PROSPECT
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CITY OF PORTLAND, MAINE · RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 08/08/16

August 2, 2016

Laurie Leader, Code Review
City of Portland
City Hall
Portland, Maine

RE: Young's Furniture Warehouse Renovation

The amended plans for 1-11 Diamond Street dated August 2, 2016 show an occupancy classification change from S-Storage to B-Business for 9400 sq.ft. of the space. The actual use of this space is similar to automobile showroom which is listed in the IBC under B-Business at 100 sq. ft. per occupant. This gives the project an occupancy load total of 138 occupants. The egress requirements are met at this new load. 69 occupants per egress @ .2" per occupant equals 14".

Two unisex restrooms are provided. The plumbing requirements at 69 males and 69 females of the IBC are met at this load. 2009 IBC Table 403.1 Mercantile 1 per 500 occupants male and female. The restroom requirement of the Maine UPC for retail and wholesale classification would require 1 restroom for up to 100 males and 2 restrooms for up to 100 females. We are requesting a deviation from the Maine UPC requirement of 1 restroom.

Sincerely,

Brewster Buttfield
Prospect Design LLC