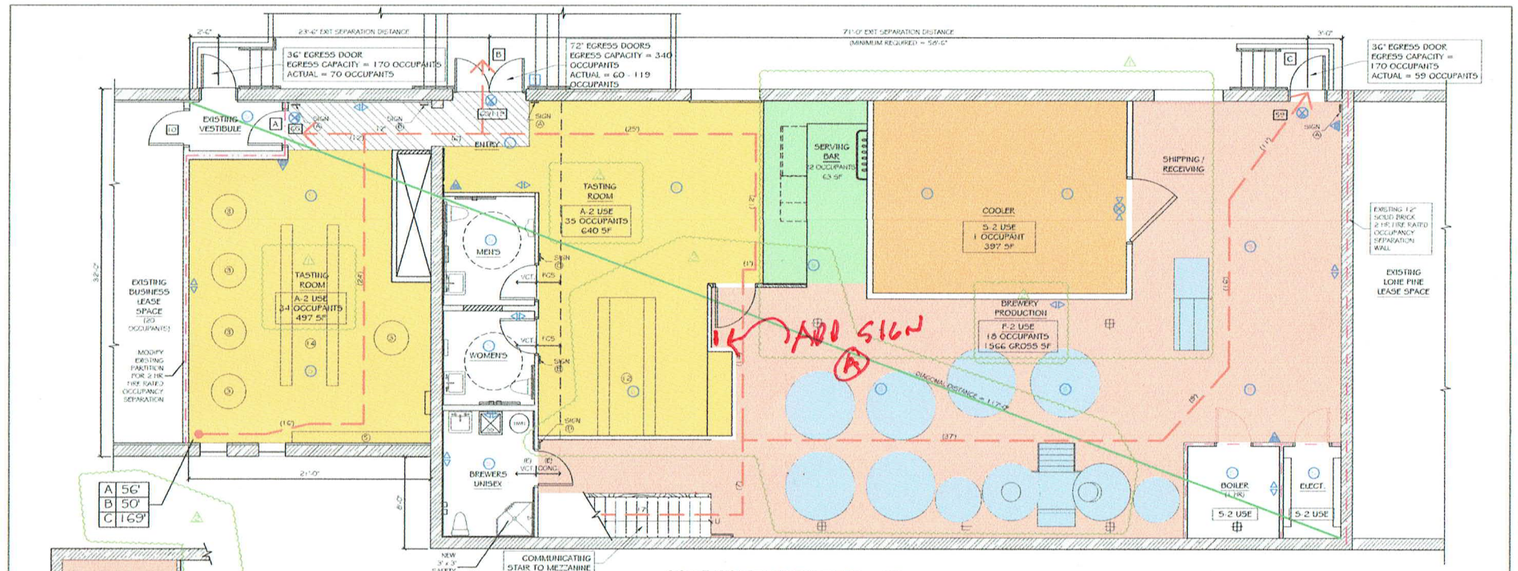

CODE COMPLIANCE PLAN

SCALE: 1/4" = 1'-0"

CODE COMPLIANCE MEZZANINE PLAN

SCALE: 1/4" = 1'-0"

CODE ANALYSIS

GOOD FIRE 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) = 13,200 sf
Brewery Use Area:	4,272 sf
Hazard Classification:	Ordinary Hazard
Construction Type:	Type II (000)
Occupant Loads:	See Table
Separation of Use: Rating:	2 hours
Janitor, Mech, Stor Rating:	1 hour
Minimum Headroom:	7'-6" in occupied areas
Building Uses:	Industrial (B) & Assembly (A) (per Table 6.1.14.1 a building is fully sprinklered)
Max. Allowable Travel Distance:	200'
Max. Allowable Common Path:	50' @ L; 20' @ A
Max. Dead End Corridor Length:	50' @ L; 20' @ A
Minimum Egress Corridor Width:	44"(Occ' 4 >50 occ.
Minimum Number of Required Exits	2
Maximum Floor Egress Exclusive ranking:	1 in
Minimum Separation of exits:	0.5 Diagonal (5'6"-6" min.)
Minimum Egress Door Width:	36"
Minimum filter width:	36" (less than 50 occupants at Mezzanine)
Maximum Riser height:	7"
Minimum Tread width:	11"
Minimum Headroom:	6'-8" at stairs; 7'-6" in occupied areas
Maximum tip between landings:	12'-0"
Handrail height:	34"-38" @ 42" guardrail
Handrail top extension:	12" here
Handrail bottom extension:	11" graded + 12" here
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 100 occupants
Fire Sprinkler System:	Not Required - Under 300 occupants
Portable Fire Extinguishers:	Required
Exit Discrimination Hardware:	Required - Over 50 occupants
Detection System:	Required
City of Portland Compliance:	NFPA 1 + Portland City Code -0

