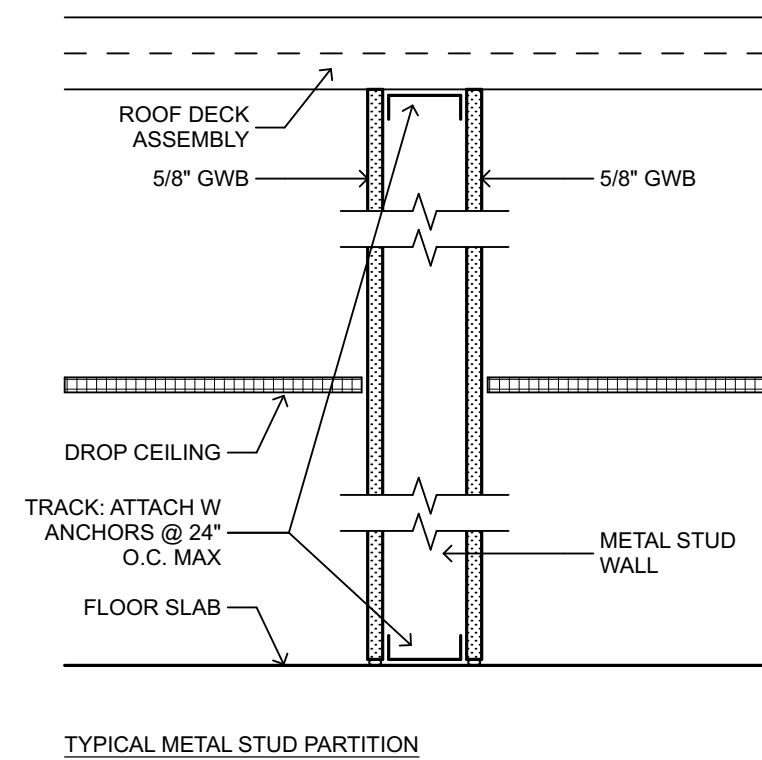
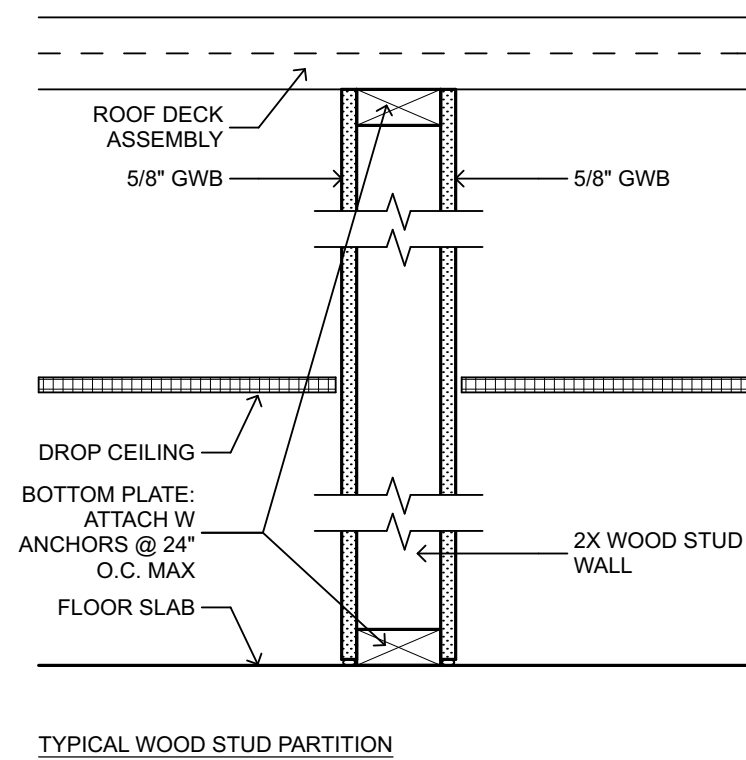


UPC (Uniform Plumbing Code)	CODE REF.	PAGE
<b>Determine Occupancy Type:</b> "In accordance with the Building Code" 50% male, 50% female	T4-1 Intro	36
<b>IBC Occupancy</b>		
<b>Plumbing Fixture Count:</b>		
<b>BAY 1:</b> TOTAL: 156 OCCUPANTS MIXED USE, 78 M, 78 F <b>RESTAURANT, PUBS &amp; LOUNGES</b> WC: Male 51-150 = <b>2</b> WC: Female 51-150 = <b>2</b> URINAL: 1-150 = <b>1 minimum</b> LAVATORY: 1 / 150 M & F = <b>2</b>	T4-1	38
<b>BAY 2, 3 &amp; 4:</b> Industrial: 57 Occupants, 29 M, 29 F <b>INDUSTRIAL</b> WC: Male 26-50 = <b>3</b> WC: Female 26-50 = <b>3</b> LAVATORY: Up to 100: 1 per 10 = <b>6 total</b> DRINKING FOUNTAIN: 1 per 150 = <b>1</b>		
<i>For each urinal added in excess to the minimum required, one water closet shall be permitted to be deducted. The number of water closets shall not be reduced to less than two-thirds of the minimum requirement.</i>	Table 4-1 Exception 5	39
<b>Exception to Occupant Load:</b> Where approved by the building official, 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
<b>Design Occupant Load:</b>	T4-1(12) per building official	
<b>Plumbing Fixtures to be provided:</b>	By Client	
<b>BAY 2, 3 &amp; 4:</b> Employees: 1-10, estimated WC: Male 1-10: <b>1</b> WC: Female 1-10: <b>1</b> LAVATORY: 1 / 10 = <b>2 total</b>		

