Code Review

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/30/17

Maine and Loire - 75 Washington Avenue

	IBC 2009		NFPA 101 2009	
	502.1			
Sprinklers		NFPA 13		NFPA 13
Occupant Load	T 1004.1.1	Restaurant A-2 and Mercantile	7.3.1.2	Restaurant A-2 and Mercantile
		Booth Seats 25’ length / 2’ = 13		Booth Seats 25’ length / 2’ = 13
		Chairs at Tables = 34		Chairs at Tables = 34
		Bar Stools = 13		Bar Stools = 13
		Kitchen (278sf / 200) = 2		Kitchen (278sf / 200) = 2
		Office (253sf / 200) = 2		Office (253sf / 200) = 2
		Mercantile (520 sf / 30) = 18		Mercantile (520 sf / 30) = 18
		Total Occupants = 82		**Total Occupants = 82**
Use Group(s)	304.1	Assembly (A-2)	12	Assembly under 300 occupants
	309.1	Mercantile (M)		
Construction Type	T 503	3B - mixed combustible unprotected		III-N mixed combustible unprotected
Building Area	T 503	A-2 is 9,500sf 2 stories		
	506.3	Sprinkler Increase 200% = 28,500 sf		
Building Elements	T 601	0 hr Structural Frame		
	T 602	2 hr Bearing Walls Exterior		
	T 601	0 hr Bearing Walls Interior		
	T 601	0 hr Non-Bearing Walls Interior		
	T 602	1 hr Non-Bearing Walls Exterior (sep. dist <10’) NA		
	705.5	Exterior Wall with >10’ sep. needs rating only from inside		

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	T 601	0 hr Floor Construction		
	T 601	0 hr Roof Construction		
Separations		Non-Separated Uses		Non-Separated Uses
Distances to Exits	1016.1	Assembly - 250’ Travel Distance to exits (with sprinklers)	12.2.6.2	250’ Travel Distance to exits with Sprinklers
	1014.3	A - 75’ Common Path of Travel with sprinkler	12.2.5.1.2	75’ Common Path of Travel with sprinkler
	1018.4	A - 20‘ Dead End (with sprinkler)	12.2.5.1.3	20’ dead end corridor
Egress Width	1005.1	82 Occ. x 0.2) = inches, 2 doors 8.2” minimum each		
Egress Stairs	1009.1	Occ. Load >50 = 44” min width		
	1009.1	Occ. Load <=50 = 36” min width	7.2.2.2.1.2(B)	44” min. over 50 occ.
	1003.3	Handrails can protrude into stair 4.5” max	7.2.2.2.1.2	Handrails can protrude into stair 4.5” max
	1005.2	Door Swings may not reduce egress width by > 1/2		
	1009.2	80” min headroom	7.2.2.2.1.1(a)	6’-8” min. headroom
	1009.3	7” max. riser	7.2.2.2.1.1(a)	7” max. riser
	1009.3	11” min Tread depth	7.2.2.2.1.1(a)	11” min. tread
	1009.6	12’ max. total rise between floors or landings	7.2.2.2.1.1(a)	12’ max. height between landings
Ramps	1010.2	1:12 (8%) Max slope	7.2.5.2(a)	1:12 max. slope
	1010.6	60” long landings at top and bottom		
	1010.6	2% max slope of landings	7.2.5.2(a)	1:48 max. cross slope
	1010.8	>6” rise must have handrails on both sides of ramp		
Egress Corridors	1018.2	44” min. when Occ. > 50		44” min. Hallway width
	1018.2	36” min. when Occ. <= 50		
	1018.2	24” min. at service corridors to mechanical equipment		
Plumbing Requirements				
Restaurant	82 Seats Shown on Plan = 50 male and 50 Female			
	Toilets = Male 1 per 50 occ. = 1 toilet			
	Urinal = Male 1 per 50 occ. = 1 Urinal			

Lavatory = Male 1 per 150 occ. = 1 Lavatory

Toilets = Female 1 per 50 occ. = 1 toilet Per UPC2009 #14 Equal Fixtures - the patrons will have access to common toilets for the 2nd female

Lavatory = Female 1 per 150 occ. = 1 Lavatory

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