Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/09/14

CODE SUMMARY
May 8, 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.	PAGE
Occupancy Type	M (Mercantile)	309.1	34
Occupant Load - Basement & Grade	3,278/30 gross = 109	1004.1.1	220
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	80
Allow Area Increase	27,000 sf (increase by 300% b/c sprinklered)	506.3	82
Req'd Separation of Occupancies	Business/Mercantile to Business Mercantile: None	T508.4	86
Minimum # Exits	**2** (under 501 occ.); for Assembly or Mercantile	T1021.1	243
Egress Width	.2(118) = 23.6", min. 44"	1105.1	221
Egress Door	Min. 32" clear	1008.1.1	224
Power-operated doors	Shall be capable of operating manually in emergency	1008.1.4.2	226
Door arrangement	48" min. betw. 2 doors + width of door swinging into space.	1008.1.8	227
	Swing in same direction or both away from space betw.		
	Horiz. Sliding power operated doors: min. 48" apart		
Common Path of Egress Travel	Not to exceed 75'-0"	1014.3	238
Exit Through Intervening Spaces	Not through kitchens or storage rooms	1014.2.4	237
	Stockroom ok in Use M	1014.2.4 exc. 2	237
Exit passageway	44" (if greater than 50 occupants)	1023.2	246
Exit Access Travel Dist	250' (with sprinkler from farthest point to exit)	1016.1	240
Minimum # Exits	**2** (under 501 occ.); for Assembly or Mercantile	1014.1	239
Distance betw. Exits	IF SPRINKLER, doors not less than 1/3 of overall diagonal	1015.2.1.2	239
Aisles (Mercantile)	M: Not less than 36"	1017.2	241
	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	249
	Depth not > than 10'-0", length not > than 30'-0"	1027.1.2-2.2	249
	Sep. from bldg incl. equiv. of 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	177

Kaplan Thompson Architects
424 Fore Street
Portland, Maine
(207)842-2888

PORTLAND FOOD CO-OP
BUILDING PERMIT APPLICATION
CITY OF PORTLAND, MAINE

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NFPA		**CODE REF.**	**PAGE**
Occupancy Type	**Mercanctile Class B**	6.1.10	101-41
Subclassification	**Class B** (3,000 - 30,000 sf, under 3 floors)	36.1.4.2.1	101-264
Occupancy Load: M Sales Area on Street	3,278/30 gross = 109	T-7.3.1.2	101-66
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	101-265
Egress Capacity:Level Components	.2"/person (115x.2=23")	T-7.3.3.1	101-67
Egress Capacity:Stairs	.3"/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	101-165
Common Path of Travel	100'-0" if low hazard, sprinkler throughout	36.2.5.3	101-266
Aisles	Not less than required width of exit, or 36" min	36.2.5.4	101-266
Required Sep. btw. same occupancy	0 Hour	T-6.1.14.4.1(b)	101-43
Corridor/Use Area Separation	0 Hour/Not required if sprinklered throughout	36.3.6.1 (exc. 3)	101-267
Means of Egress	If customer access only through 1 ext wall, must accommodate 50% egress	36.2.5.7	101-266
	Permitted through storerooms for 50% of egress, no locking, 44" main aisle, direct unobstructed	36.2.5.11	101-266
Travel Distance to Exits	250'-0" if low hazard and sprinkler throughout	36.2.6.2	101-266
Interior Finishes	Class A or Class B (Comply with NFPA Sec.10.2)	36.3.3	101-267
Hood Vents comply with NFPA 96			

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