

REVISION/ DATE
 20 JULY 17



GOODFIRE BREWING COMPANY
 BREWING COMPANY
 219 ANDERSON STREET
 PORTLAND, MAINE 04102

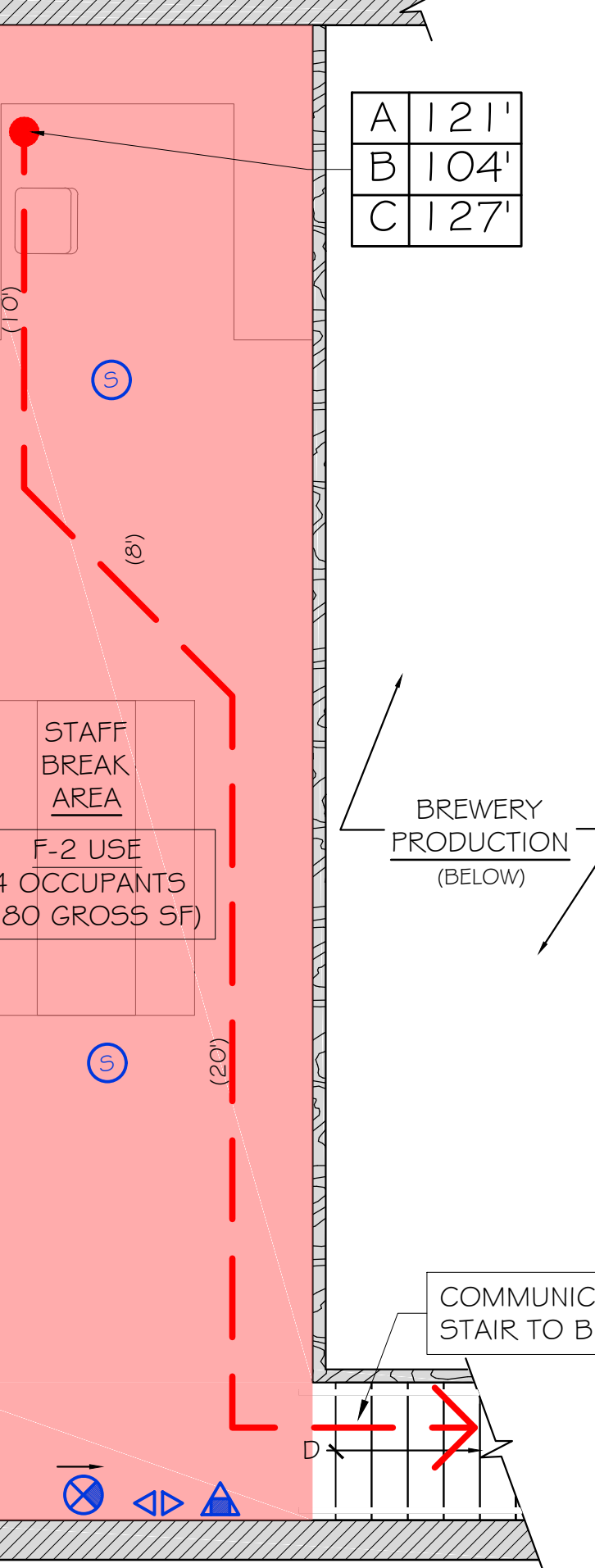
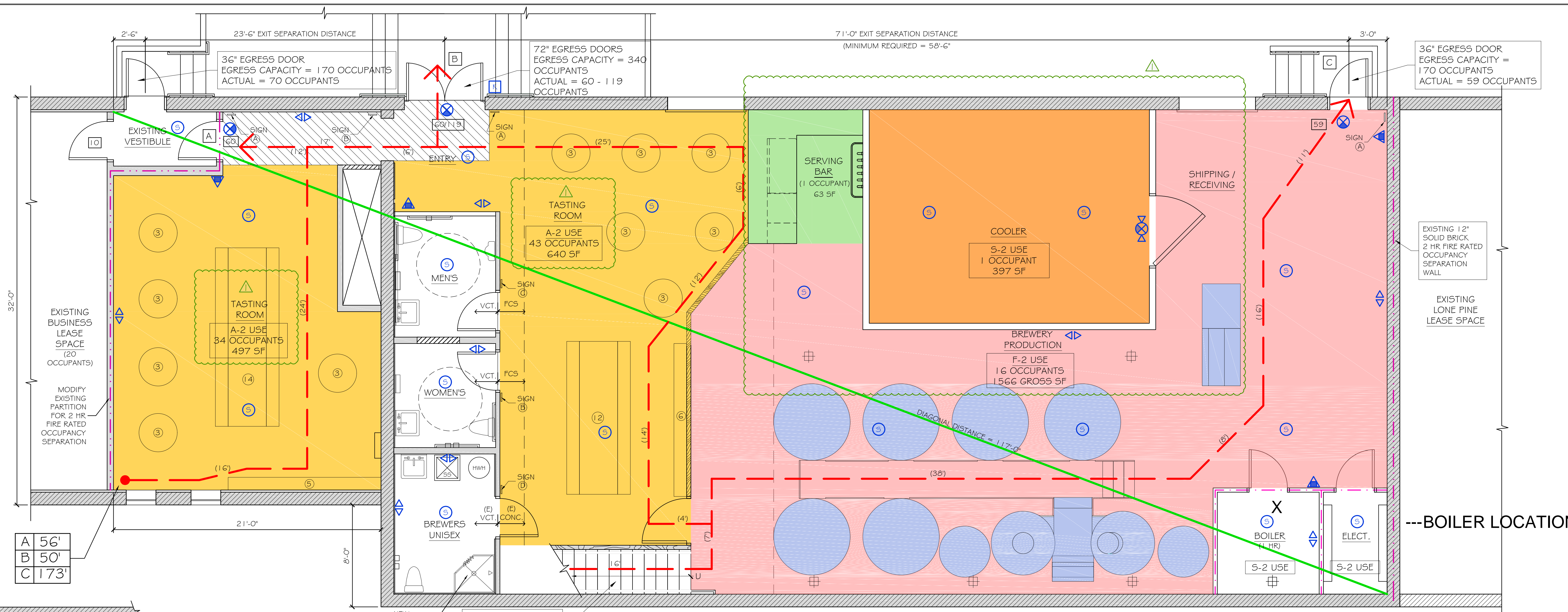
DATE: 30 MAY 2017

