APPLICABLE BUILDING CODES (COMMERCIAL)

Locality: Portland, ME
Cumberland County, Maine
CBL: 013 G008001

Maine Uniform Building and Energy Code (MUBEC) and state amendments based on:
Building - 2009 International Building Code (excluding Chapters 11, 28-30)
Energy- 2009 International Energy Conservation Code
Fire - NFPA 1
Property Maintenance - NFPA 1
Electrical - NFPA 1
Plumbing - Maine State Plumbing Code
Fuel Gas - NFPA 54 Fuel Gas Code

Zoning - Portland Maine Code of Ordinances Chapter 14 - Land Use
Zone: IS-FBC, India Street Form-Based Code Zone, Urban-Active Subdistrict
Existing Zoning Use: Multi-use Commercial, North Tenant Space was previously Retail Establishment (clothing store "Goddy's")

Proposed Zoning Use: "Sip of Europe" Retail Establishment (Restaurant with 9 seats or less), No change
Proposed Use is Allowed
(Scope of work includes no exterior structural additions)

***Per discussions with the Zoning Department of the City of Portland, the Tenant will limit the number of seats in the new fit-out to 9 or less in order to remain a zoning use as "retail establishment". It is the tenant's understanding that a zoning change to the IS-FBC zone (adopted 11/2015) is in process to exclude tenants of under 10,000sf from on site parking requirements as allowed per the B2b zone parking requirements per Sec 14-332.1(d) 1. 229 Congress street was previously in the B2b zone before the recent zone change.**

Non-Mandatory:
ASHRAE 62.2 - 2007 (Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings)
Radon Control - ASTM-E-1465-06 Standard Practice For Radon Control Options for the Design and Construction of New Low-Rise Residential Buildings

Accessibility - 2010 ADA Standards (DOJ)
(Under purview of the State Fire Marshal)
A Barrier Free Permit is voluntary for Renovation Projects per Maine Human Rights Act
Accessibility Narrative:
There are several hindrances that inhibits the tenant space to be fully accessible. These include a 6" step from the street into the space and maneuvering clearances in the existing bathrooms. In the effort to improve existing accessibility of the space, the tenant will provide the following: 5% of seating to be accessible (29 occupants= 2 min accessible seats) with max 34" tall tables and place furniture to allow appropriate side door clearances at the restroom and front door.

BUILDING CODE ANALYSIS (IBC - 2009, NFPA 101 - 2009)

Scope of Work: Proposed Tenant fit-out for a cafe serving crepes and coffee the public with less than 50 occupants. Building was renovated in 2013 with significant improvements to building code. The permit drawings (by others) for this scope of work is available under separate cover for reference and for contextual purposes.

Proposed New Tenant Fit-Outs:
1st Floor (North): New Tenant #1 "Sip of Europe", Cafe/Restaurant
Business Use (A-2 Assembly with less than 50 occ..), No Change
Basement (North): Tenant #1 Storage Area for Tenant Space Above, No Change

Other Existing Uses (Not in Scope):
Basement (South): Tenant #2 Storage Area for Tenant Space Above
1st Floor (South): Tenant #2 "Ramen Suzukiya" (Business, Restaurant with less than 50 occ..)
2nd Floor: (2) Residential Apartments
3rd Floor: (2) Residential Apartments
4th Floor: (2) Residential Apartments

Existing Construction Type: III-B (IBC), III-200 (NFPA)
Proposed Construction Type: III-B (IBC), III- 200 (NFPA) (No Change)
Stories : 4 + Basement

Mixed-Use: Yes
Existing Uses: Primary: IBC: R-2
Non-Primary: IBC: Business

Proposed Uses: Primary: IBC: R-2
Non-Primary: IBC: Business, (A-2, Restaurant, with less than 50 occupants)

Mixed-Use: Yes
Required Separation: Yes, 1 hour minimum separation B and R-2 uses (IBC) or Assembly <300 and Apartment Buildings (NFPA) in fully sprinklered buildings
Previous Permit Drawings dated 8/5/13 Include this separation (under separate cover)
No change of occupancy use proposed

Sprinkler:
Existing Building: Yes, Fully Automatic
Proposed Renovations: Yes, Fully Automatic (To Remain)

BUILDING AREA (approx.)
Existing Basement Floor = 1,803sf
Existing 1st Floor = 1,803sf
Existing 2nd Floor = 1,848sf
Existing 3rd Floor = 1,848sf
Existing 4th Floor = 1,848sf
Total Existing Building Area = 9,150sf
Total Area above Grade = 7,347sf

