

February 26, 2015

Jason Rosenberg, Esq.  
Rosenberg, Freedman & Lee LLP  
246 Walnut Street - Suite 201  
Newton, Massachusetts 02460

Re: Capacity Analysis of 556 Ward Street, Newton Centre MA 02459

Dear Jason,

I am providing you with a written explanation of the capacity analysis for the synagogue after our telephone discussion of this afternoon. The building capacity is indicated in a table on our drawing A1.1 and calculated according to the requirements of the building code, specifically IBC section 1004 "Occupant Load".

Table 1004.1.1 "Maximum Floor Area Allowances per Occupant" provides values for standing capacity of 5 SF/ person, concentrated capacity (chairs only) of 7 SF/ person and un-concentrated capacity (tables and chairs) of 15 SF/ person. In our analysis, we used the concentrated capacity of 7 SF/ person for the Sanctuary because of the chairs that were present. We selected the un-concentrated factor of 15 SF/ person with tables and chairs (T and C) for the 1,076.56 SF ground floor Function Room space which was empty when we inspected the building. Thus, the maximum calculated capacity for the Function Room with tables and chairs would be 71 persons as indicated in the table.

If the Function Room space was used for gatherings without tables and chairs, then the standing capacity of 5 SF/ persons would apply and the maximum lawful capacity of the same space would be 215 persons, easily able to handle the 94 members of the congregation moving from the Sanctuary after services for socializing.

Since the Sanctuary and the Function Room assembly spaces would never be occupied to full capacity simultaneously, the adequacy of the plumbing fixtures would be unaffected by the sequential use of the spaces with more realistic capacities appropriate for the congregation.

If you need any further information regarding the capacity calculations, please do not hesitate to contact me.

Sincerely,



Donald Lang AIA  
President and Principal Architect