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

DRAWN: MFH/mgk

JOB NO.: 161001

A-1



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
 Detection System: Required

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

CODE ANALYSIS (CONT.)

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)
 Occupant Loads: 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 Ceiling 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 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
 Exit Enclosures: A B
 Corridors: A C
 Rooms: B C

CODE ANALYSIS (CONT.)

Maine State Plumbing Code/UFC

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

102 Occupants - 54 male / 48 female

FIGURES	TOILETS (1:50)	URINALS (1:150)	LAVS (1:50)	SHOWERS
Men	2	1	1	NR
Women	1	0	1	NR
TOTAL	3	1	2	--

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

End of Analysis

OCCUPANT LOADS - 2009 IBC

USE	AREA (GROSS)	SF / OCCUPANT	OCCUPANTS
F-2	1946	100	20
A-2	1137	15	77
S-2	397	500	1
BAR	95	100	1
TOTAL OCCUPANTS			99

OCCUPANT LOADS - 2009 NFPA 101

USE	AREA (GROSS)	SF / OCCUPANT	OCCUPANTS
INDUSTRIAL	1946	100	20
ASSEMBLY	1137	15	77
STORAGE	397	500	1
BAR	95	100	1
TOTAL OCCUPANTS			99

LIFE SAFETY NOTES

- SEE ACCESSIBILITY DETAILS FOR MOUNTING HEIGHTS OF LIFE SAFETY DEVICES.
- VERIFY KNOX BOX AND FACP LOCATIONS WITH AUTHORITY HAVING JURISDICTION.
- SEE DETAIL 11-A4 FOR FIRE-STOPPING PENETRATION DETAIL.

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

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

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