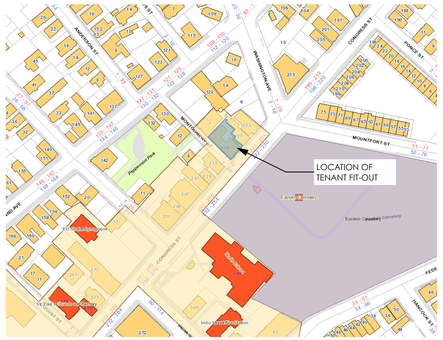
Table 503 (IBC):
Existing/Proposed Building:
Max Floor Area Per Stories Allowed (Residential with separation) = 16,000sf (with sprinkler)
Max Stories Allowed (Residential) = 5 Above Grade (with sprinkler)

FIRE RESISTANCE RATINGS (III-B/III-000 Construction)
Table 601, Table A.8.2.12:
Primary Structural Frame: 0 hr
Bearing Wall (Exterior): 2 hr
Bearing Wall (Interior): 0 hr
Non-Bearing Wall (Exterior): 0 hr
Non-Bearing Wall (Interior): 0 hr
Floor Construction: 0 hr
Roof Construction: 0 hr

Table 602 (Exterior Wall Fire Separation Distance):
X < 5: 1 hr
5 ≤ X < 10: 1 hr
10 ≤ X < 30: 1 hr
X ≥ 30: 0 hr

DESIGN LOADS (IBC 2009, MUBEC)
Live Load: 50psf Business Use
40psf Residential

EXISTING STREET VIEW



PORTLAND GIS MAP / PROJECT LOCATION

OCCUPANCY
Per most restrictive by either 2009-IBC Table 1004.1.1 or 2009 NFPA Table 7.3.1.2

Assembly (Tables/Chairs)	= 15sf net/person
Business Areas	= 100sf gross/person
Storage/Mech	= 300sf gross/person (IBC)
Residential Areas	= 200sf gross/person

New Occupancy By Floor:
Basement (North Tenant #1, "Sip of Europe") = 2
1st Floor (North Tenant #1, "Sip of Europe") = 31
TOTAL NEW TENANT OCCUPANTS = 33

Existing Approx. Occupancy By Floor
Basement (South Tenant, Storage) = 2
1st Floor (South Tenant, Retail) = 45
2nd Floor (Residential) = 10
3rd Floor (Residential) = 10
4th Floor (Residential) = 10

Approximate Total Building Occupancy = 110

LIFE SAFETY LEGEND

1-hr Fire-Rated Wall
2-hr Fire-Rated Wall

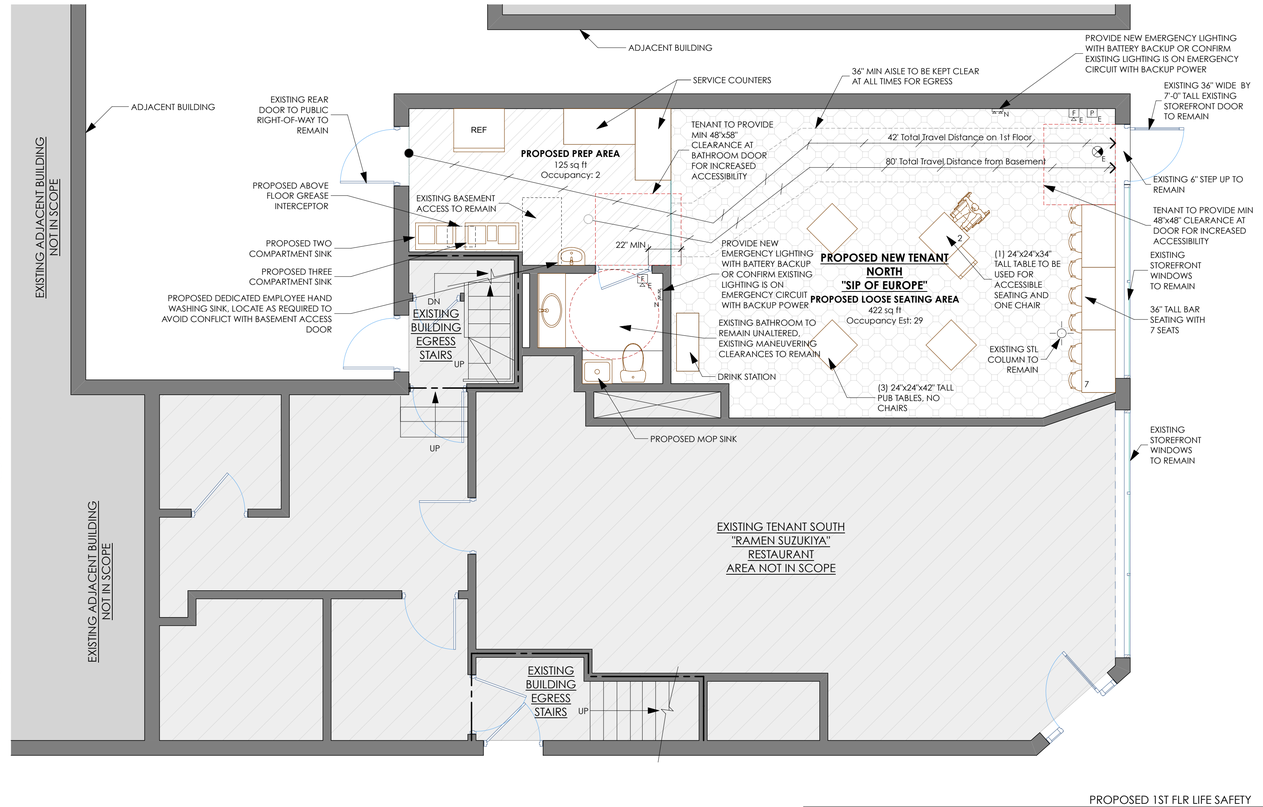
Exit Sign
NEW (N) OR EXISTING (E), TYP DIRECTION
Emergency Lighting
Fire Extinguisher
Fire Strobe Audible/Visual Device
Fire Pull Station