CODE ANALYSIS

2009 International Building Code

Building Use Group Classification:	Factory Industrial - Use Group F-2 - Ordinary Hazard Assembly - Use Group A-2 - Ordinary Hazard
Construction:	Type III - (1hr)/(1 hr) -
Brewery Use:	F-2 Low Hazard (Brewery under 16% ABV)
Occupant Loads:	See Table
Area Use Separation Rating:	2 hour
Janitor, Mech + Storage Rooms:	1 hour
Building Limitations:	
Construction Type:	III (1hr)/(1 hr)
Maximum Height:	11 story / 160'
Maximum Area / Floor:	Unlimited
Actual Area/Height:	13,200 sf / 2 Story
Fire Resistance Ratings:	
Load Bearing Exterior Walls:	2 hours
Fire Separation of Uses:	2 hours
Floor Assemblies:	1 hour
Exit Enclosure:	1 hour
Minimum Number of Exits:	2
Maximum Dead End Corridor Length:	20'
Maximum Common Travel Path:	75' @ F-2; 30' @ A-2
Maximum Travel Distance:	300' @ F-2; 200' @ A-2
Minimum Corridor Width:	44" (Over 50 occupants)
Minimum Ceiling Height:	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 Use Loads:	
Office:	150 psf
Living/Eating Area:	100 psf
Corridors:	80 psf
Manufacturing/Storage:	125 psf @ 1 story; 250 psf @ heavy

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

CODE ANALYSIS

EXIST.

CODE ANALYSIS

Maine State Plumbing Code/UPC

Occupancy Classification:	Brewery / Assembly
Occupancy Area:	4,272 sf gross
Occupancy Load:	See Table

F1 Occupants - 4% male / 4% female

FIXTURES	TOILETS (1:50)	URINALS (1:150)	AVG (1:50)	SENSORS
Men	1	1	1	NR
Women	1	0	1	NR
TOTAL	2	1	2	--
Drinking Fountain (or water station)	1/150 Occupants = 1 Required - (Bar Area)			

End of Analysis

OCCUPANT LOADS - 2009 IBC

USE	AREA (GROSS)	SF / OCCUPANT	OCCUPANTS
F-2	1779	100	18
A-2	1050	15	70
B-2	397	500	1
BAR	143	100	2
TOTAL OCCUPANTS			91

OCCUPANT LOADS - 2009 NFPA 101

USE	AREA (GROSS)	SF / OCCUPANT	OCCUPANTS
INDUSTRIAL	1779	100	18
ASSEMBLY	1050	15	70
STORAGE	397	500	1
BAR	143	100	2
TOTAL OCCUPANTS			91

SYMBOLS LEGEND

- DIAGONAL
- EGRESS PATH w/ DISTANCE
- 2 HR RATED
- 1 HR RATED
- EXIT DISTANCE (MAX ALLOWED = 200')

NFPA LEGEND

SYMBOL	DESCRIPTION
	EXIT LIGHT
	ABC FIRE EXTINGUISHER w/ BRACKET
	EMERGENCY LIGHT
S	SMOKE DETECTOR
H	HEAT DETECTOR
K	KNOX BOX
	TEXT AN EXIT SIGN

LIFE SAFETY NOTES

1. SEE ACCESSIBILITY DETAILS FOR MOUNTING HEIGHTS OF LIFE SAFETY DEVICES.
2. VERIFY KNOX BOX LOCATION WITH AUTHORITY HAVING JURISDICTION.
3. SEE DETAIL 11-3/4 "FOR FIRE-STOPPING PENETRATION DETAIL.

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Michael F. Hays

REVISIONS
1 ADD SIGN 5.17.17
2 ADD SIGN 5.30.17

GOODFIRE BREWING COMPANY
219 ANDERSON STREET
PORTLAND, MAINE 04102

CODE COMPLIANCE PLAN

DATE: 30 MAY 2017
SCALE: 1/4"=1'-0"
DRAWN: MFH/mgk
PROJECT: 161001
SHEET: A-1

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