



Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 03/21/17

**121-123 Washington Avenue
Fire Department Requirements**

Applicant:

CSH 123 LLC
75 Washington Ave, Suite 2H
Portland, ME 04101
207-653-8262

Project Architect

Ryan Senatore Architecture
565 Congress St, Suite 304
Portland, ME 04101
207-650-6414

Assembly + Industrial

Proposed Use of Structure: NFPA: Business, IBC: A and F-1
Square Footage of Proposed Structure: 17,200 sq. ft. existing
Existing and proposed fire protection: sprinkler (existing)

Life Safety Plan

- a) Fire Resistance ratings of all means of egress: Egress doors are 1 hour fire rated or discharge directly to the outside
- b) Travel distance from the most remote point to exit discharge: see plan
- c) Location of any required fire extinguishers: See plan
- d) Location of emergency lighting: See plan
- e) Location of exit signs: See plan
- f) NFPA 101 code summary- See included code summary

Code Review

The Industrial distillery use and review is not approved as part of this permit, all references to this area are approved as S-2 Storage

Nov 10, 2016

Renovations at 123 Washington Ave

IBC 2009		NFPA 101 2009	
Sprinklers	NFPA 13	NFPA 13	
Fire Alarm	Fire Alarm	Fire Alarm	
Occupant Load	T 1004.1.1	7.3.1.2	
	Distilling Tenant = 8,268 sf Industrial Use (100 sf/oc) = 83 occ Retail Area - Bar = 994 / 15 sf = 67 occ Bar Seating - 30 seats = 30 occ. Total Occupant Load = 180	Distilling Tenant = 8,268 sf Indust.(100 sf/oc) = 83 occ Retail Area - Bar = 994 / 15 sf = 67 occ Bar Seating - 30 seats = 30 occ. Total Occupant Load = 180	
	Oyster Bar	Oyster Bar	
	Kitchen = 305 sf = 2 occ Dining Area = 38 occupants	Kitchen = 305 sf = 2 occ Dining Area = 38 occupants	
	Front Restaurant	Front Restaurant	
	Kitchen = 700 sf = 4 occ Dining Area = 90 occupants	Kitchen = 700 sf = 4 occ Dining Area = 90 occupants	
Use Group(s)	304.1 Business 303.1 Assembly A-2 Restaurant 306.1 Factory Industrial F-1 Moderate Hazard	38.1.4.2.1 Business 12 Assemblies 40 Industrial - General Hazard	
Construction Type	T 503 3B - mixed combustible unprotected	III-(200) mixed combustible unprotected	
	1016.1 250' Travel Distance to exits with Sprinklers	12.2.6.2.1 250' Travel distance to exit with Sprinklers	
	1014.3 75' Common Path of Travel with Sprinklers	12.5.1.2 75' Common Path of Travel with Sprinklers	
	1018.4 20' Dead End	12.2.5.6.2 20' Dead End	
Egress Corridors	1018.2 44" min. when Occ. > 50 1018.2 36" min. when Occ. <= 50		





Separations	508.4	B and adjacent F-1 = 0 hr but 1hr per NFPA B and A-2 = 1 hr with sprinkler F-1 and A-2 = 1hr with sprinkler Boiler room 1hr	6.1.14.1	Industrial and Business = 1hr with sprinkler Business and Assembly = 1 hr with sprinkler Industrial and Assembly = 1hr with sprinkler
	508.2.5			
Plumbing		Distilling tenant		
		<i>Industrial 7784 sf - 10 actual occupants</i>		
		1 male toilet and 1 female toilet		
		1 male lavatory, 1 female lavatory		
		<i>Retail Area - Bar</i>		
		994 seating sf - 67 and 30 bar seats		
		1 male toilet, 1 urinal, 2 female toilets		
		1 male lavatory, 1 female lavatory		
		Oyster Bar		
		<i>Kitchen 305 sf - 2 occupants</i>		
	<i>Dining - 38 occupants</i>			
	1 unisex bathroom			
	Front Restaurant			
	<i>Kitchen 700 sf - 4 occupants</i>			
	<i>Dining - 90 occupants</i>			
	1 male toilet, 1 urinal, 2 female toilets			
	1 male lavatory, 1 female lavatory			