

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: See Table  
 Separation of Use Rating: 2 hours  
 Janitor, Mech, Stor Rating: 1 hour  
 Minimum Headroom: 7'-6" at occupied areas

**Building Uses** Industrial (I) & Assembly (A)  
 (X) denotes if building is fully sprinkled

Max. Allowable Travel Distance: 200'  
 Max. Allowable Common Path: 50' @ I; 20' @ A  
 Max. Dead End Corridor Length: 50' @ I; 20' @ A  
 Minimum Egress Corridor Width: 44"/36" if >50 occ  
 Minimum Number of Required Exits: 2  
 Minimum Horiz Egress Enclosure ratings: 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 hit between landings: 12'-0"  
 Handrail height: 34"-36" @ 42" guardrail  
 Handrail top extension: 12" horz.  
 Handrail bottom extension: 11" angled + 12" horz.  
 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 Devices/Panic Hardware: Required - Over 50 occupants  
 Detection System: Required

City of Portland Compliance: NFPA 1 & Portland City Code 10

**2009 International Building Code**

Building Use Group Classification: Factory Industrial - Use Group F2 - Ordinary Hazard  
 Assembly - Use Group A-2 - Ordinary Hazard  
 Type IB - (TABLE 601)

Construction: F-2 Low Hazard (Brewery under 16% ABV)  
 See Table  
 Area Use Separation Ratings: 2 hour  
 Janitor, Mech & Storage Rooms: 1 hour

**Building Limitations**  
 Construction Type: IB (TABLE 503)  
 Maximum Height: 11 story / 160'  
 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  
 Ext. Corridors: 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

**Maine State Plumbing Code/UPC**

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

91 Occupants - 46 male / 45 female				
FIXTURES	TOILETS (1:50)	URINALS (1:150)	LAVS (1:50)	SHOWERS
Men	1	1	1	NR
Women	1	0	1	NR
TOTAL	2	1	2	--

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

End of Analysis

**SYMBOLS LEGEND**

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

**NFPA LEGEND**

SYMBOL	DESCRIPTION
EXIT LIGHT	EXIT LIGHT
ABC FIRE EXTINGUISHER w/ BRACKET	ABC FIRE EXTINGUISHER w/ BRACKET
EMERGENCY LIGHT	EMERGENCY LIGHT
SMOKE DETECTOR	SMOKE DETECTOR
HEAT DETECTOR	HEAT DETECTOR
KNOX BOX	KNOX BOX
'NOT AN EXIT' SIGN	'NOT AN EXIT' SIGN

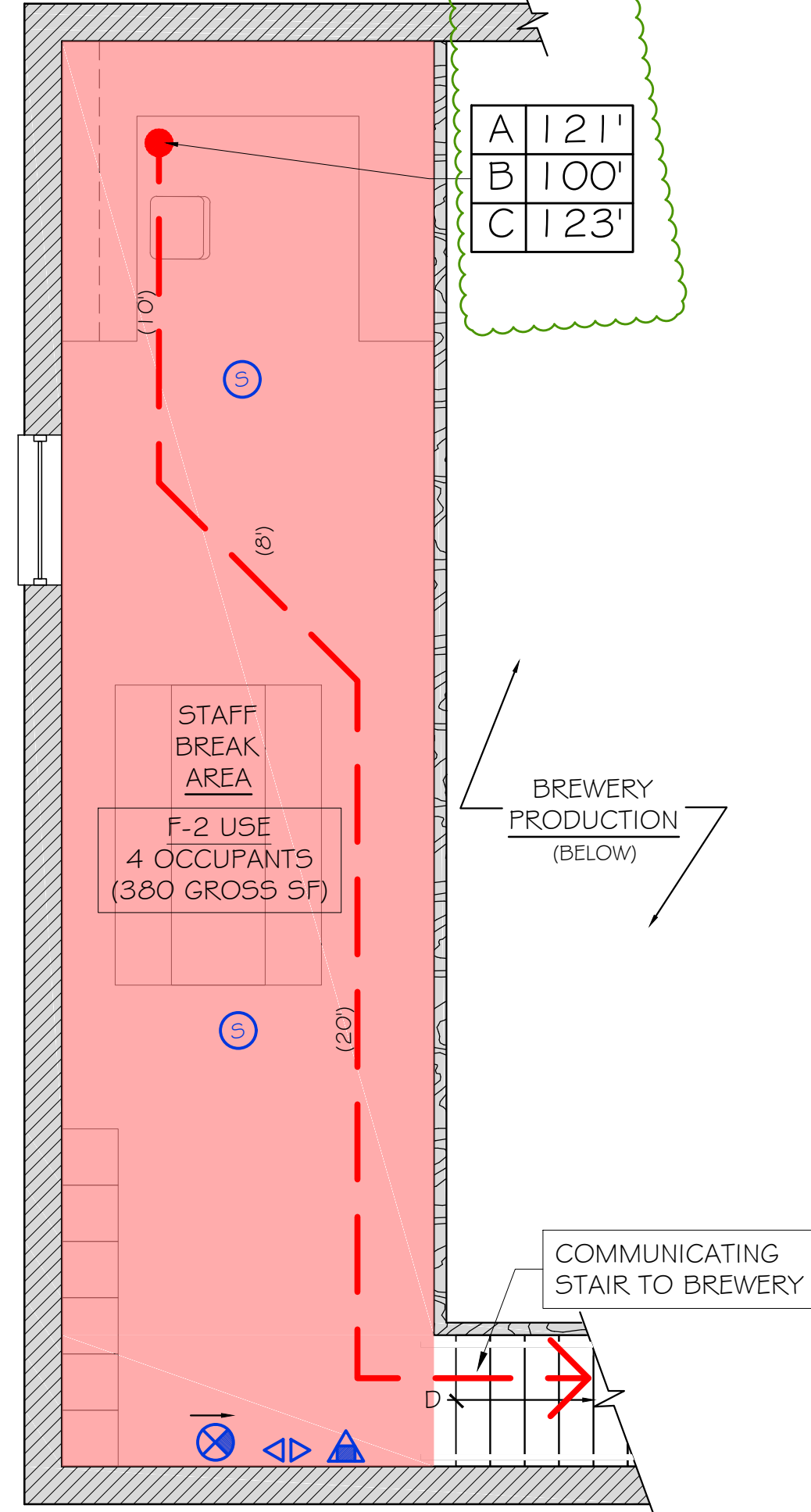
OCCUPANT LOADS - 2009 IBC

USE	AREA (GROSS)	SF / OCCUPANT	OCCUPANTS
F-2	1779	100	18
A-2	1050	15	70
S-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

- LIFE SAFETY NOTES**
- 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"