

	EXISTING CONDITIONS
	NEW CONSTRUCTION
	FIRE EXTINGUISHER
	EMERGENCY LIGHTS
	EXIT SIGN

Code Summary		
Portland Food Co-op		
Project address:	290 Congress Street, Portland ME	
Project type:	Existing space fit out for retail grocery	
Square Foot:	4,815 sf +/-	
Building code:	City of Portland IBC 2009	
	NFPA 101	
	Maine Human Rights Commission	
IBC		CODE REF.
Occupancy Type	M (Mercantile)	309.1
Occupant Load - Basement & Grade	3,278/30 gross = 109	1004.1.1
Occupant Load - Storage, Stockroom	1,300/300 gross = 4	
Occupant Load - Commercial Kitchen	237/200 gross = 1	
Occupant Load TOTAL	114	
Construction Type	Type VB	
Allowable Stories, Area	(Mercantile) Stories: 1, Area: 9,000	Table 503
Allow Area Increase	27,000 sf (increase by 300% b/c sprinklered)	506.3
Req'd Separation of Occupancies	Business/Mercantile to Business/Mercantile: None	T508.4
Minimum # Exits	2 (under 501 occ.); for Assembly or Mercantile	T1021.1
Egress Width	.2(118) = 23.6", min. 44"	1105.1
Egress Door	Min. 32" clear	1008.1.1
Power-operated doors	Shall be capable of operating manually in emergency	1008.1.4.2
Door arrangement	48" min. betw. 2 doors + width of door swinging into space. Swing in same direction or both away from space betw. Horiz. Sliding power operated doors: min. 48" apart	1008.1.8
Common Path of Egress Travel	Not to exceed 75'-0"	1014.3
Exit Through Intervening Spaces	Not through kitchens or storage rooms	1014.2.4
Exit passageway	Stockroom ok in Use M	1014.2.4 exc. 2
Exit Access Travel Dist	44" (if greater than 50 occupants)	1023.2
Minimum # Exits	2 (under 501 occ.); for Assembly or Mercantile	1014.1
Distance betw. Exits	250' (with sprinkler from farthest point to exit)	1015.2.1.2
Aisles (Mercantile)	M: Not less than 36"	1017.2
Aisle Accessway (Mercantile)	Non accessible aisle: 30" min. clear width	1017.3
Common Path of Travel (Mercantile)	M: At least 1 side of ea. Element in merchandise pod	1017.3
Exit Discharge (Vestibule)	Max. 50% f exit enclosure permitted through vestibule. Depth not > than 10'-0", length not > than 30'-0"	1027.1.2
Interior Wall & Ceiling Finishes	Class B (exit enclosures, passageways) & Class C (corridors, rooms, enclosed spaces)	1027.1.2-2.2

