

## Vang, Mai (CI-StPaul)

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**From:** Imbertson, Mitchell (CI-StPaul)  
**Sent:** Monday, May 19, 2014 4:48 PM  
**To:** \*CI-StPaul\_LegislativeHearings; Wiese, Angie (CI-StPaul)  
**Cc:** Shaff, Leanna (CI-StPaul)  
**Subject:** RE: Floor Plan - Ideal Hall - 1494 Dale Street N. 55117  
**Attachments:** 1494 Dale St N.pdf

Good afternoon,

I've attached a scan with some of my notes on occupant load calculations and will try to explain this as clearly as possible. Please let me know if there is any specific information needed beyond this.

On review of the history files for this building it appears that the main assembly hall area has been approximately the same size since initial approval of the building under permit years ago. There were no additions or major remodels I'm aware of. From previous inspection cycles, the notes show a maximum occupant load of 375 people for a tables and chairs arrangement which closely matches what I measured at the time of my inspection.

The area consists of a large open floor that is calculated at 1 person per 15 sq ft of space for a standard tables and chairs arrangement. There is a smaller stage area (noted as "Headtable" on the plans) which is also calculated at 1 person per 15 sq ft. Using the measurements from the plans I found this area to have an occupant load of 273, based on my field measurements I came up with a slightly larger load of 305 people.

Along the side of the room there is fixed seating consisting of 3 round tables, 3 large booths, and 8 standard booths. Using standard calculations from the fire code, I came to a total of 59 occupants for the fixed seating area. The owner's numbers on the provided floor plan show this area to be seating for 86.

The entryway, restrooms, storage room, hallway, chapel and bar are not included as part of the calculation since these are accessory areas that would be used by the same occupants who also require seating space on the main floor.

Based on this, the possible range of occupant load comes to be somewhere between 343 and 402 depending on exactly how it is calculated. I would use 375 as the most accurate number based on the information I have at present. Based on MN Fire Code 1004.1.1 and 1004.2, we are able to use numbers different from standard fire code calculations if the owner can provide a more specific floor plan proposal or show more precisely how the areas are arranged during events. From what I understand, the actual number of occupants for weddings and other large events here is well over 300 and somewhere close to our maximum. At the owner's website <http://www.tstcreativecatering.com/general.shtml> the hall is advertised as being available for events of up to 350 people.

The fire code requirements for a fire alarm come into place at 300 occupants or more for existing A-3 assembly hall buildings. The requirement for panic bar hardware on the front entry door also comes up at 300 occupants for Assembly occupancies. For under 300 occupants, the present door hardware would be acceptable (at time of inspection, there was a double-keyed deadbolt lock with a sign posted stating "this door must remain unlocked when building is occupied").

Thanks,

Mitch

 Mitchell Imbertson

***Fire Inspector***

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**From:** \*CI-StPaul\_LegislativeHearings  
**Sent:** Wednesday, May 14, 2014 11:00 AM  
**To:** Imbertson, Mitchell (CI-StPaul); Wiese, Angie (CI-StPaul)  
**Cc:** Shaff, Leanna (CI-StPaul)  
**Subject:** FW: Floor Plan - Ideal Hall - 1494 Dale Street N. 55117

Mitch and Angie, please review the floor plan submitted by owner per the recommendation of the hearing officer, Marcia Moermond.



**Mai Vang**

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The Mayor's Office  
City of Saint Paul



**From:** TST Creative Catering [<mailto:info@tstcreativecatering.com>]  
**Sent:** Tuesday, May 13, 2014 6:19 PM  
**To:** \*CI-StPaul\_LegislativeHearings  
**Subject:** Floor Plan - Ideal Hall - 1494 Dale Street N. 55117

Hi,  
I have attached a copy of our floor plan with dimensions for Ideal Hall (1494 Dale Street N., St Paul, MN 55117) as per your request at our hearing this afternoon.  
Please let me know where you need me to go from here.

Thank you, have a great day!  
Tony

# IDEAL HALL - FLOOR PLAN

