Reviewed for Code Compliance
Department Division
Signature
Date: 05/28/14

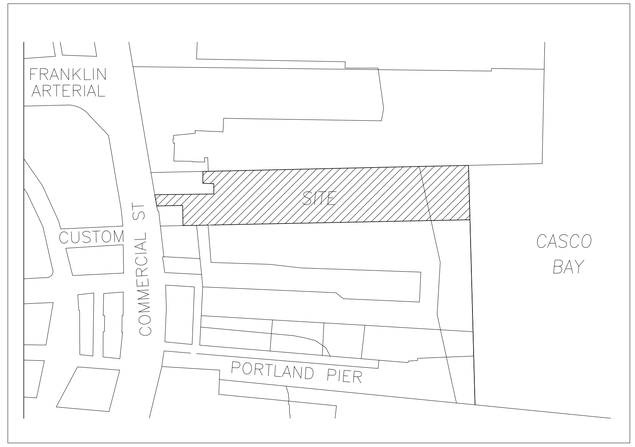
DATE OF ISSUE

ISSUED FOR PERMIT – 01 JANUARY 2014
revised–5–23–14

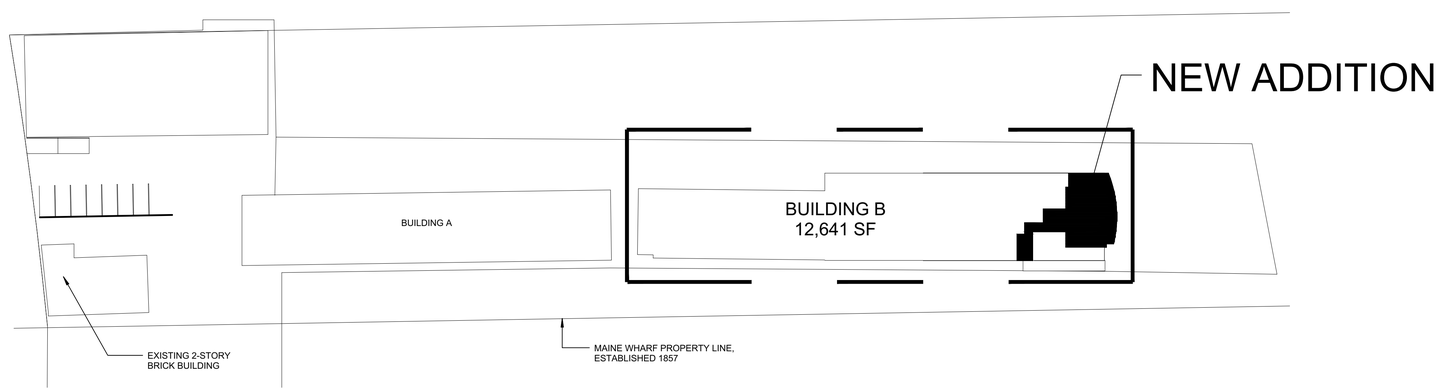
MAINE WHARF

PORTLAND, ME

BUILDING B -ROOF ADDITION



LOCATION MAP NOT TO SCALE



CONTACTS

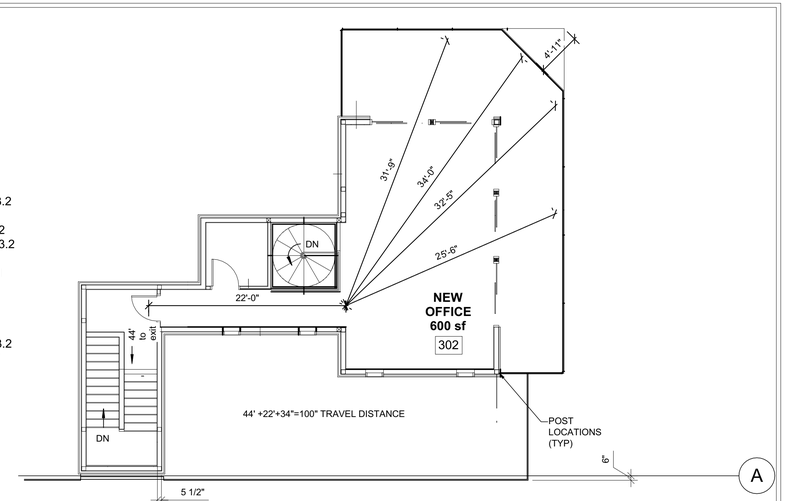
Architect:
Archetype Architects
48 Union Wharf
Portland, ME 04101
(207) 772 6022

Structural Engineer:
Structural Design Consulting, Inc.
22 Oakmont Drive
Old Orchard Beach, ME 04064
(207) 934-8038

RELEVANT CODES

Code analysis	
IBC	
Building construction type 2B	
Building use F-1 and B	
Allowable Hgt &Area for uses	T503
-F-1 = 15500sf and 2 stories	
-B =23,000 and 3 stories	
Current foorprint= 12,641 sf ***therefore may be unseparated***	
The building is not sprinklered.	
area of existing 2nf floor =1986sf	
Area of open area= 1828 sf	
Area of proposed 3rd level mezzanine= 1828/3=600 sf	
Exterior deck 439 sf	
Fire ratings under 2B = 0	T601
Stair rating = 1hr.	1022.1
Business use Occupant load = 600/100= 6 occupants	T1004.1.1
No requirement to be open to below	
where less than 10 occupants in enclosed space	505.4(1)
Outdoor areas included under business use	1004.8
Stairway width =36"where<30 occupants	1009.1
Corridor rating =o where less than 30 occupants	T10018.1
Corridor width = 36" where less than 50 occupants	1018.2
Common path of travel 100 where less than 30 occupants	1014.3
Accessable route not required less than 3000 sf	1104.4

Code analysis	
NFPA 101	
Building Classification Existing Business and Industrial	
Business requirements	
ordinary hazard	39.1.5
No min. construction requirement	39.1.6
Occupant load per T.3.1.2= 100sf/person	39.1.7
Spiral stairs permitted	39.2.2.3.2
Area of refuge N/A as no accesable route	
Openess not required if 2 mweans of egress, 1 enclosed	8.6.9.3.2
Common path of travel not limited where less than 30 oc.	39..2.5.3.2
Fire alarm not required where less than: 3 st. 100 occupants	
above LED, or 100o total occupants	39.3.4.1
Fire extinguishers required	39.3.5
Industrialrequirements	
no min construction requirements	40.1.6
Occupant load existing =7	
spiral stairs allowed as means of egress per 7.2.2.2.3	40.2.2.3.2
alarm required if 25 people above LED	40.3.4.1



1 TRAVEL DIAGRAM FOR MEZZANINE
1/8" = 1'-0"
10' 8' 6' 4' 2' 0 5' 10' 20'

DRAWING LIST

ARCHITECTURAL DRAWINGS

A1.01	FLOOR PLANS
A2.01	ELEVATIONS
A3.01	SECTIONS
A4.01	STAIR DETAILS