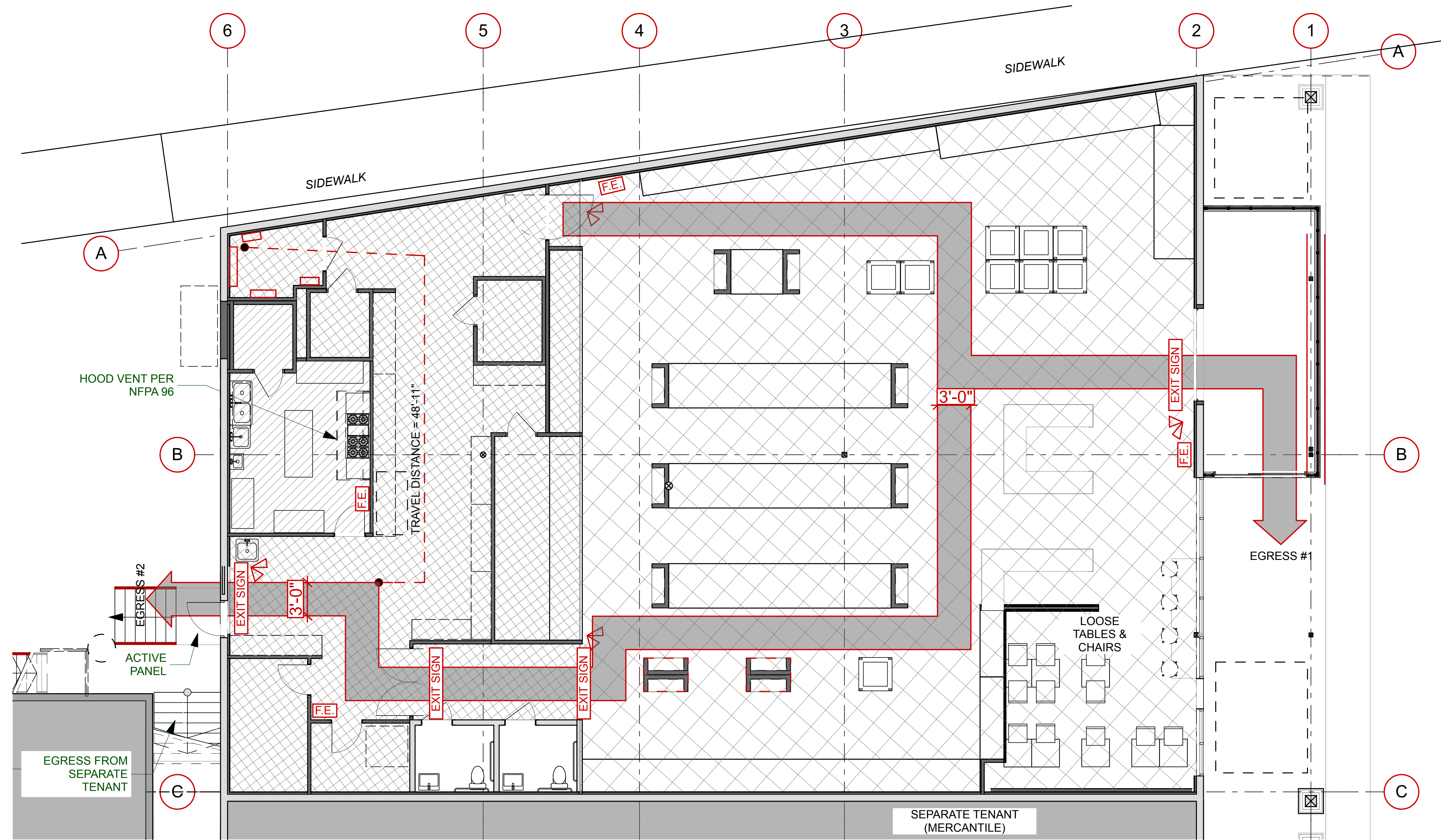
UPC (Uniform Plumbing Code)		
Determine Occupancy Type:	*in accordance with the Building Code* 50% male, 50% female	T4-1 Intro
IBC Mercantile Occupancy:	114: 57 male, 57 female	
Closest Match to Mercantile:	Retail or Wholesale Stores	T4-1
Plumbing Fixture Count:	w.c.: Male 1: 1-100 = 1 w.c.: Female 2: 76-100 = 2 lav 1:2 w.c. = 1 per each urinal: 1:26-100 = 1 drinking fountain: 1:31-150 = 1	T4-1
Exception to Occupant Load:	Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designated, although less than those determined by calculation, shall be permitted to be used in the determination of the design occupant load.	IBC 1004.1.1
Design Occupant Load:	Employees: 5-7, estimated Customers: 40-45 estimated	By Architect/Client in consultation with building official.
Plumbing Fixtures to be provided:	w.c.: Male = 1 w.c.: Female = 1 lav: 1 per each drinking fountain: 0	T4-1(12) per building official

NFPA		
Occupancy Type	Mercantile Class B	6.1.1.0
Subclassification	Class B (3,000 - 30,000 sf, under 3 floors)	36.1.4.2.1
Occupancy Load: M Sales Area on Street	3,278/30 gross = 109	T-7.3.1.2
Occupancy Load: Storage, Receive, Ship	1,300/300 gross = 4	
Occupancy Load: Kitchen	237/100 gross = 2	
Occupant Load TOTAL	114	
Number of Exits	2 min.	7.4.1.1., 36.2.3.1
Egress Capacity: Level Components	.27/person (115x.2=23")	T-7.3.3.1
Egress Capacity: Stairs	.37/person (115x.3=34.5")	
Min. Door Width	32"	7.2.1.2.4
Min. Corridor Width	36"	7.3.4.1
Dead End Corridors	50'-0" max if sprinklered	36.2.5.1
Common Path of Travel	100'-0" if low hazard, sprinkler throughout	36.2.5.3
Aisles	Not less than required width of exit, or 36" min	36.2.5.4
Required Sep. btw. same occupancy	0 Hour	T-6.1.14.4.1(b)
Corridor/Use Area Separation	0 Hour/Not required if sprinklered throughout	36.3.6.1 (exc. 3)
Means of Egress	If customer access only through 1 ext wall, must accommodate 50% egress. Permitted through storerooms for 50% of egress, no locking, 44" main aisle, direct unobstructed	36.2.5.7
Travel Distance to Exits	250'-0" if low hazard and sprinkler throughout	36.2.5.11
Interior Finishes	Class A or Class B (Comply with NFPA Sec.10.2)	36.3.3
Hood Vents comply with NFPA 96		