EGRESS ANALYSIS FOR NEW TENANT FIT-OUT
(Chapter 10 - IBC, Chapter 12 "Assemblies" - NFPA)

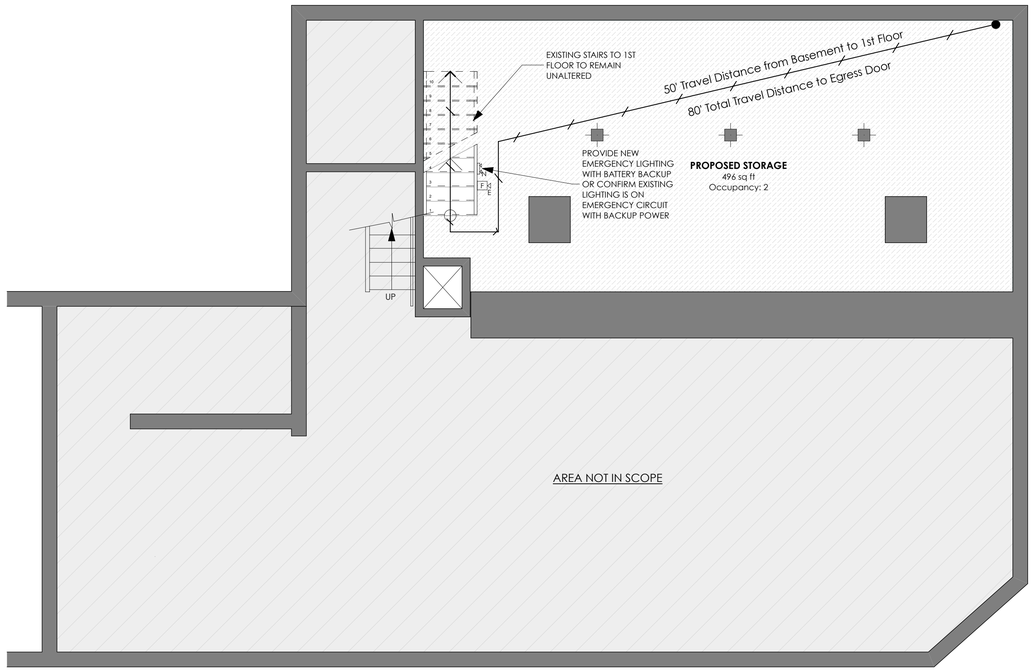
Number of Exits required from Tenant Space = 1

See Notes on Plan

Exit Access Travel Distance (1016, Table A.7.6)
Allowed Max = 250'-0"



PROPOSED 1ST FLR LIFE SAFETY
SCALE: 1/4" = 1'-0"
1



PROPOSED TENANT BASEMENT LIFE SAFETY
SCALE: 1/4" = 1'-0"
B

CALEB JOHNSON ARCHITECTS + BUILDERS
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CONGRESS STREET

STUDIO MANAGER:
PROJECT ARCHITECT:

CHANGES THIS ISSUE:
ID DESCRIPTION

ISSUE NUMBER / CHANGE NUMBER

SUBMISSIONS:
ISSUE DATE DESCRIPTION

CONSULTANTS:

DRAFTSPERSON: Patrick Boothe, AIA
DATE OF ISSUE: 2/2/16
PROJECT STATUS: PD: Code Analysis

Sip of Europe - Tenant Fit-Out
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CODE ANALYSIS
A-0.1

/Volumes/Network Files/CJAB/PROJECTS/1 CURRENT PROJECTS/SIP OF EUROPE/1 DESIGN/DRAWINGS/229 Congress Street_Current.pln