Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 05/09/14

/Volumes/DESIGN/_ACTIVE-CLIENTS/PFC-Portland_Food_Co-op/PFC-05-ARCHICAD/PFC-20140508.pln

EXISTING CONDITIONS

NEW CONSTRUCTION

PFC
05/08/2014

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 Stockroom ok in Use M	1014.2.4 1014.2.4 exc. 2
Exit passageway	44" (if greater than 50 occupants)	1023.2
Exit Access Travel Dist	250' (with sprinkler from farthest point to exit)	1016.1
Minimum # Exits	**2** (under 501 occ.); for Assembly or Mercantile	1014.1
Distance betw. Exits	IF SPRINKLER, doors not less than 1/3 of overall diagonal	1015.2.1.2
Aisles (Mercantile)	M: Not less than 36"	1017.2
	Non accessible aisle: 30" min. clear width	1017.3
Aisle Accessway (Mercantile)	M: At least 1 side of ea. Element in merchandise pod	1017.3
Common Path of Travel (Mercantile)	M: 30'-0" max from any point in merchandise pod	
Exit Discharge (Vestibule)	Max. 50% f exit enclosure permitted through vestibule.	1027.1.2
	Depth not > than 10'-0", length not > than 30'-0"	1027.1.2-2.2
	Step from bldg not exceed 7 approved wire glass in steel frames	1027.1.2-2.3
Interior Wall & Ceiling Finishes	Class B (exit enclosures, passageways) & Class C (corridors, rooms, enclosed spaces)	T-803.9

UPC (Uniform Plumbing Code)		CODE REF.
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: Plumbing Fixture Count:	Retail or Wholesale Stores w.c.: Male 1: 1-100 = **1** w.c.: Female 2: 26-100 = **2** lav 1:2 w.c. = **1 per each** urinal: 1:26-100 = **1** drinking fountain: 1:31-150 = **1**	T4-1 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		CODE REF.
Occupancy Type Subclassification	**Mercanctile Class B** **Class B** (3,000 - 30,000 sf, under 3 floors)	6.1.10 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 Egress Capacity:Stairs	.2"/person (115x.2=23") .3"/person (115x.3=34.5")	T-7.3.3.1
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	36.2.5.7
	Permitted through storerooms for 50% of egress, no locking, 44" main aisle, direct unobstructed	36.2.5.11
Travel Distance to Exits	250'-0" if low hazard and sprinkler throughout	36.2.6.2
Interior Finishes	Class A or Class B (Comply with NFPA Sec.10.2)	36.3.3

Hood Vents comply with NFPA 96

Note: Enclosure is not required in 1-story building where roof ceiling assembly does not have a fire resistance rating.

FIGURE A.4.2(d) Typical Section View for One-Story Building Without Fire-Rated Roof–Ceiling Assembly.

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PERMIT APPLICATION 5.8.2014

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

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

A-1.2