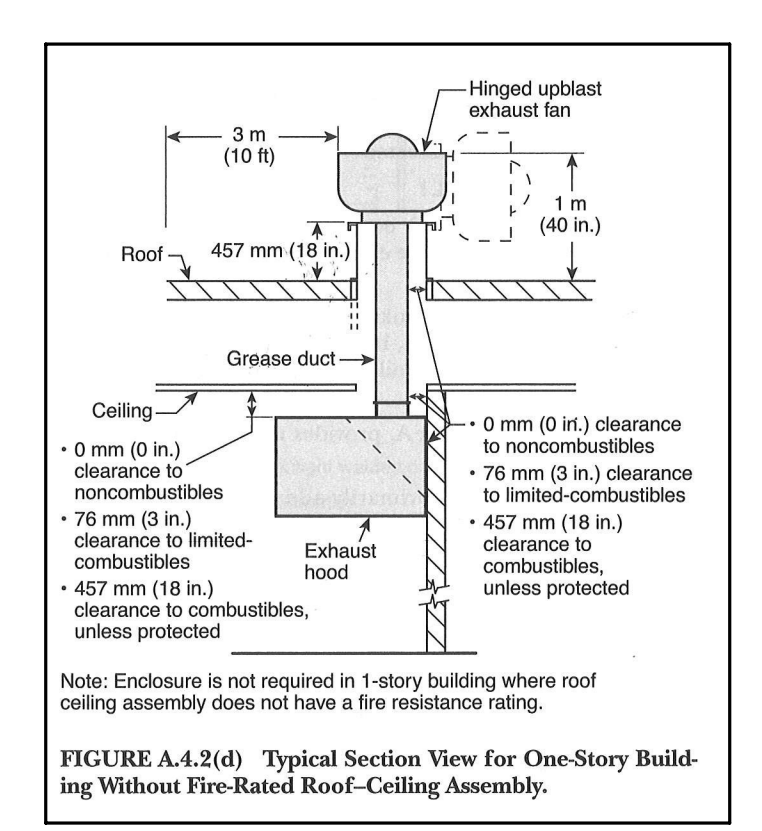
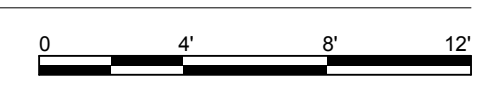
NOTE: ENTIRE TENANCY TO BE HAVE NFPA COMPLIANT SPRINKLER SYSTEM PROVIDED BY DEAN & ALLYN OF GRAY, MAINE.



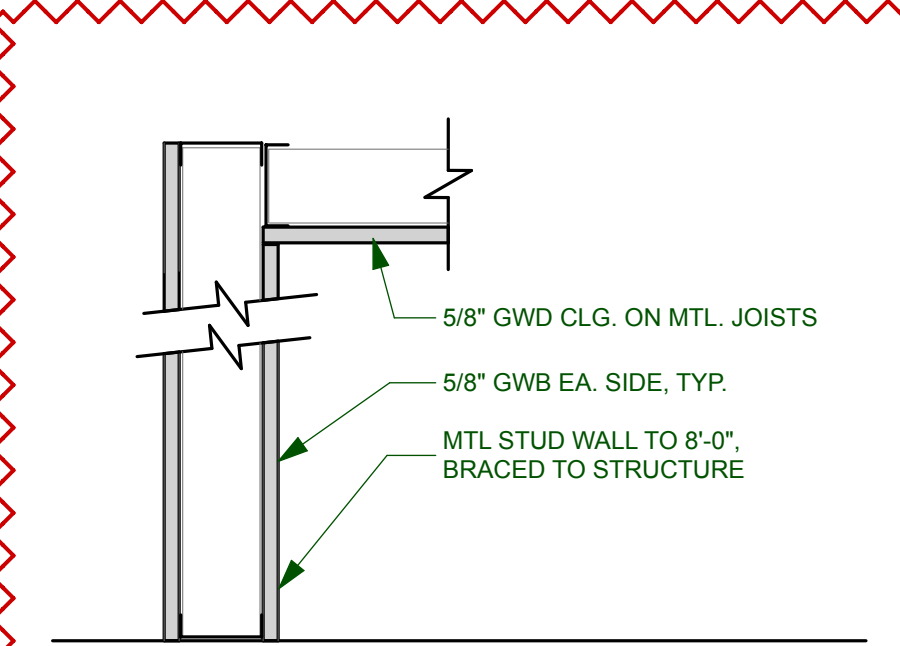
KAPLAN THOMPSON ARCHITECTS
424 FORE ST., PORTLAND, ME 04101
207-842-2888 FAX: 842-2828



