Code Review

Re

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 08/02/17

Rising Tide Brewing Expansion

	IBC 2009		NFPA 101 2009	
1 floors above grade	502.1			
Sprinklers		NFPA 13		NFPA 13
Fire Alarm		Monitored Fire Alarm Required		Monitored Fire Alarm Required
Smoke and CO Detectors		Smoke and CO detectors required		Smoke and CO detectors required
Occupant Load	T 1004.1.1		7.3.1.2	
		Assembly 1333 sf / 7 = 191 occ.		Assembly 1333 sf / 7 = 191 occ.
		Brewery Area 1229 sf / 100 sf = 13 occ.		Brewery Area 1229 sf / 100 sf = 13 occ.
		Business first floor 260 sf / 100 = 3 occ,		
		Mezzanine Business Use = 456 sf / 100 = 5 occ.		Mezzanine Business Use = 456 sf / 100 = 5 occ.
		Existing Brewery Area = 3,020 sf / 100 = 31 occ.		
		Existing Tasting Room = 770 sf tables and chairs / 15 = 52 occ.		
		Existing Office Areas = 209 sf = 100 = 3 occ.		
		Bar area and Misc = 5 occ.		
		Total Occupant load = 303 occ.		
		Total Brewing Areas = 4,249 sf		
		Total Tasting Room Areas = 2,162 sf		
		Total Office Areas = 665 sf		
Use Group(s)	309.1	Factory Industrial Low-Hazard (F-2) (brewery)	6.1.10	General Industrial Occupancy
	3031	(A-2) Assembly	12.1	Assembly (<300)
Construction Type	T 503	3B - mixed combustible unprotected		III (000) combustible unprotected
Building Height and Area	T503	A2 = 2 stories and 9,500 sf footprint		
		F2 = 3 story and 18,000 sf footprint		

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Building Height		55’		
Building Elements	T 601	0 hr Structural Frame	12.1.6	Assembly allowed on first floor only 1 if under 1000 occ.
	T 602	2 hr Bearing Walls Exterior		In type III (000) building
	T 601	0 hr Bearing Walls Interior		
	T 601	0 hr Non-Bearing Walls Interior		
	T 602	0 hr Non-Bearing Walls Exterior (sep. dist >= 30’)		
	T 602	1 hr Non-Bearing Walls Exterior (sep. dist <30’)		
	705.5	Exterior Wall with >10’ sep. needs rating only from inside		
	T 601	0 hr Floor Construction (1hr between units)		
	T 601	0 hr Roof Construction		
Separations	508.4		6.1.14.1	
		F-2 and A-2 = 1hr with sprinkler		Industrial and Assembly = 1hr with sprinkler
	508.2.5	Boiler room 1hr		
	708	1 hr Mechanical Shaft < 4 stories		
	1022.1	1 hr Stair Shaft < 4 stories		
	1018.1	1/2 hr Corridor	30.3.6.1.2	1/2 hr corridor
	508.2.5	1 hr Boiler Room	30.3.2.1.1	1 hr Boiler Room
	508.2.5	1 hr Trash Room	30.3.2.1.1	1 hr Trash Room
	508.2.5	1 hr Storage Room	30.3.2.1.1	1 hr Storage Room
Distances and Exits	1021.1	2 Exits required	7.4.1.1	2 Means of Egress required
	1016.1	200’ Travel Distance to exits no sprinklers	12.2.6.2	200’ Maximum Travel distance
		1/2 diagonal distance exit separation without sprinkler		
	1014.3	75’ Common Path of Travel (100’ for business and Factory)	12.2.5.1.2	75’ Common Path of Travel for less than 50 occ.
	1018.4	20‘ Dead End	12.2.5.6.2	20‘ Dead End
			28.2.6.2	125’ Travel Distance within Dwelling to Corridor
Unprotected Openings	T 705.8	15% when exterior wall sep. dist. is 3’>5’		
	T 705.8	45% when exterior wall sep. dist. is 10’>15’		

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	T 705.8	75% when exterior wall sep. dist. is 15'>20'		
	T 705.8	Unlimited when exterior wall sep. dist. is 25'>30'		
	T 705.8	Unlimited when exterior wall sep. dist. is >30'		
Egress Stairs	1009.1	Occ. Load >50 = 44" min width	24.2.5.4	36" min. stair 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		
	1018.2	36" min. when Occ. <= 50		
	1018.2	24" min. at service corridors to mechanical equipment		
Accessibility	Ch 11 of IBC 2009 does not apply as State of ME did not adopt it as part of MUBEC			
	Retail and Restaurant Spaces must meet ADA 2010			
	All common spaces and retail areas are designed to meet ADA 2010			
Plumbing	The below plumbing counts are based on assumed actual occupancy, we request this be used for the plumbing calculations			
	Restaurants	Employees = 20		
		770 sf of tables and chairs 15sf per occ = 52		
		1333 sf of chairs 7 sf per occ = 191		
		131 Males		
		2 male toilets, 1 urinal, 1 lavatory		
		131 Females		
		4 female toilets, 2 lavatory		