Wainfleet Fire Emergency Services
Fire Station Spatial Needs Workbook

Spatial Needs Assessment					Occupancy Load Calculations (square meter)										
					as per. Ontario Regulation 332/12: Ontario Building Code Part 3 Section 3.1.17.1										
					Non Fixed Seats with Tables	Non Fixed Seats	Standing Only (No Alcohol/ Dining)	Standing Only (Alcohol & Dining)	Non Fixed Seats with Tables (Alcohol/Dining)	Classroom/ Lounge	Office & Kitchens	Dormitory & Other (Cleaning/ Repair)	Public Areas & Corridors	Accessible Washrooom	Storage & Garages
Room Name	**Width**	**Length**	**Sq. Ft.**	**Sq. M.**	**0.95**	**0.75**	**0.40**	**0.60**	**1.10**	**1.85**	**9.30**	**4.60**	**3.70**	**7.29**	**46**
Offices & Administration															
Chiefs Office	12	16	192	17.8							**2**				
Deputy Chiefs Office	10	16	160	14.9							**2**				
Fire Prevention	7	8	56	5.2							**1**				
Training Officer	7	8	56	5.2							**1**				
Station Captain/Communications	6	8	48	4.5							**0**				
Admin.	10	8	80	7.4							**1**				
Reception Area	8	8	64	5.9							**1**				
Corridor/ Open work area	38	8	304	28.2									**8**		
		Subtotal	**960**	**89.2**											
Operations															
Training/EOC	28	48	1344	124.9	**131**	**166**	**312**	**208**	**114**	**67**	**13**				
Kitchenette	14	16	224	20.8							**2**				
Meeting/Breakout	12	20	240	22.3	**23**	**30**			**20**	**12**	**2**				
Association/Standby/Lunch Room	20	16	320	29.7	**31**					**16**	**3**				
		Subtotal	**2128**	**197.7**											
Facilites															
Womens Washroom/Showers	12	28	336	31.2									**8**		
Mens Washroom/Showers	12	28	336	31.2									**8**		
Womens Changeroom/Quarters	12	24	288	26.8								**6**			
Mens Changeroom/Quarters	12	24	288	26.8								**6**			
Accessible Washroom	8	12	96	8.9										**1**	
Secured "Clean" Inventory Room	8	16	128	11.9											**4**
Mechanical Room	16	16	256	23.8								**5**			
Corridors	6	130	780	72.5									**20**		
Vestibule/Entrance	12	6	72	6.7											
		Subtotal	**2580**	**239.7**											
Apparatus and Equipment Areas															
Front Bay 1 - Engine/Pumper	12	40	480	44.6											**1**
Front Bay 2 - Tanker	12	40	480	44.6											**1**
Front Bay 3 - Rescue	12	40	480	44.6											**1**
Front Bay 4 - Reserve Pump	12	40	480	44.6											**1**
Back Bay 1 - UTV	12	40	480	44.6											**1**
Back Bay 2 - Reserved for growth	12	40	480	44.6											**1**
Combined Work Space	48	42	2020	187.7									**51**		**4**
PPE Room/ Dirty Washroom	14	40	560	52.0									**14**		
SCBA Maintenance	14	14	196	18.2								**4**	**5**		
Equipment Maintenace	14	12	168	15.6								**3**	**4**		
"Dirty" Storage	14	14	196	18.2											**0**
		Subtotal	**6020**	**559.3**											
Mezzanine Areas (above PPE room & SCBA/Maintenance rooms)															
Wellness Room				0.0									**0**		
Open Storage				0.0											**0**
		Subtotal	**0**	**0.0**											
			Sq. Ft.	**Sq. Meter**											
		TOTAL	**11688**	**1085.9**											