



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

10/12/2018

Prepared For:
Krista Simonis

Consultant:

Architect:

Project:
FRESNEL THEATER

1 Monument Way
Portland, Maine 04101

Revisions:

Date:
12 OCT 2018

Scale:
1 1/2" = 1'-0"

**CODE SUMMARY &
EXISTING CEILING
TYPE**

A1

RELEVANT CODES

INTERNATIONAL EXISTING BUILDING CODE 2015
IBC 2015
NFPA 101 2015
UPC 2015

CONSTRUCTION TYPE - 3B, UNPROTECTED "ORDINARY" CONSTRUCTION

LEVEL 1 ALTERATION - 2015 IEBC

ACCESSIBLE MEANS OF EGRESS REQUIRED BY CHAPTER 10 OF IBC NOT REQUIRED TO BE PROVIDED IN EXISTING BUILDINGS AND FACILITIES PER IEBC 2015 410.6, EXCEPTION 2. NOTE: MODIFIED BY ADA.
GROUP A VERTICAL ENCLOSURE - 30 MIN. (SEE NFPA) PER 803.2.1 EXCEPTION 4.
NO HEAT DETECTION REQUIRED IF SPRINKLERED PER 804.4
PANIC HARDWARE REQUIRED IF >100 OCCUPANTS PER 805.4.4
ENERGY CODE COMPLIANCE ONLY REQUIRED ON ALTERATIONS PER 811.1

TOTAL SQUARE FOOTAGE OF SPACE - 2,595 S.F.

PRIOR OCCUPANCY
B (BUSINESS)

OCCUPANT LOAD - ASSEMBLY <50 OCCUPANTS

NEW OCCUPANCY
B (BUSINESS - COMMUNITY THEATER) CHANGE OF USE

MIXED USE AND OCCUPANCY

TABLE 508.4

PER TABLE 508.4, NO SEPARATION IS REQUIRED BETWEEN THE RETAIL ESTABLISHMENT ABOVE (M) AND THIS COMMUNITY THEATER (B) AS IT IS SPRINKLERED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.

OCCUPANT LOAD - LESS THAN 50 PERSONS (BASED ON BUSINESS OPERATION DESCRIPTION & LIMITED CLASS SIZES PROVIDED TO CITY OF PORTLAND)

EXIT ACCESS

1006.1 NUMBER OF EXITS AND EXIT ACCESS DOORWAYS
POSTED OCCUPANT LOAD OF THE SPACE NOT TO EXCEED 49. TWO (EXISTING) EXITS ARE PROVIDED.

EXIT ACCESS

NFPA 101, TABLE A.7.6
ASSEMBLY, EXISTING
COMMON PATH LIMIT (SPRINKLED, GREATER THAN 50 PERSONS) - 20'
TRAVEL DISTANCE LIMIT (SPRINKLED) - 200'

