Inspections Division
Date: 01/08/14

SLAB PIZZA
PREBLE STREET
PORTLAND, ME 04101

PROJECT DESCRIPTION:
Partial fit-up of first floor of existing 2 story building for use as pizza restaurant. Scope of work includes toilet room upgrades, installation of kitchen equipment, cooler, bar and seating. The total fit-up area is c. 3,200 s.f. The existing space was separated from the business occupancy as part of 2009 renovations, to be used as Cafe space, but never fit-up. The remainder of the buildng is a single tenant, Business occupancy. The building is fully sprinklered and has a fire alarm system. *There is a change of use from Group B to A-2 (revised 2014.01.03)*

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DATE: Revised January 03, 2014

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Code Criteria	IBC 2009	NFPA-101 2009	Discussion / Findings
Primary Use and Occupancy Classification	**Ch.3**	**Ch.12**	
IBC - Mixed Use/Separated	§508		Existing vacant space within builiding that is primarily a Business occupancy, being fit-up as restaurant space.
IBC - Assembly A-2	§303.1		Assembly uses intended for food and/or drink consumption.
NFPA - 101 New Assembly Occupancies		Chapter 12	
Mixed use and occupancy	§508		Mixed Use/Separated
Occupancy classification	§508.4		Separated Occupancies shall be individually classified in accordance with Section 302.1, each occupancy to comply based upon the occupancy classification of that portion of the building.
Separation of occupancies	table 508.4		Required separation of occupancies: Business/Assembly = 1HR (w/ sprinklers).
		table 6.1.14.4.1	Business/Assembly<300 = 1HR
	table 508.4 d.		Commercial kitchens need not be separated from the restaurant seating areas that they serve.
			Restaurant space (Assembly A-2) shall be separated from remaining Office space (Business B) by 1-HR rated assemblies (in sprinklered building).
Types of Construction	**Ch. 6**		
	table 601		Type II-B Non-Combustible unprotected with heavy timber roof framing. (*revised Jan 03, 2014)*
Fire and Smoke Protection Features	**Ch. 7**		
Protection from Hazards		§12.3.2.2	Cooking equipment shall be protected in accordance with 9.2.3
		§9.2.3	Commercial cooking equipment shall be in accordance with NFPA 96 *Standard for Ventilation Conrol and Fire*
Corridor Rating		§12.3.6	Corridor and lobby protection shall not be required where assembly rooms served have at least 50% of their exit capacity discharging directly to the outside, independent of lobbies or corridors.
	table 1018.1.		0 HR for corridor in Assembly occupancy with sprinklers
Penetrations in fire partitions			

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Code Criteria	IBC 2009	NFPA-101 2009	Discussion / Findings
Membrane Penetrations	§713.3.2	§8.3.5.6.3	Where walls or partitions are required to have a fire-resistance rating, recessed fixtures shall be installed such that the required fire resistance rating will not be reduced. Steel boxes not to exceed 16 square inches in area and aggregate area not to exceed 100 sq. in. in any 100 s.f. of wall area.
INTERIOR FINISHES	**Ch. 8**		
Interior wall and ceiling finish requirements	Table 803.9		Rooms and enclosed spaces: Class C
		§12.3.3	Class A or B in lobbies.
			Class A , B, or C in other areas (w/ occupant load <300)
FIRE PROTECTION SYSTEMS	**Ch. 9**		
Detection, Alarm, and Communication Systems		§12.3.4.1.2	Assembly occupancies that are a part of a multiple occupancy protected as a mixed occupancy ashall be permited to be served by a common fire alarm system, provided that the individual requirements of each occpancy are met.
Supervisory service	§901.6, §903.4		Existing monitored sprinkler and fire alarm systems to remain.
Automatic Sprinklers	§903.2.1.3		Existing automatic sprinklers to remain. Sprinklers to be modified as required for new floor plan.
Portable Fire Extinguishers for Class A fire hazards	table 906.3.1		Minimum rated single extinguisher: 2-A
			Maximum floor area per unit A: 1,500 s.f.
			Maximum floor area for Extinguisher: 11, 250 s.f.
			Maximum travel distance to extinguishers: 75'
	§906.1.3		Provide portable fire extinguisher within 30' of commercial cooking equipment.
MEANS OF EGRESS	**Ch. 10**	**Ch. 7**	
Means of Egress			
Continuity	1003.6		The path of egress travel along a means of egress shall not be interrupted by any building element other than a means of egress component.
			The required capacity of a means of egress system shall not be diminished along the path of egress travel.