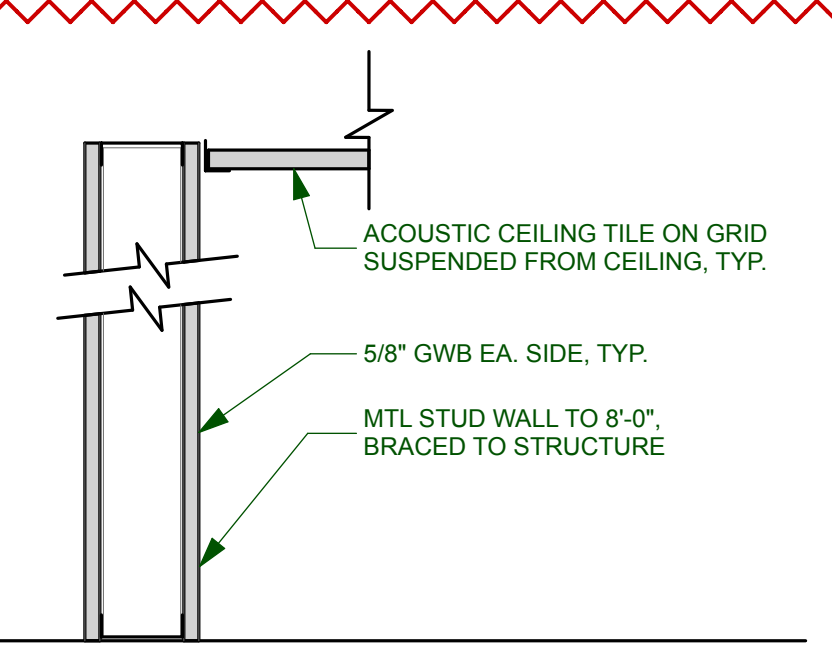
1 OCCUPANCY & LIFE SAFETY
SCALE: 3/16" = 1'-0"



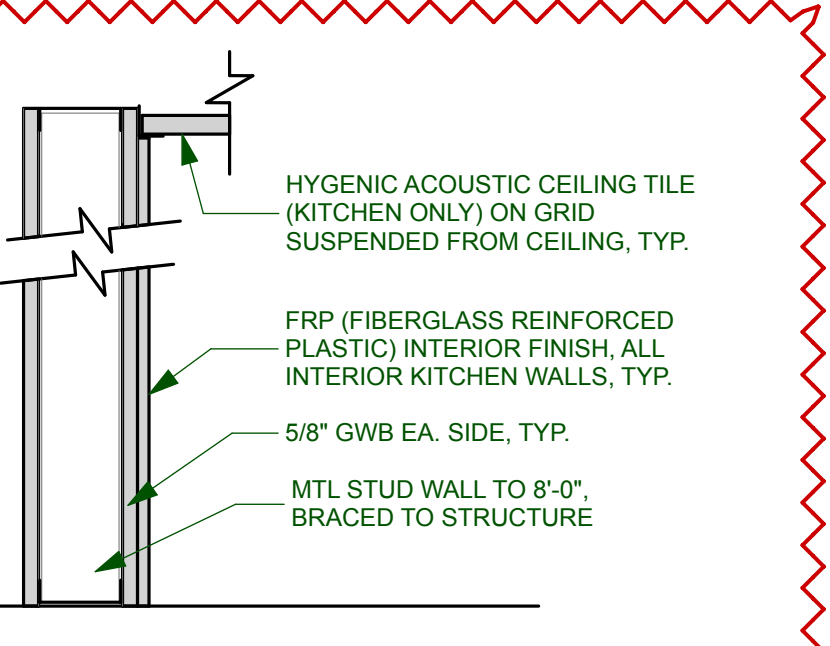
2 Exhaust Hood Clearances



3 Typical Int Partition Wall
SCALE: 1 1/2" = 1'-0"



4 Typical Int Partition Wall
SCALE: 1 1/2" = 1'-0"



5 Typical Int Kitchen Wall
SCALE: 1 1/2" = 1'-0"

	TOTAL SF = 4,815 SF
	MERCANTILE, GRADE 1:30 GROSS 3,278 SF/30 = 109
	MERCANTILE, STOCKROOM 1:300 GROSS 1,300 SF/30 = 4
	COMMERCIAL KITCHEN 1:200 GROSS 237 SF/200 = 1
	TOTAL OCCUPANCY = 114

PERMIT APPLICATION 5.8.2014

PROJECT:
NEW STORE
PORTLAND FOOD CO-OP
290 CONGRESS ST
PORTLAND, MAINE

DRAWING: LIFE SAFETY PLANS
SCALE: AS NOTED
DATE: MAY 8, 2014
DRAWN BY: RZT
REVISED: May 8, 2014