Code Summary	Urban Farm Fermentary	CODE REF.	PAGE
<b>Project address:</b>	184 Anderson Street, Portland ME		
<b>Project type:</b>	Existing space fit out for Assembly and Factory space		
<b>Square Foot</b>	10,885 sf +/- gross		
<b>Building code:</b>	City of Portland IBC 2009 NFPA 101 Maine Human Rights Commission		
<b>IBC</b>			
<b>Occupancy Type</b>	MIXED USE: A-2 ASSEMBLY & F-2 FACTORY	303.1, 306.3	23,24
<b>General Building Height &amp; Area</b>	Each portion of a bldg separated by Fire Walls = separate bldg	503.1	79
<b>Allowable Stories, Area</b>	(A-2) Stories: 2, Area: 6,000 (18,000 Sprinklered) (F-2) Stories: 2, Area: 13,000 (39,000 Sprinklered)	Table 503	80
<b>Allow Area Increase</b>	(Increase by 300% when sprinklered)	506.3	82
<b>Req'd Separation of Occupancies</b>	F-2 & A - No Separation Required when Sprinklered	Table 508.3.3	86
<b>Construction Type</b>	Type VB Sprinklered	Table 601	89
<b>Fire Walls</b>	A = 3 Hour F-2 = 2 Hour	Table 706.4	101
<b>Fire Door Ratings</b>	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
<b>Occupant Load</b>	<b>BAY 1</b> A-2: 2,337 SF / 15 = 156 F-2: 669 SF / 100 = 7 Total Occupancy: 163 <b>BAY 2, 3 &amp; 4</b> F-2: 5,624 SF / 100 = 57 Total Occupancy: 57	Table 1004.1.1	220
<b>Egress Width</b>	<b>BAY 1</b> Non-staircase egress width: 156 / 2 * 0.2" = 16" <b>BAY 2, 3 &amp; 4</b> Staircase egress width: 57 / 2 * 0.3" = 9" Non-staircase egress width: 42 / 2 * 0.2" = 4.2"	1005.1	221
<b>Door Width</b>	Minimum 32" Clear	1008.1.1	224
<b>Staircase Width</b>	Minimum 44" (36" < 50 occupant load)	1009.1	230
<b>Common Path of Egress Travel</b>	A Occupancy: 30'-0" maximum w/ sprinklers F Occupancy: 100'-0" maximum w/ sprinklers	1028.8	238
<b>Exit &amp; Exit Access Doorways Req'd</b>	2 Exits: Assembly & Factory > 49 Occupant Load	Table 1015.1	239
<b>Exit Doorway Arrangement</b>	Separation shall be > 1/3 maximum diagonal distance	1015.2.1.1	239
<b>Exit Access Travel Distance</b>	Occupancy A: 250'-0" max with sprinkler Occupancy F: 400'-0" max with sprinkler	1028.7	251
<b>Corridors</b>	Fire Resistance Rating: Occupancy F sprinklered = 0 hour Not less than 44" min, 36" occupancy < 50	Table 1016.1	240
<b>Dead Ends</b>	Maximum 20'-0" Occupancy F: 50'-0" when sprinklered	Table 1018.1	241
		1018.2	242
		1018.4	242
		1018.4.2	242



1 TYPICAL PARTITION FRAMING DETAILS  
NOT TO SCALE

NFPA	CODE REF.	PAGE
<b>Occupancy Type</b>	Assembly & Industrial Mixed Occupancies: Comply with most restrictive	6.1.2, 6.1.12 6.1.14.3.2 101-42 101-43
<b>Means of Egress</b>	Exit Access Corridors separated with 1 Hour rating Existing Stair dimensions	7.1.3 Table 7.2.2.2.1.1(b)
<b>Occupant Load</b>	Assembly: 15 SF / person Industrial: 100 SF per person <b>BAY 1</b> Assembly 2,337 SF / 15 = 156 Industrial: 669 SF / 100 = 7 Total Occupancy: 163 <b>BAY 2, 3 &amp; 4</b> Industrial: 5,624 SF / 100 = 57 Total Occupancy: 57	Table 7.3.1.2 T-7.3.1.2 101-70 101-70 101-70
<b>Number of Exits</b>	2 min.	7.4.1.1., 36.2.3.1
<b>Egress Capacity: Level Components</b>	0.2" / person (244 / 2 x 0.2 = 24.4")	T-7.3.3.1
<b>Egress Capacity: Stairs</b>	0.3" / person (244 / 2 x 0.3 = 36.6")	101-67
<b>Min. Door Width</b>	32"	7.2.1.2.4
<b>Min. Corridor Width</b>	36"	7.3.4.1
<b>Construction &amp; Compartment Opening Protectives</b>	Separate buildings, if a 2-hour or greater fire barrier wall 2-hour Fire barrier = 1 1/2 hour Door Assembly	8.2.1.3(1) Table 8.3.4.2
<b>New Mercantile Occupancies</b>		
<b>Number of Exits</b>	2 separate exits on each story, except Class C (<3,000 SF)	36.2.4.1, 36.2.4.4
<b>Common Path of Travel</b>	100'-0" with sprinklers	36.2.5.3
<b>Dead End Corridors</b>	50'-0" max	36.2.5.2.1
<b>Travel Distance to Exits</b>	250'-0" if sprinkler throughout	36.2.6.2
<b>New Industrial Occupancies</b>		
<b>Number of Exits</b>	1 Exit if distance is less than Common Path of Travel length	40.2.4.1.2
<b>Common Path of Travel</b>	100'-0" with sprinklers	Table 40.2.5
<b>Dead End Corridors</b>	50'-0" max	Table 40.2.5
<b>Travel Distance to Exits</b>	250'-0" if sprinkler throughout	Table 40.2.6