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Occupant Load	§1004		As determined by per unit area factor in table 1004.1.1 or where approved by AHJ the actual number of occupants for whom each occupied space is designed.
	table 1004.1.1		Assembly Unconcentrated (tables & chairs not fixed): 15 net s.f./occupant.
			Asembly Standing space: net 5 s.f./person
			Net s.f.= actual occupied area not including unoccupied accessory areas such as corridors, toilet rooms, closets
			Kitchens, commercial: 200 gross s.f./person
			Business areas: 100 gross s.f./person
		§12.1.7	In accordance with table 7.3.1.2 or the maximum probable popluation of the space, whichever is greater.
		Table 7.3.1.2	Assembly concentrated without fixed seating: 7 net s.f./person
			Bench type seating: 1 person/18 linear inches.
			Fixed seating: Number of fixed seats
			Kitchens: 100 s.f./person
			Business use: 100 s.f./person
Posting of Occupant Load	§1004.3		Every space that is an asssembly occupancy shall have the occupant load posted in a conspicuous place near the main exit.
Egress Width	§1005.1		The total width of means of egress shall not be less than the occupant load served by the means of egress multiplief by .0.3" per occupant for stairways and by 0.2" per occupant for other egress components.
Means of Egress Illumination	§1006.1		The means of egress shall be illuminated at all times the building space is occupied.
			In the event of power supply failure, an emergency electirical system shall automatically illuminate the means of egress in accordance with Chapter 27.
Means of Egress Capacity		Table 7.3.3.1	Stairways 0.3 in/person. Level components 0.2 in/person.
Accessible Means of Egress	§1007.1		Accessible spaces shall be provided with not less than one accessible means of egress.

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Means of Egress Doors	§1008.1		Shall be readily distinguishable from the adjacent construction and finishes such that the doors are easily recognizable as doors. Doors shall have a minimum clear opening of 32"
Ramps	§1010.2		Shall have running slope not steeper than one unit vertical in 12 units horizontal.
Rise	§1010.4		Vertical rise shall be 30" maximum.
Width	§1010.5		Minimum width of egress ramps shall not be less than that required for corridors. The clear width between handrails shall be 36" minimum.
Landings	§1010.6		Shall have landings at the bottom and top of each ramp, points of turning, entrance, exits and at doors, as wide as adjoining ramp run and 60" min length.
Construction	§1010.7		Shall be of materials consistent with with the types of materials permitted for the construction.
Handrails	§1010.8		Ramps with a rise greater than 6" shall have handrails on both sides.
Exit and Exit Access	§1014		
Egress through intervening spaces	§1014.2		Egress from a room or space shall not pass through adjoing or intervening rooms or areas, except where such areas and the area served are accessory to one or the other and provide a discernible path of egress travel.
		§7.5.1.2.2	Corridors that are not required to be fire rated shall be permitted to discharge into open floor plan areas.
Common path of egress travel	§1028.8		Common path of egress travel shall not exceed 30 ft. from any seat to a point where an occupant has a choice of two paths of egress travel. For areas serving less than 50 occupants, the common path of egress travel shall not exceed 75 ft.
		12.2.5.1.2	A common path of travel will be permitted for the first 20 ft from any point where the common path serves any number of occupants, and for the first 75 ft from any point where the common path srves not more than 50 occupants.
Number of Exits		§12.2.4.1 §7.4.4.1	The number of means of egress shall be not less than two.
Exit and Exit Access Doorways	§1015.1		Two exits shall be provided in Assembly occupancies of 50 or greater.

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Exit Separation Distance	§1015.2	§7.5.1.3.3	The separation distance of the exit doors shall not be less than one third of the length of the maximum overall diagonal dimension of the area served (with sprinklers).
		§7.5.1.3.1	Exits shall be remotely located from each other and be arranged to minimize the possibility that more than one has the potential to be blocked by any one fire or other emergency condition.
		§7.15.1.3.5	In existing buildings the exits shall be exempt from the diagonal measurement separation distance provided that such exits are remotely located in accordance with Section 7.5.1.3.1.
Exit Access Travel Distance	Table 1016.1		250' maximum exit access travel distance from most remote point (Group A w/ sprinklers).
		§12.2.6.2	250' in Assembly Occupancy with sprinkler.
Dead End Corridors	§1018.4.2		The dead end in a corridor shall not exceed 20'..
		§12.2.5.6.2	Dead-end aisles shall not exceen 20 ft. in length.
No Exit		§7.10.8.3	Any door passage, or stairway that is neither an exit nor a way of exit access and that is located or arranged so that it is likely to be mistaken for an exit shall be identified by a sign that reads "NO EXIT".
Table & seating aisle accessway width	§1017.4.2		Aisle accessways shall provide a minimum of 12" of width plus 1/2 inch of width for each additional 1 ft., or fraction thereof, beyond 12 ft. of aisle accessway length. (measured 19" away from edge of table)
		§12.2.5.7	The required clear width of an aisle accessway shall be not less than 12" (when measured 19" from table edge) and shall be increased as a function of length.
Assembly aisles are required	§1028.9		Every occupied portion of any occupancy in Group A that contains seats, tables,…shall be provided with aisles leading to exits.