Size (by Tenant): Article 15 Brewing Co. – 9,480 S.F.  
Patriots Athletic Club – 11,257 S.F.  
Mezzanine (available) – 4,935 S.F.  
Total Building 25,672 S.F.

**Project Scope**

The scope of work involves (2) tenant fit-up projects (Article 15 Brewing Co. and Patriots Athletic Club) both to be located at the ground floor level of 406 VFW Drive in Rockland, MA. The existing Mezzanine Level located within the middle of the building will be prepped and marketed as available retail space.

The IEBC Classifies the proposed work as “Alteration – Level 3” work (Section 405).  
Level 3 alterations apply where the work area exceeds 50% of the aggregate area of the building. Level 3 alterations shall also comply with the provisions of Chapters 6, 7 & 8 (IEBC).

**Applicable Codes and Regulations**

- International Existing Building Code 2015(IEBC) as amended by Mass BBRS  
(IBC Codes are applicable only when referenced by the IEBC)
- MGL 148 Section 26I
- International Building Code 2015 (IBC)
- 521 CMR Massachusetts Architectural Access Board Regulations (MAAB)
- 527 CMR – Massachusetts Comprehensive Fire Safety Code
- International Energy Conservation Code 2015 (IECC)
- Town of Rockland Zoning By-Laws (Chapter 415)

## **International Building Code 2015**

### **Chapter 3: Use and Occupancy Classification**

**Article 15 Brewing Co.** – The Pub/Brewery with Factory Use falls under both Use Group **A2 (Assembly Use)** and **F2 (Factory Industrial, Low Hazard Occupancy)**, which is intended for food and/or drink consumption and the light manufacturing of beer. The manufacturing area represents only 9% of the building's total square footage.

Note that the Brewery will be occupying the same space formerly occupied by Kathy Corrigan's School of Gymnastics – which can be categorized as Assembly Use.

**Patriots Athletic Club** – The baseball club falls under Use Group **A3 (Assembly Use)** without spectator seating. Note that the Patriots Athletic Club will be occupying the same space formerly occupied by South Shore Racquet & Fitness – which falls under the same A3 Assembly Use Group.

**Mezzanine (future)** – The area available at the mezzanine is slated for **Mercantile (Group M)**. The space was previously occupied by South Shore Racquet & Fitness as a lounge area.

### **Chapter 5: General Building Heights & Areas**

Table 508.4 Required Separations of Occupancies:

**0 hour separation** between the two ground floor tenants (Brewery and Athletic Club).

**1 hour separation** required between the Mezzanine and the two ground floor Assembly Use tenants including underside of floor structure.

### **Chapter 9: Fire Protection Systems (Section 903 Automatic Sprinkler Systems)**

**MA General Laws - Section 26G1/2** – will require an automatic sprinkler system within the Brewery space due to the 100 people occupancy load requirement and the space exceeds 5,000 SF. (IBC 903.2.1.2 Group A2)

In addition since the overall building is undergoing substantial alterations and is more than 7,500 SF an automatic sprinkler system will be required throughout (per MGL Section 26G).

**Chapter 10 – Means of Egress (Occupant Load -Table 1004.1.2)**

**Article 15 Brewing Co. – 9,480 S.F.**

Assembly Use (unconcentrated) 15 net S.F. allowed: 7,260 S.F. (deduct 40% for circulation)  
4,356 S.F./15 = **290 people allowed**  
**100 people proposed**

Brewery Industrial Area (100 gross allowed): 2,220 S.F./100 = **22 employees allowed**  
**4 employees proposed**

**Patriots Athletic Club – 11,257 S.F.**

Assembly Use (unconcentrated) 15 net S.F. allowed: 11,257 S.F. (deduct 40% circulation)  
6,754 S.F./ 15 = **450 people allowed**  
**150 proposed**

**Mezzanine (available) – 4,935 S.F.**

Mercantile Use – (60 gross allowed): 4,935 S.F./ 60 = **82 people allowed**  
**82 people proposed**

**Chapter 10 – Means of Egress (Table 1006.3.1 Minimum number of Exits)**

Article 15 Brewing Co. – 2 required 3 provided  
Patriots Athletic Club – 2 required 3 provided  
Mezzanine (Mercantile) – 2 required 2 provided

**Chapter 10 – Exit Access Travel (Table 1017.2 Exit Access Travel Distance)**

Article 15 Brewing Co. – 250 feet allowed in Pub. 80 feet max. proposed.  
400 feet allowed in Factory Area. 100 feet max. proposed.

Patriots Athletic Club – 250 feet allowed in Batting Cage areas. 90 feet max. provided.  
250 feet allowed in Lockers/Office areas. 75 feet max. proposed.

Mezzanine (Mercantile) – 250 feet allowed in Mercantile Areas. 75 feet max. proposed.

**248 CMR – Plumbing Code (Table 1 Minimum Facilities for Building Occupancy).**

Article 15 Brewing Co. – (Tenant Classification, Pub A2 -102 people)

Required Toilets: (2) Female Toilets, (1) Male Toilet, (1) Urinal  
Provided Toilets: (3) Female Toilets, (1) Male Toilet, (2) Urinals

Required Lavs (1 per 75 each sex): (2) lavs for each sex are provided.

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Patriots Athletic Club – (Tenant Classification, A3 – 150 people).

Required Toilets: (2) Female Toilets, (1) Male Toilet, (1) Urinal  
Provided Toilets: (3) Female Toilets, (1) Male Toilet, (2) Urinals

Required Lavs (1 per 200 each sex): (2) lavs for each sex are provided.

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Mezzanine (Mercantile) – (Tenant Classification, Mercantile 82 people).

Required Toilets: (2) Female Toilets, (1) Male Toilet, (1) Urinal  
Provided Toilets: (2) Female Toilets, (1) Male Toilet, (1) Urinals

Required Lavs (1 per 40 each sex): (2) lavs for each sex are provided.

**ADA and 521 CMR Compliance:**

Reasonable accommodations will be made for the general public as required by the ADA and 521 CMR. This includes dedicated HCP parking spaces, accessible entrances, toilet facilities, corridors and a chair lift to mezzanine level.

**Parking Data (per Town of Rockland Zoning By Laws):**

88 existing Parking Spaces are available.

Article 15 Brewing Co. – (Tenant Classification, Pub with 100 patrons/ 4 employees)

Required Parking Spaces (one space per 2 seats @ Pub) = 50 Parking Spaces.  
Required Parking Spaces (one space per 2 employees) = 2 Parking Spaces.

**Provided Parking Spaces: 52 Parking Spaces are allocated.**

Patriots Athletic Club – (Tenant Classification, Private Club for 150 members)

Required Parking Spaces (one space per 10 members) = 15 Parking Spaces.

**Provided Parking Spaces: 15 Parking Spaces are allocated.**

Mezzanine – (Tenant Classification, Retail for 4,935 S.F.)

Required Parking Spaces (one space per 300 S.F.) = 19 Parking Spaces.

**Provided Parking Spaces: 19 Parking Spaces are allocated.**

Please contact the Architect's Office if there any further clarifications, corrections or additions required with the Code Compliance Review.

Sincerely yours,

A handwritten signature in blue ink that reads "Brian Saluti". The signature is written in a cursive style with a large initial "B" and "S".

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