Applicable Codes:
City of Portland, Maine Code of Ordinances
Maine Uniform Building and Energy Code (MUBEC)
- 2009 International Residential Code (IRC)
- 2009 International Building Code (IBC)
- 2009 International Existing Building Code (IEBC)
- 2009 International Energy Conservation Code (IECC)

American Society of Heating, Refrigerating & Air-Conditioning Engineers (ASHRAE) Standards
- 2007 ASHRAE 62.1 - Ventilation for Acceptable Indoor Air Quality
- 2007 ASHRAE 62.2 - Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings
- 2007 ASHRAE 90.1 - Energy Standard for Buildings except Low Rise Residential Buildings w/out addenda

CODE REVIEW SUMMARY:
Portland ORDINANCE REVIEW:

ITEM	CITY OF PORTLAND, MAINE CODE OF ORDINANCES REQUIREMENTS	ACTUAL
Zoning		
Zone: B4 Comm. Corr. Zone		
Minimum Lot Size	10,000 sq ft	6,090 s.f. non-conforming
Minimum Street Frontage	60 ft	58 ft non-conforming
Minimum Front Yard Setback	20 ft or Average Depth	0 ft non-conforming
Minimum SideYard Setback	10ft	5 ft - Nonconforming
Minimum Rear Yard Setback	20 ft	18'-10" ft - Nonconforming
Parking	0 in B-4 if under 2,000 s.f.	1
Maximum Building Footprint	60%/ 3,654.2 sq ft	1,565 sq ft (not including street side deck & steps)
Minimum Landscaped Open Space (not parking)	20%/ 1,218 sq ft	0% - Nonconforming
Maximum Building Height	65 ft	16'-0"

CODE REVIEW BY SECTION: IBC and NFPA 101

ITEM #	ITEM	MUBEC / 2009 IBC SECTION	REQUIREMENT/CONDITION	2009 NFPA 101 - Life Safety Code SECTION	REQUIREMENT/CONDITION	PROPOSED COMPLIANCE
1.0	**USE AND OCCUPANCY**					
	Basement		No Basement			No Basement
	Ground Floor	310	M- Merchantile, Retail w/ Ancillary catering Kitchen	6.1.10.1	Merchantile, Class C	
	Second Floor	310	Unoccupied			
2.0	**CONSTRUCTION TYPE & GENERAL BUILDING HEIGHT AND AREA LIMITATIONS**					
	Construction Type	602.5	Type 5B (Existing)	Table A.8.2.1.2	Type 5 (000) (Existing)	Existing Structure: 8" Load bearing Walls w/ Open Web Steel Joists and corrugated metal roof deck/ Wood Deck At CBD side. Second Floor Abv. CBD is Wood Construction
	Area Limitation: Group M	Table 503 and 506.3	Type 5 B= 9,000 s.f.			Currently 3,507 gross s.f. No Change
	Story Limitation: Group M	Table 503 and 504.2	Type 5 B= 1-Story	NFPA 5000 7.4.1	NFPA 5000 not adopted by the Maine State Fire Marshal's Office	Currently one story @ Duckfat Side and 2-Story @ CBD side- No Change
	Height Limitation: Group M	Table 503 and 504.2	Type 5 B= 55'-0"	NFPA 5000 7.4.1	NFPA 5000 not adopted by the Maine State Fire Marshal's Office	Currently 31'-10", No Change
3.0	**BUILDING SEPARATION & EXPOSURE PROTECTION**					
	Exterior Walls: Load Bearing & Non-load Bearing	Table 602	X<5 up to 30 = 1 hr, X≥30 0 hr			Currently rear wall is 18'-10" from Oxbow Bottling Company. Exterior Walls are 8" load bearing CMU.Rating= 1 hour
	Separation of Occupancies	Table 508.4	Adjacent Occupancies are the same- no fire separation requirement			Separation of Occupancies not required.
4.0	**FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS**					
	All Building Elements	Table 601	Type 2 B= 0 hrs.	Table A.8.2.1.2		
5.0	**FIRE AND SMOKE PROTECTION FEATURES**					
	Automatic Sprinkler Systems	903/ 903.2.8	Extinguishment Requirements are not required because occupancy is only one-story, less than 12,000 s.f. is not below grade and is only one occupancy.	36.3.5	Extinguishment Requirements are not required because occupancy is only one-story, less than 12,000 s.f. is not below grade and is only one occupancy.	
	Fire Alarm System			36.3.4	Fire Alarm System required by either Manual means w/ option for Automatic Fire Detection System	A manual system shall be provided on a design/ build basis w/ the fire alarm company. All required devices, etc.and locations shall be submitted under a separate cover. Manual vs Automatic fire detection shall be determined by the Tenant during the design build process.
	Portable Fire Extinguisher			36.3.5.3	Portable Fire extinguishers are required and shall meet NFPA 10 Standards for Portable Fire Extinguisher	Fire Extinguishers shall be installed to Meet NFPA 10
	Cooking Equipment			36.3.2.3	Cooking Equipment shall meet NFPA 96- Standard for Ventilation Control and Fire Protection of Commercial Kitchen Operations.	Hood w/ ventilation and fire suppression shall be installed to meet NFPA 96
6.0	**MEANS OF EGRESS**					
	Occupant Load	Table 1004.1.1	Grade Floor=200 s.f. gross for Kitchens, 30 s.f. Gross for Retail and Storage areas 300 s.f. gross	7.3.1.2	Grade Floor=100 s.f. gross for Kitchens, 30 s.f. Gross for Retail and Storage areas 300 s.f. gross	
	Egress Width per Occupant	1005.1	.3" per person Stairways .2" per Person Horizontal	7.3.3.1	.3" per person Stairways .2" per Person Horizontal	Minimum provided
	Minimum Door Widths	1008.1.1	32" Minimum Clear Width	7.2.1.2.3	32" Minimum Clear Width	Provided at all doors for egress passage in new work areas
	Common Path of Travel	1014.3	M: Unsprinkled: 150 ft	Table A7.6	Unsprinkled- 150 ft.	Max. Travel Distance =150'-0". Actual distance= 102'-0" and 89'-0"
	Corridor Width	1018.2	44" min when occupancy > 50 36" min when occupancy < 50	7.4.3	44" min when occupancy > 50 36" min when occupancy < 50	All corridors serve less than 50 persons, min 36" provided throughout
	Dead End Corridors	1018.4	20 Feet	29.2.5.5	20 Feet max	No new or existing dead end corrdior exceeds 20'-0"
	Exit Discharge	1027.1	Exits shall discharge directly to the exterior.			Single Exit discharges directly to the exterior

/Volumes/Network Files/CJAB/PROJECTS/B COMMERCIAL STUDIO/1 Current Projects/43 Washington Ave Beer Garden/1 DESIGN/DRAWINGS/2 PREDESIGN/ARCHICAD/170317 43 Wash Ave Stair Reconfiguration.pln

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Date: 05/18/17

STUDIO MANAGER:
PROJECT ARCHITECT:

CHANGES THIS ISSUE:

ID	DESCRIPTION

SUBMISSIONS:

ISSUE	DATE	DESCRIPTION

CONSULTANTS:
#Consultant 1 ID
#Consultant 1 Company
#Consultant 1 Address
#Consultant 1 Person Name

DRAFTSPERSON: <Insert Manager>
DATE OF ISSUE: 5/17/17
PROJECT STATUS: PRELIMINARY DESIGN

43 WASHINGTON AVE. EXT. STAIR
<Insert Client>
43 Washington Ave. Portland ME 04101

CODE ANALYSIS

A-1.1