UFF
PORTLAND, MAINE
CODE SUMMARY
July 16, 2014

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/12/14

Refer to the code summary on Plan A0.1 Key Plan & Occupancy, 2nd sheet

Code Summary	Urban Farm Fermentary		
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	Include review for F-1 Bakeries & if the design is using separated or nonseparated	**CODE REF.**	**PAGE**
Occupancy Type	MIXED USE: A-3 ASSEMBLY, F-2 FACTORY	303.1, 306.3	23,24
General Building Height & Area Lim	Each portion of a bldg seperated by Fire Walls = separate	503.1	79
Allowable Stories, Area	(A-3) Stories: 1, Area: 6,000 (18,000 Sprinklered)	Table 503	80
F-1 Typo?	(F-1) 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	A & F-2 - No Separation Required when Sprinklered	Table 508.3.3	86
Construction Type	Type VB Sprinklered	Table 601	89
Fire Walls	Fire Resistance Rating: Type V Assembly & F-2 = 2 Hour	Table 706.4	101
Fire Door Ratings	2 Hour Wall = 1 1/2 Hour Door Assembly	Table 715.4	114
Occupant Load			
BAY 1 & 2	A-3: 3,391 SF / 15 = 226	Table 1004.1.1	220
	F-2: 1,715 SF / 100 = 18		
	Total Occupancy: 244		
BAY 3 & 4	F-2: 4,162 SF / 100 = 42		
	Total Occupancy: 42		
Egress Width			
BAY 1 & 2	Staircase egress width: 244 / 2 * 0.3" = 36.6"	1005.1	221
	Non-staircase egress width: 244 / 2 * 0.2" = 24.4"	1005.1	221
BAY 3 & 4	Staircase egress width: 42 / 2 * 0.3" = 6.3"	1005.1	221
	Non-staircase egress width: 42 / 2 * 0.2" = 4.2"	1005.1	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	F Occupancy: 100'-0" maximum w/ sprinklers	1014.3.1	238
Exit & Exit Access Doorways Req'd	2 Exits: Assembly & Factory > 49 Occupant Load	Table 1015.1	239
Exit Doorway Arrangment	Separation shall be > 1/3 maximum diagonal distance	1015.2.1.1	239
Exit Access Travel Distance	Occupancy A: 250'-0" max with sprinkler	Table 1016.1	24[illegible]
	Occupancy F: 400'-0" max with sprinkler	Table 1016.1	24[illegible]
Corridors	Fire Resistance Rating: Occupancy A & F sprinklered = 1	Table 1018.1	241
	Not less than 44" min, 36" occupancy < 50	1018.2	242
Dead Ends	Maximum 20'-0"	1018.4	242
	Occupancy F: 50'-0" when sprinklered	1018.4.2	242
Assembly	Travel Distance: 250'-0" sprinklered	1028.2	251
	Common Path of Egress Travel: 30'-0"	1028.8	251
	Assembly Aisle widths: 48" when level with seating both	1028.9.1.4	252
	Assembly Aisle widths: 36" when level with seating one	1028.9.1.5	252

NFPA		CODE REF.	PAGE
Occupancy Type	Assembly & Industrial	6.1.2, 6.1.12	101-41
	Mixed Occupancies: Comply with most restrictive	6.1.14.3.2	101-43
Means of Egress	Exit Access Corridors separated with 1 Hour rating	7.1.3	101-44
	Existing Stair dimensions	Table 7.2.2.2.1(1	101-55
Occupant Load	Assembly: Less Concentrated = 15 SF / person	Table 7.3.1.2	101-70
	Industrial: 100 SF per person		
BAY 1 & 2	Assembly: 3,391 SF / 15 = 226	T-7.3.1.2	101-70
	Industrial: 1,715 SF / 100 = 18		
	Total Occupancy: 244		
BAY 3 & 4	Industrial: 4,162 SF / 100 = 42	T-7.3.1.2	101-70
	Total Occupancy: 42		
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 & Compartmentalizati	Separate buidlings, by a 2-hour or greater fire barrier wall	8.2.1.3(1)	101-80
Openings Protectives	2-hour Fire barrier = 1 1/2 hour Door Assembly	Table 8.3.4.2	101-82
New Assembly Occupancies			
Common Path of Travel	20'-0" / 75'-0" for < 50 occupants	12.2.5.1.2	101-110
Dead End Corridors	20'-0" max	12.2.5.1.3	101-110
Travel Distance to Exits	250'-0" if sprinkler throughout	12.2.6	101-113

UPC (Uniform Plumbing Code)		CODE REF.	PAGE
Determine Occupancy Type:	"in accordance with the Building Code"	T4-1 Intro	36
	50% male, 50% female		
IBC Occupancy	**BAY 1 & 2:**		
	Assembly: 226, Industrial: 18		
Plumbing Fixture Count:	**ASSEMBLY**		
	WC: Male 101-200 = **2**	T4-1	38
	WC: Female 101-200 = **8**		
	URINAL: 50 + 50 + 50 = **3**		
	LAVATORY: 126 / 40 = **4 each**		
	DRINKING FOUNTAIN: 151-400 = **2**		
	INDUSTRIAL		
	WC: Male 1-10 = **1**		
	WC: Female 1-10 = **1**		
	LAVATORY: 1 per 10 = **2 total**		
	DRINKING FOUNTAIN: 1 per 150 = **1**		
	BAY 3 & 4:		
	Industrial: 42		
	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 *approved* by the *building official* the actual number of occupants for whom each occupied space, floor or building is designated, though less than those determined by calculation, shall be permitted to be used in the determination of the design *occupant load*.	IBC 1004.1.1	IBC 220
		T4-1(12) per building official	
Design Occupant Load:	**BAY 1 & 2:**	By Architect/ Client	
	Employees: 6-8, estimated		
	Customers: 0-100 estimated		
Plumbing Fixtures to be provided:	WC: Male 1-100: **1**		
	WC: Female 1-50: **2**		
	URINAL: 50 = **1**		
	LAVATORY: 100 / 40 = **3 total**		
Design Occupant Load:	**BAY 3 & 4:**	By Architect/ Client	
	Employees: 1-5, estimated		
Plumbing Fixtures to be provided:	WC: Male 1-100: **1**		
	WC: Female 1-10: **1**		
	LAVATORY: 1 / 10 = **2 total**		

Given that the offices in Bay 2 could be deducted from the Assembly area to reduce the occupant load, this does preclude the single use bathroom ineligibility for required fixtures. These bathrooms provide only one fixture in the count. The exception to the design should be within reason. First of all, the load reduction request is for more than half of the egress capacity. Second, Per Table 4-1, the WC for women at 1:50 is 3, which is not met, and for males it is 1 WC and 1 Urinal, which is not met with single use bathrooms. The existing bathrooms do not comply with the requested use or exception. Also noted is the lack of a water fountain. Please re-assess and re-submit.

Kaplan Thompson Architects
424 Fore Street
Portland, Maine
(207)842-2888