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")	T-7.3.3.1	101-67
Egress Capacity: Stairs	0.3" / person (14 / 2 x 0.3 = 2.1")		
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

1 TYPICAL FIRE SEPARATION DETAILS

NOT TO SCALE

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: Manaul fire alarm per 2 stories/occ>500: **NA**	907.2.4	196

CITY OF PORTLAND MAINE — RESURGAM

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 01/05/18

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**:		
Plumbing Fixture Count:	TOTAL: 14 Occupants, 7 M, 7 F **INDUSTRIAL**		
	WC: Male 1-10 = **1** WC: Female 1-10 = **1**	T4-1	37
	URINAL: None LAVATORY: 1 / 150 M & F = **2**		
	DRINKING FOUNTAIN: Not req'd if Occ < 30		
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, although 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
Design Occupant Load:	**BAY 5:**	By Client	
	Employees: 1-2, Estimated		
Plumbing Fixtures to be provided:	One single user bathroom with (1) wc and (1) sink is existing in the space and will remain		

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

LICENSED ARCHITECT — JAMES JESSE THOMPSON No. 3275 — STATE OF MAINE

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