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September 21st, 2022

**The Refuge**  
16 Pleasant Street  
Leicester, Ma.

Re: Change of use

## CODE REVIEW

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**HISTORY:** Built in approx..1846, The building was originally designed as a church. The Building was then converted to a retail lighting store in the last 5 Years. The building consist of brick and stone wall foundation with Wood stud wall framing and wood trussed pitched roof. The exterior Is a wood clapboard siding. The building is 1 story with a rear balcony That is no longer in use. There is a full basement with a walk-out in the Rear as well as on the left side.

**PROJECT SCOPE:** To convert space back into a church ( A-3 ) use on the first floor And storage and private offices in the basement.

**CLASSIFICATION OF WORK:** Prescriptive method, Alteration Level 2.  
Change of Use

**CHANGE IN OCCUPANCY:** From type 'M' office use to to 'A-3' assembly for Religious use

**HAZARD INDEX:** The Hazard index does not increase with this use. Egress hazard Is a 3.

**OCCUPANCY LOAD:** Based on pew arrangement seating, the occupancy would be 98 and 6 on the altar. The basement would be 8 for storage & Office areas. Based on assembly chairs only for this area, it Computes to 113 with no aisles

**TRAVEL DISTANCE:** Project area COMPLIES. The building is not sprinklered. ( section 1017) The max. travel distance is 200 ft. All areas are under this Distance.



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**NUMBER OF EXITS:** The project **COMPLIES**, @ means of egress, front door is 36"  
Side door is 36". Max. occ at front is 180 and 180 at side door.  
Max. occupancy computed is 119 < 180

**FIRE PROTECTION:** The existing building is not sprinklered. An existing Fire annunciator panel and fire alarm system is in use and approved by local Fire Dept.

**STRUCTURAL:** No structural changes to the building.

**MECHANICAL:** Existing Mechanical systems are to be checked and recalculated by Mechanical engineer for the revised use, and brought up to current code Conditions

**ELECTRICAL:** Existing Electrical systems are to be converted to current code Conditions

**PLUMBING:** Existing restrooms are to be revised to update Conditions to current code requirements

**ACCESSIBILITY:** A new handicap accessible bathrooms is to be added and a new Handicap lift in the side lobby for H.P. access.

In our opinion, and to the best of our knowledge, the proposed alterations for this project will conform to building code regulations for fire safety, means of egress and General safety of persons or property under 2015 IBC and 780 CMR 9<sup>th</sup> Edition of the Massachusetts Building Code.

Respectfully submitted,

John Riel  
J.R. Associates