



CODE COMPLIANCE PLAN  
 SCALE: 1/4" = 1'-0"



**CODE ANALYSIS**  
 GOODFIRE BREWING COMPANY  
 219 ANDERSON STREET, PORTLAND, MAINE

**NFPA 101 Life Safety Code - 2009 Edition**

Building Classification: Industrial - Multiple Separated Occupancies  
 Total Floor Area (entire building) = 13,260 sf  
 Brewery Use Area: 4,272 sf  
 Hazard Classification: Ordinary Hazard  
 Construction Type: Type I (000)  
 Occupant Loads:  
 2,860 SF Industrial @ 100 sf/occupant = 29 occupants  
 (Includes 380 sf Mezzanine / 4 occupants)  
 1,332 SF Assembly @ 15 sf/occupant = 89 occupants  
 60 SF Bar @ 100 sf/occupant = 1 occupant  
 119 Total Occupant Load

Separation of Use Rating: Janitor, Mech, Stor Rating: 2 hours  
 Minimum Headroom: 7'-6" at occupied areas

Building Uses: Industrial (I) & Assembly (A)  
 (x) denotes if building is fully sprinkled

Max. Allowable Travel Distances: 200'  
 Max. Allowable Common Path: 50' @ 1; 20' @ A  
 Max. Dead End Corridor Length: 50' @ 1; 20' @ A  
 Minimum Egress Corridor Width: 44"/36" if >50 occ  
 Minimum Number of Required Exits: 2  
 Minimum Horiz Egress Enclosure rating: 1 hr  
 Minimum Separation of exits: 0.5 Diagonal (58'-6" min.)  
 Minimum Egress Door Width: 36"

Minimum Stair width: 36" (less than 50 occupants at Mezzanine)  
 Maximum Riser height: 7"  
 Minimum Tread width: 11"  
 Minimum Headroom: 6'-8" at stairs; 7'-6" at occupied areas  
 Maximum ht between landings: 12'-0"  
 Handrail height: 34"-38" @ 42" guardrail  
 Handrail top extension: 12" horiz.  
 Handrail bottom extension: 11" angled + 12" horiz.  
 Handrail diameter: 1-1/4" O.D.  
 Maximum baluster open space: less than 4"

Exit Lighting: Required  
 Emergency Lighting: Required  
 Fire Alarm System: Not Required - Under 300 occupants & separated occupancies

Fire Sprinkler System: Not Required - Under 300 occupants  
 Portable Fire Extinguishers: Required  
 Exit Devices/Panic Hardware: Required  
 Detection System: Required

City of Portland Compliance: NFPA 1 & PFD Technical Standards

**CODE ANALYSIS (CONT.)**

**2009 International Building Code**

Building Use Group Classification: Factory Industrial - Use Group F-2 - Ordinary Hazard  
 Construction: Type IB - Non-Combustible, Unprotected

Brewery Use:  
 Occupant Loads:  
 F-2 Low Hazard (Brewery under 16% ABV)  
 2,860 sf F-2 @ 100 sf/occupant = 29 occupants  
 1,332 sf A-2 @ 15 sf/occupant = 89 occupants  
 60 SF Bar @ 100sf/occupant = 1 occupant  
 2 hour  
 1 hour

Area Use Separation Ratings:  
 Janitor, Mech & Storage Rooms: 2 hour  
 1 hour

Building Limitations:  
 Construction Type: IB Unprotected  
 Maximum Height: 11 story / 116'  
 Maximum Area / Floor: Unlimited  
 Actual Area/Height: 13,260 sf @ 2 Story

Fire Resistance Ratings:  
 Load Bearing Exterior Walls: 2 Hours  
 Fire Separation of Uses: 2 Hours  
 Other Assemblies: 1 hour  
 Exit Corridors: 1 hour  
 Minimum Number of Exits: 2  
 Maximum Dead End Corridor Length: 75' @ F-2; 30' @ A-2  
 Maximum Common Travel Path: 300' @ F-2; 200' @ A-2  
 Maximum Travel Distance: 44" (Over 50 occupants)  
 Minimum Corridor Width: 7'-6"

Stair Criteria: Same as NFPA 101 Life Safety Code above

Fire Alarm System: Not Required - Less than 300 occupants at A-2  
 Less than 500 occupants at F-2

Fire Sprinkler System: Not Required - Fire Area less than 5,000 sf at A-2  
 Fire Area less than 12,000 sf at F-2

Portable Fire Extinguishers: Required  
 Exit Lighting: Required  
 Emergency Lighting: Required

**Building Live Loads**  
 Office: 50 psf  
 Lobby/Tasting Area: 100 psf  
 Corridors: 80 psf  
 Manufacturing/Storage: 125 psf @ light; 250 psf @ heavy

Interior Finishes - Non-Sprinkled: A-2 F-2  
 Exit Enclosures: A B  
 Corridors: A C  
 Rooms: B C

**CODE ANALYSIS (CONT.)**

**Maine State Plumbing Code/UPC**

Occupancy Classification: Brewery  
 Occupancy Area: 4,272 sf gross  
 Occupancy Load: 119 per IBC Table Method  
 Actual Brewery Staff Occupant Load = 3 occupants  
 Actual Total Occupant Load = 78 occupants

FIXTURES	TOILETS	URINALS	LAVS	SHOWERS
Men	1	1	1	NR
Women	1	0	1	NR

Drinking Fountain: 1/150 Occupants - 1 Required  
 (or water station)

78 Occupants - 39 male/39 female

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End of Analysis

**SYMBOLS LEGEND**

[Yellow Box]	A-2 USE
[Green Box]	F-2 USE
[Orange Line]	DIAGONAL
[Red Dashed Line]	EGRESS PATH w/ DISTANCE
[Red Box]	EGRESS LOAD
[Red Dotted Line]	2 HR RATED
[Red Dashed Dotted Line]	1 HR RATED
[Red Circle]	EXIT DISTANCE (MAX ALLOWED = 200')

**NFPA LEGEND**

SYMBOL	DESCRIPTION
[X in Circle]	EXIT LIGHT
[A in Triangle]	ABC FIRE EXTINGUISHER w/ BRACKET
[D in Triangle]	EMERGENCY LIGHT
[S in Circle]	SMOKE DETECTOR
[H in Circle]	HEAT DETECTOR
[K in Square]	KNOX BOX
[E in Circle]	"NOT AN EXIT" SIGN

**OCCUPANT LOADS**

SAFETY TABLE	OCC. TABLE
NFPA 101 LIFE SAFETY (2015 ED.)	119 (OCC. TABLE)
IBC (2009 ED.)	119 (OCC. TABLE)
ACTUAL SEATING COUNT (A-2)	75
ACTUAL EMPLOYEE COUNT (F-2)	3
ACTUAL TOTAL OCCUPANTS	78

- LIFE SAFETY NOTES**
- THE BUILDING SHALL HAVE A FIRE DETECTION SYSTEM AS REQUIRED FOR COMPLIANCE WITH NFPA 101 LIFE SAFETY CODE. VERIFY LOCATION OF DETECTORS WITH THE AUTHORITY HAVING JURISDICTION.
  - SEE ACCESSIBILITY DETAILS FOR MOUNTING HEIGHTS OF LIFE SAFETY DEVICES.
  - VERIFY KNOX BOX LOCATION WITH AUTHORITY HAVING JURISDICTION.
  - SEE DETAIL 11-A4 FOR FIRE-STOPPING PENETRATION DETAIL.

CODE COMPLIANCE MEZZANINE PLAN  
 SCALE: 1/4" = 1'-0"