EXISTING ASSEMBLY USE

STAIRS COMPLY WITH NFPA 7.2.2.2.1(b), EXISTING STAIRS
2 EXITS PER 7.4
ALARM INITIATED BY SPRINKLER PER 13.3.4.2.1

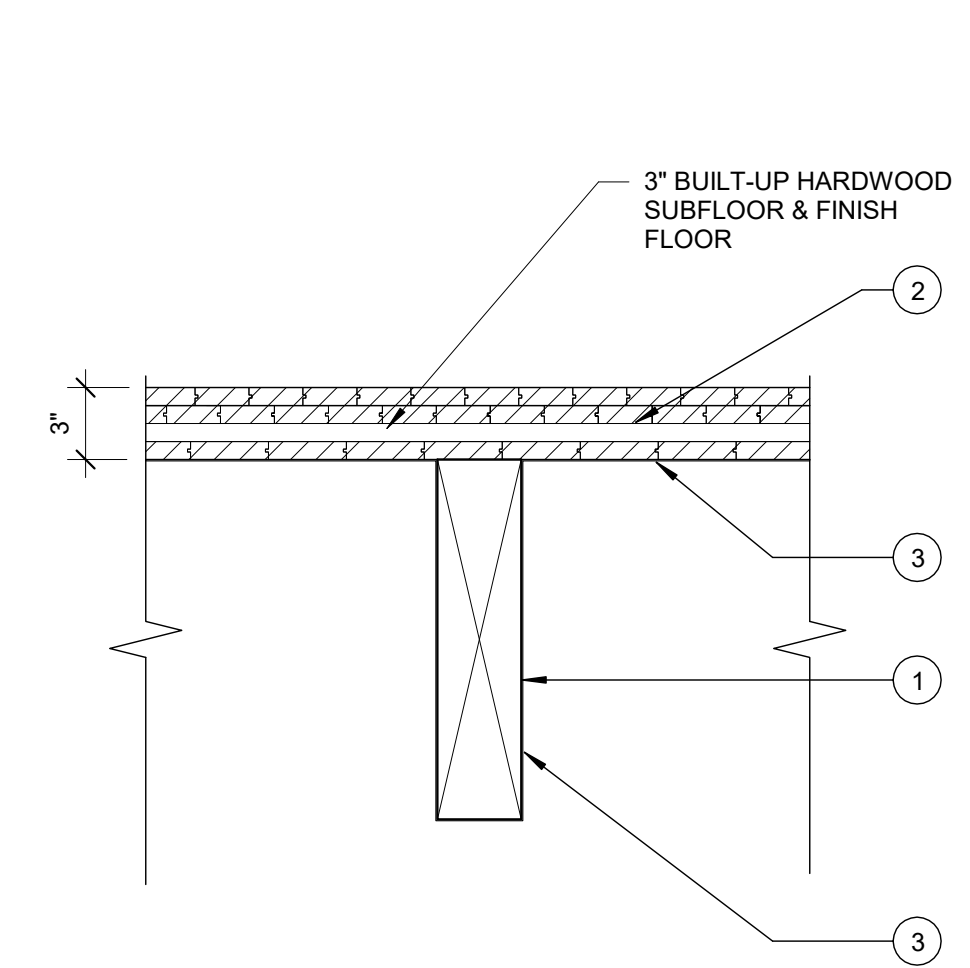
ACCESSIBLE ROUTES

RAMP SLOPES IN EXISTING BUILDINGS NO STEEPER THAN 1:10, PER ADA TABLE 405.2 WITH A MAXIMUM RISE OF 6 INCHES.

PLUMBING

FIXTURE QUANTITIES PER 2015 UNIFORM PLUMBING CODE SECTION 422.1 TABLE 422.1 BASED ON B OCCUPANCY.

2015 UPC 402.5 FIXTURES SHALL BE SET LEVEL AND IN PROPER ALIGNMENT WITH REFERENCE TO ADJACENT WALLS. NO WATER CLOSET OR BIDET SHALL BE SET CLOSER THAN FIFTEEN (15) INCHES (381 MM) FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION NOR CLOSER THAN THIRTY (30) INCHES (762 MM) CENTER TO CENTER TO ANY SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF ANY WATER CLOSET, LAVATORY OR BIDET SHALL BE NOT LESS THAN TWENTY-FOUR (24) INCHES (610 MM). NO URINAL SHALL BE SET CLOSER THAN TWELVE (12) INCHES (305 MM) FROM ITS CENTER TO ANY SIDE WALL OR PARTITION, NOR CLOSER THAN TWENTY-FOUR (24) INCHES (610 MM) CENTER TO CENTER. EXISTING PLUMBING FIXTURES EXCEED THESE REQUIREMENTS.



LABEL 1 HR

FLOOR-CEILING SYSTEM - 1 HOUR
UL Design No L501
Fire: FF FILE NO. WFC 104/105

- WOOD JOISTS (EXISTING)** -- 3 BY 16, SPACED 48 IN. OC AND EFFECTIVELY FIREBLOCKED IN ACCORDANCE WITH LOCAL CODES
- SUBFLOORING (EXISTING)** -- MIN 1 BY 6 IN. T & G LUMBER FASTENED TO JOISTS. STRENGTH AXIS OF LUMBER TO BE PERPENDICULAR TO JOISTS WITH JOINTS STAGGERED.
- FIRE BARRIER PAINT** - WATER-BASED INTUMESCENT COATING OF VINYL ACETATE RESIN SPRAY-APPLIED TO MIN. 20-45 MILS. APPLY PER MANUFACTURER'S RECOMMENDED THICKNESS TO ACHIEVE 1-HR. RATING.

