

FIRE ENGINEERING LIMITED

11 December 2018

Manu Schijf
North Harbour Softball Association
P O Box 302 124
Albany
AUCKLAND 0751

Dear Manu,

**RE: NORTH HARBOUR SOFTBALL ASSOCIATION
1 JACK HINTON DRIVE, ALBANY, AUCKLAND
GROUND FLOOR FUNCTION SPACE – OCCUPANT CAPACITY ASSESSMENT**

As requested we have completed an occupant capacity assessment of the existing ground floor function area at North Harbour Softball Association clubrooms, 1 Jack Hinton Drive, Albany, Auckland.

Our review is limited to the ground floor function space. It does not include other areas of the building.

Our review is based on MSC Consulting Group Limited Drawing S03 Rev A dated July 2015, a visit to the premises and advice from the General Manager. Acceptable Solution C/AS4 has been used for the analysis.

Refer to the attached marked up ground floor plan drawing FE01. There are currently two signposted escape routes serving the function space, namely the doorset (Exit 1) at the north side of the building and the doorset into the lobby and final exit (Exit 2) at the west side of the building. Existing features of both escape routes are in the following table:

Escape Route	Doorset	Width	Comments	Current Egress Capacity
Exit 1	Double Doorset	1580 mm	Currently has a snib lock on the right hand leaf plus slide bolts top and bottom on both door leafs. The slide bolts on the right hand leaf must be removed. Therefore the escape route is limited to a single leaf. The threshold upstand is approximately 40 mm. The threshold should be reduced to not more than 20 mm.	112 *Note 1
Escape Route into Lobby	Double Doorset	1800 mm	Currently has a snib lock on the right hand leaf a shoot bolts on the top and bottom on the left hand leaf. Therefore the escape route is limited to a single leaf.	128 *Note 1
Exit 2	Double Doorset	1700 mm	Currently has a keyed dead lock on the right hand leaf and concealed shoot bolts on the left hand leaf. Replace the keyed dead lock with a deadlock and overriding snib on the inside, or alternatively (and subject to Council approval), the right hand door leaf must be kept unlocked at all times that the function room is occupied. Therefore the escape route is limited to a single leaf.	121 *Note 1

Note 1: Redundancy of escape routes must be considered as noted on the following page.

The building is not sprinklered and therefore redundancy of escape routes must be considered. The escape route via Exit 2 is the widest escape route and therefore is assumed to be redundant, leaving Exit 1 with a current escape width capacity of 112 people.

However, Acceptable Solution C/AS4 requires panic bars on doors on escape routes serving crowd occupancies with more than 100 people. None of the escape route doors have panic bars and therefore the current capacity of the function room is limited to 100 people.

SUMMARY

We confirm that existing escape routes serving the ground floor function room are adequate for up to 100 people provided that the threshold upstand at Exit 1 is reduced to not more than 20 mm and the slide bolts are removed from Exit 1 right hand door leaf.

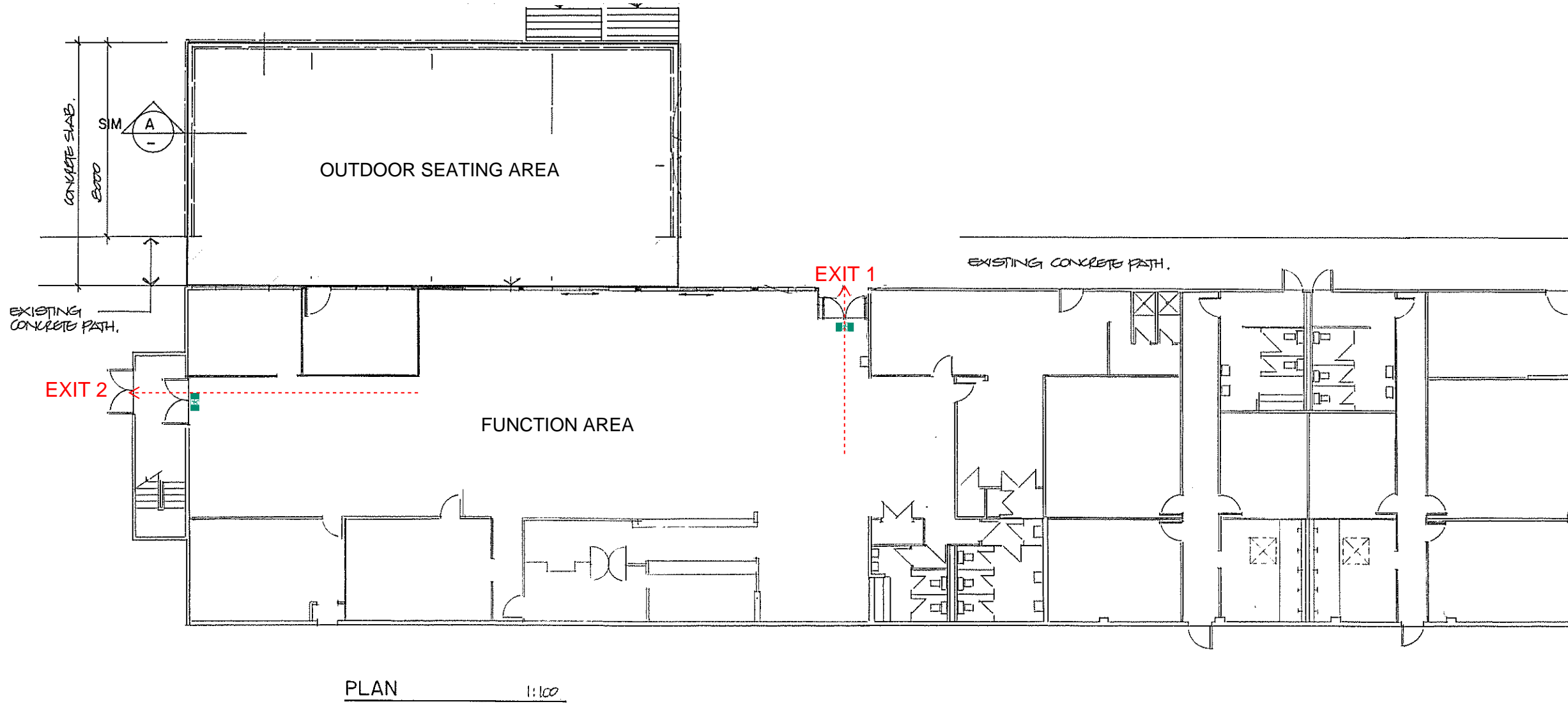
Yours faithfully



BRIAN VRANJES

PMSFPE (USA), CMEngNZ, CPEng (Fire)

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REV	DATE	DESCRIPTION
A	7.15.18	PRICING AMENDMENT



MSC Consulting Group Ltd.
 civil & structural engineers
 12 - 14 Como Street, P O Box 33-428
 Takapuna 0740, Auckland, New Zealand
 P 09 468 2210 F 09 468 0225 www.msc.co.nz

FIRE ENGINEERING MARK-UP
NORTH HARBOUR SOFTBALL
1 JACK HINTON DRIVE,
ALBANY
FUNCTION ROOM EXITS
DRAWING FE01 11.12.2018

PROPOSED DECK ROSEDALE PARK SPORTS COMPLEX ROSEDALE SPORTS TRUST		
PLAN CONCRETE SLAB PART		
DESIGNED MH	DATE JULY 2018	
DRAWN MH	CHECKED	
A1 SCALE AS NOTED.	A3 SCALE	
JOB No 35075	DWG No S03	REVISION A