



1 MAIN LEVEL
SCALE: 1/8" = 1'-0"

CODE REVIEW

UPC (Uniform Plumbing Code)	CODE REF.	PAGE
Determine Occupancy Type:	"in accordance with the Building Code" 50% male, 50% female	T4-1 Intro 36
IBC Occupancy	BAY 1 & 2: TOTAL: 97 OCCUPANTS MIXED USE, 49 M, 49 F	
Plumbing Fixture Count:	RETAIL OR WHOLESALE STORES WC: Male 1-100 = 1 WC: Female 26-100 = 2 URINAL: 26-100 = 1 LAVATORY: 1 / 2 WC = 1 each DRINKING FOUNTAIN: 31-150 = 1	T4-1 38
	BAY 3 & 4: Industrial: 42 Occupants, 21 M, 21 F INDUSTRIAL WC: Male 11-25 = 2 WC: Female 11-25 = 2 LAVATORY: 1 per 10 = 5 total DRINKING FOUNTAIN: 1 per 150 = 1	
Exception to Occupant Load:	Where <i>approved</i> by the <i>building official</i> , the actual number of occupants for whom each occupied space, floor or building is designated, although less than those determined by calculation, shall be permitted to be used in the determination of the design <i>occupant load</i> .	IBC 1004.1.1 IBC 220
		T4-1(12) per building official
Design Occupant Load:	BAY 3 & 4: Employees: 1-5, estimated	By Architect/ Client
Plumbing Fixtures to be provided:	WC: Male 1-10: 1 WC: Female 1-10: 1 LAVATORY: 1 / 10 = 2 total	

Code Summary	Urban Farm Fermentary	CODE REF.	PAGE
Project address:	184 Anderson Street, Portland ME		
Project type:	Existing space fit out for Assembly and Factory space		
Square Foot	10,885 sf +/- gross		
Building code:	City of Portland IBC 2009 NFPA 101 Maine Human Rights Commission		
IBC		CODE REF.	PAGE
Occupancy Type	MIXED USE: B BUSINESS, M MERCANTILE, F-1 & F-2 FACTORY	303.1, 306.3	23,24
General Building Height & Area	Each portion of a bldg separated by Fire Walls = separate bldg	503.1	79
Allowable Stories, Area	(B) Stories: 2, Area: 9,000 (27,000 Sprinklered) (M) Stories: 1, Area: 9,000 (27,000 Sprinklered) (F-1) Stories: 1, Area: 8,500 (25,500 Sprinklered) (F-2) Stories: 2, Area: 13,000 (39,000 Sprinklered)	Table 503	80
Allow Area Increase	(increase by 300% when sprinklered)	506.3	82
Req'd Separation of Occupancies	B, M & F-1 - No Separation Required B, M & F-2 - 1 Hour Separation Required when Sprinklered F-1 & F-2 - 1 Hour Separation Required when Sprinklered	Table 508.3.3	86
Construction Type	Type VB Sprinklered	Table 601	89
Fire Walls	F-1 & M = 3 Hour F-2 & B (Type V) = 2 Hour	Table 706.4	101
Fire Door Ratings	1 Hour Wall = 3/4 Hour Door Assembly 2 Hour Wall = 1 1/2 Hour Door Assembly 3 Hour Wall = 1 1/2 Hour Door Assembly	Table 715.4	114
Occupant Load	BAY 1 & 2 M: 1,900 SF / 30 = 64 F-1: 1,715 SF / 100 = 18 B: 1,428 SF / 100 = 15 Total Occupancy: 97 BAY 3 & 4 F-2: 4,162 SF / 100 = 42 Total Occupancy: 42	Table 1004.1.1	220
Egress Width	BAY 1 & 2 Staircase egress width: 97 / 2 * 0.3" = 15" Non-staircase egress width: 97 / 2 * 0.2" = 10" BAY 3 & 4 Staircase egress width: 42 / 2 * 0.3" = 6.3" Non-staircase egress width: 42 / 2 * 0.2" = 4.2"	1005.1 1005.1 1005.1 1005.1	221 221 221 221
Door Width	Minimum 32" Clear	1008.1.1	224
Staircase Width	Minimum 44" (36" < 50 occupant load)	1009.1	230
Common Path of Egress Travel	M Occupancy: 75'-0" maximum w/ sprinklers B, F Occupancy: 100'-0" maximum w/ sprinklers	1014.3 1014.3.1	238 238
Exit & Exit Access Doorways Req'd	2 Exits: Mercantile & Factory > 49 Occupant Load	Table 1015.1	239
Exit Doorway Arrangement	Separation shall be > 1/3 maximum diagonal distance	1015.2.1.1	239
Exit Access Travel Distance	Occupancy M: 250'-0" max with sprinkler Occupancy F: 400'-0" max with sprinkler	Table 1016.1 Table 1016.1	240 240
Corridors	Fire Resistance Rating: Occupancy M & F sprinklered = 0 hour Not less than 44" min, 36" occupancy < 50	Table 1018.1 1018.2	241 242
Dead Ends	Maximum 20'-0" Occupancy M & F: 50'-0" when sprinklered	1018.4 1018.4.2	242 242

NFPA	CODE REF.	PAGE	
Occupancy Type	Mercantile & Industrial Mixed Occupancies: Comply with most restrictive	6.1.10, 6.1.12 6.1.14.3.2	101-42 101-43
Means of Egress	Exit Access Corridors separated with 1 Hour rating Existing Stair dimensions	7.1.3 Table 7.2.2.2.1.1(b)	101-44 101-55
Occupant Load	Mercantile: 30 SF / person Industrial: 100 SF per person BAY 1 & 2 Mercantile: 1,900 SF / 30 = 64 Industrial: 1,715 SF / 100 = 18 Business: 1,428 SF / 100 = 15 Total Occupancy: 97 BAY 3 & 4 Industrial: 4,162 SF / 100 = 42 Total Occupancy: 42	T-7.3.1.2 T-7.3.1.2	101-70 101-70
Number of Exits	2 min.	7.4.1.1., 36.2.3.1	101-265
Egress Capacity: Level Components	0.2" / person (244 / 2 x 0.2 = 24.4")	T-7.3.3.1	101-67
Egress Capacity: Stairs	0.3" / person (244 / 2 x 0.3 = 36.6")		
Min. Door Width	32"	7.2.1.2.4	
Min. Corridor Width	36"	7.3.4.1	
Construction & Compartment	Separate buildings, if a 2-hour or greater fire barrier wall	8.2.1.3(1)	101-80
Opening Protectives	2-hour Fire barrier = 1 1/2 hour Door Assembly	Table 8.3.4.2	101-82
New Mercantile Occupancies			
Number of Exits	2 separate exits on each story, except Class C (<3,000 SF)	36.2.4.1, 36.2.4.4	101-280
Common Path of Travel	100'-0" with sprinklers	36.2.5.3	101-281
Dead End Corridors	50'-0" max	36.2.5.2.1	101-281
Travel Distance to Exits	250'-0" if sprinkler throughout	36.2.6.2	101-281
New Industrial Occupancies			
Number of Exits	1 Exit if distance is less than Common Path of Travel length	40.2.4.1.2	101-301
Common Path of Travel	100'-0" with sprinklers	Table 40.2.5	101-301
Dead End Corridors	50'-0" max	Table 40.2.5	101-301
Travel Distance to Exits	250'-0" if sprinkler throughout	Table 40.2.6	101-302