NOTE: SPECIAL INSPECTIONS MAY BE REQUIRED PER IBC 1705.14 & 1705.15

1 HOUR FLOOR/CEILING ASSEMBLY

1 | FLOOR /CEILING ASSEMBLY - 1HR EXISTING WOOD FLOOR WITH FIRE BARRIER PAINT
1 1/2" = 1'-0"



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**EXISTING BASEMENT
PLAN**

A2

SMOKE ZONE	SZ#
NEW WALL - SMOKE PART.	
NEW WALL - 1 HOUR	
NEW WALL - 2 HOUR	
TRAVEL DISTANCE	
FIRE EXTINGUISHER	
EXIT SIGN	
EXIT ENTRANCE	

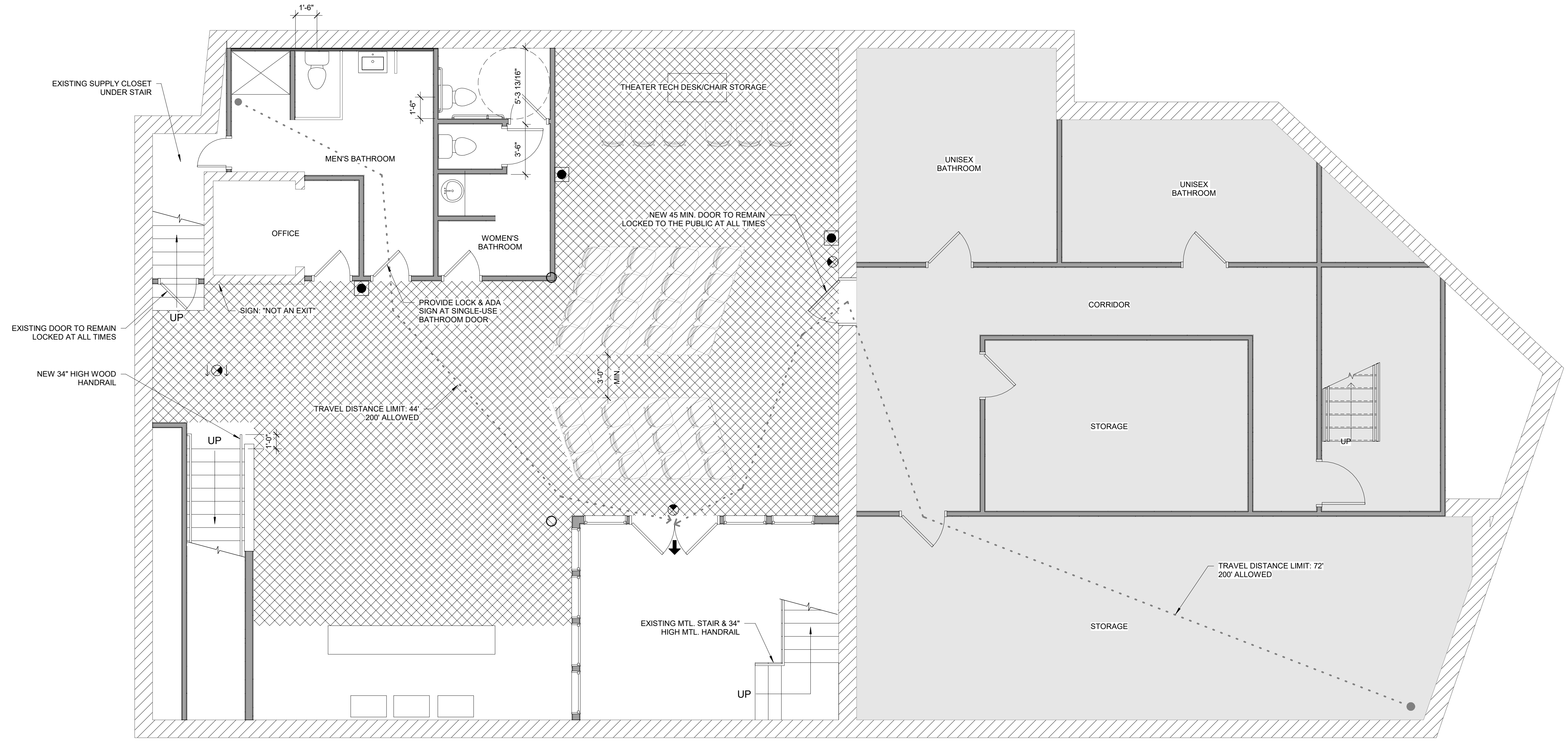
CONCENTRATED ASSEMBLY, CHAIRS ONLY - NOT FIXED - 146 SF

UNCONCENTRATED ASSEMBLY - 1,224 SF

STORAGE - 1,735 SF

LIFE SAFETY LEGEND

1/8" = 1'-0"



1 | EXISTING BASEMENT PLAN

1/4" = 1'-0" 0 1'-0" 2'-0" 4'-0" 6'-0"