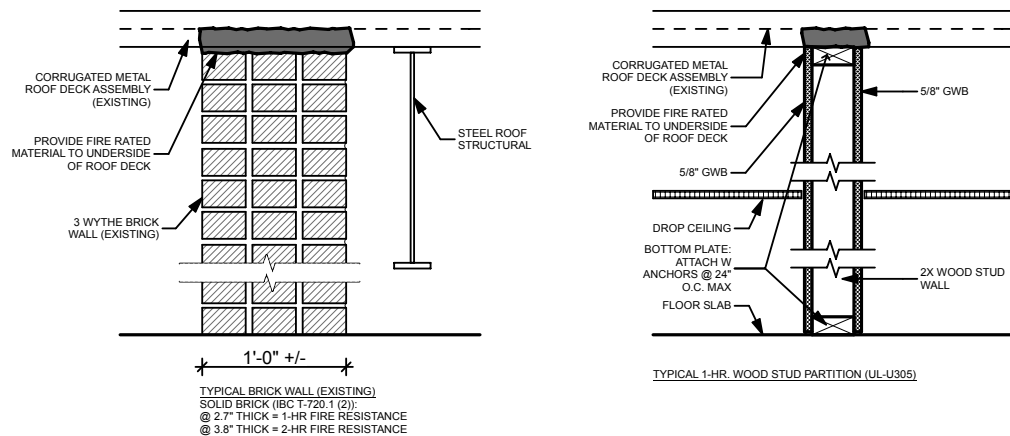


Code Summary	OCB Otis Baron		
Project address:	200 Anderson Street, Portland ME		
Project type:	Existing space fit-up for wood shop space		
Square Foot	1,772 sf +/- gross		
Building code:	City of Portland IBC 2009		
	NFPA 101		
	Note: Tenant space is to be sprinklered w/NFPA 13 System		
NFPA	CODE REF.	PAGE	
Occupancy Type	Bay 5 = Industrial	6.1.12	101-42
	Adjacent Bay 4 = Industrial	"	"
	Adjacent Bay 6 = Industrial	6.1.10	101-42
	If bldg. has Multiple Occupancies: Comply w/most restrictive (Note: Other tenants w/in bldg. have mixed occupancy)	6.1.14.3.2	101-43
Sparated Occupancy	Yes	6.1.14.2.3	101-43
Separation	Industrial to Industrial: Not Required	T-6.1.14.4.1 (b)	101-45
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(b)	101-55
Occupant Load	Industrial: 100 SF per person	Table 7.3.1.2	101-70
	Bay 5: 1,421 / 100 = 14 (excludes bath, stor, utility)		
	Total Occupancy = 14		
Number of Exits	2 min. typically required	7.4.1.1.	
Exception	1 Exit if distance is less than Common Path of Travel length	40.2.4.1.2	101-30
Common Path of Travel	100'-0" with sprinklers	Table 40.2.5	101-301
Egress Capacity: Level Components	0.2" / person (14 / 2 x 0.2 = 1.4")		
Egress Capacity: Stairs	0.3" / person (14 / 2 x 0.3 = 2.1")	T-7.3.3.1	101-67
Min. Door Clear Width	32"	7.2.1.2.4	
Min. Corridor Clear Width	36"	7.3.4.1	
Penetrations	1-Hour firestop device	8.3.5.1.3	101-83
Sprinkler System	Shall Comply w/NFPA 13	9.7.1.1	
Fire Alarm & Detection	Not required if occ. <100	40.3.4.1	101-303

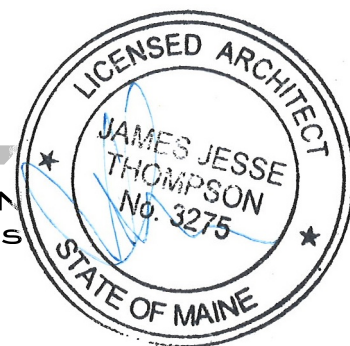
IBC	CODE REF.	PAGE	
Occupancy Type	F-1 FACTORY (Moderate Hazard)	306.2	24
General Building Height & Area	Each portion of a bldg separated by Fire Walls = separate bldg	503.1	79
Allowable Stories, Area	(F-1) Stories: 1, Area: 8,500 (25,500 Sprinklered)	Table 503	80
Allow Area Increase	(increase by 300% when sprinklered)	506.3	82
Req'd Separation of Occupancies	F-1 (Bay 5) & F-2 (Bay 4): 1-Hour when sprinklered	Table 508.4	86
	F-1 (Bay 5) & F-1 (Bay 6): No sep. reqd.	Table 508.4	86
Construction Type	Type VB Sprinklered	Table 601	89
Separated Occupancies	Required separations shall be fire barriers	508.4.4.1	87
	Fire barrier shall have fire resistance rating per T-508.4	707.3.8	103
Fire Barrier Continuity	Shall extend from top of floor assembly to underside of roof sheathing and shall be attached firmly thereto	707.5	103
Through Penetrations	Protect w/approved penetration firestop system no less than fire resistance rating of wall	713.3.1.2	111
	Exception If penetration is steel, copper pipe or conduit: Masonry walls w/<6" dia. Tube and <144" sq. inches, concrete @ full wall thickness allowed.	713.3.1, Except. 1	110
Fire Door Ratings	1 Hour Wall = 3/4 Hour Door Assembly	Table 715.4	114
Occupant Load	Bay 5 F-1: 1,421 SF/100 = 14	Table 1004.1.1	220
	Total Occupancy: 14		
Egress Width	Bay 5 Non-staircase egress clear width = 14 / 2 * 0.3 = 2.1"	1005.1	221
	Non-staircase egress clear width = 14 / 2 * 0.2 = 1.4"	1005.1	221
Door Clear Width	Minimum 32" Clear	1008.1.1	224
Staircase Clear 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	1 Exit: Factory < 49 Occupant Load	Table 1015.1	239
Exit Access Travel Distance	Occupancy F-1: 250'-0" max with sprinkler	Table 1016.1	240
Fire Alarm	Group F: Manual fire alarm per 2 stories/occ>500: NA	907.2.4	196

UPC (Uniform Plumbing Code)	CODE REF.	PAGE	
Determine Occupancy Type:	"in accordance with the Building Code" (Industrial) 50% male, 50% female	T4-1 Intro	36
IBC Occupancy	BAY 5: TOTAL: 14 Occupants, 7 M, 7 F		
Plumbing Fixture Count:	INDUSTRIAL WC: Male 1-10 = 1 WC: Female 1-10 = 1 URINAL: None LAVATORY: 1 / 150 M & F = 2 DRINKING FOUNTAIN: Not req'd if Occ < 30	T4-1	37
Exception to Occupant Load:	Where <i>approved</i> 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
Design Occupant Load:	BAY 5: Employees: 1-2, Estimated	By Client	
Plumbing Fixtures to be provided:	One single user bathroom with (1) wc and (1) sink is existing in the space and will remain		



1 TYPICAL FIRE SEPARATION DETAILS
NOT TO SCALE

KAPLAN THOMPSON ARCHITECTS
424 fore st., portland, me 04101
207-842-2888 fax:842-2828



Project:
OCB Design, LLC
200 ANDERSON ST
PORTLAND, MAINE 04101

Drawing: LIFE/SAFETY ANALYSIS, DETAILS

CHANGE OF USE PERMIT

Scale: NA

Drawn by: RT

Date: November 14, 2017

Revised:

A-1.3