

Detailed IBC Code Review:

- 303.1 Assembly with occupant load less than 50 people: Group B
- 503 Use Group B, VB: 9,000sf
- 508.4 Existing assemblies assumed to still meet use separation requirements
- 903.2.2 Group B sprinkler not required
- 907.2.2 IBC requires Fire alarm system in new construction, but as the tenant space is existing and is not changing use, the existing no-fire-alarm state can continue.
- 1004.1.1 Occupancy Load:
 - Un-concentrated assembly: 15net 704sf = 47 occupants
 - Commercial Kitchen: 200gross 253sf = 2 occupants
- 1014.2.4 Egress through storage NOT permitted
- 1014.3 Common path of travel limit: 75'
- 1015.1 May have ONE means of egress if occupant load doesn't exceed 49

Detailed NFPA 101 Code Review:

- 3.3.25.5 Existing Building
- 6.1.2.1 Assembly Occupancy is for over 50 people only
- 6.1.11.1 Business Occupancy by default
- 6.2.2.3 Ordinary Hazard contents
- 7.3.1.2 Occupancy Load:
 - Un-concentrated assembly: 15net 704sf = 47 occupants
 - Commercial Kitchen: 100gross 253sf = 3 occupants
- 9.7.4.1 Fire extinguishers only required
- 38 Business
- 38.3.5 Fire extinguishers only required

Detailed ADA Code Review:

- 36.402 Alterations
- 36.403 Path of Travel (disproportionality: 20%)
 - Priority List:
 - Entrance
 - Route to altered Area
 - Restroom
 - Phones
 - Drinking Fountains
 - Parking, storage, alarms etc

Plumbing Code:

Table 4-1 only applies to changes of use resulting in an increased occupancy load

Code Summary:

Existing Use:	Group B (assembly with less than 50 person occupant load)
Proposed Use:	Group B (assembly with less than 50 person occupant load)
Existing fire protection:	Not sprinklered
Proposed fire protection:	Not sprinklered
Existing fire alarm:	No fire alarm in tenant space
Proposed fire alarm:	No fire alarm in tenant space
Gross Area:	1300sf
Occupancy Load IBC:	49 occupants
Occupant Load NFPA 101:	50 Occupants

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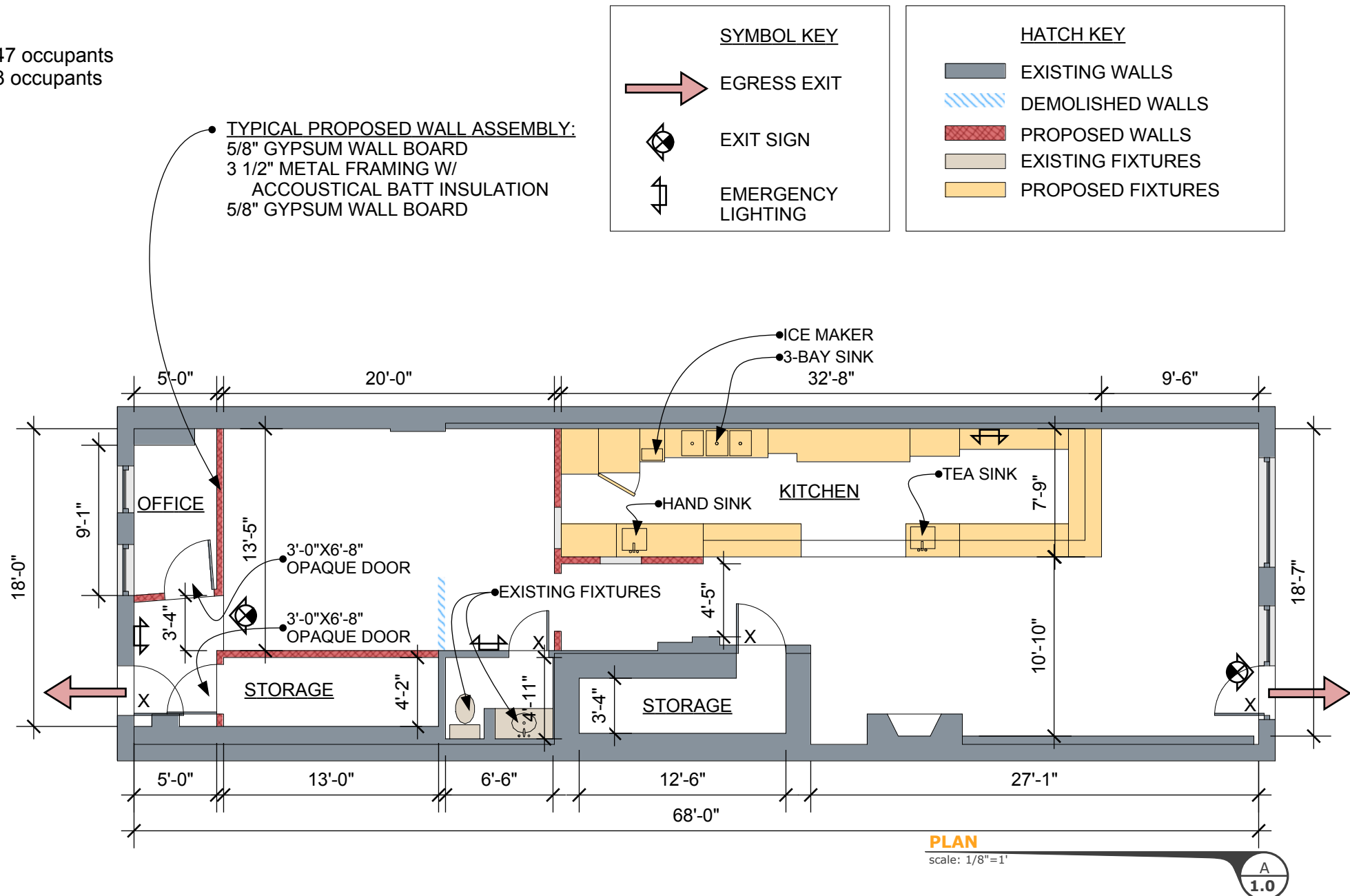
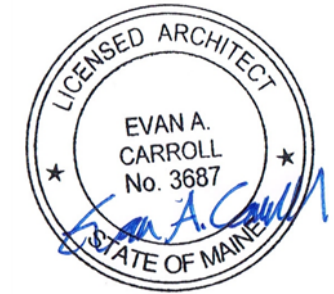


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PROJECT NO. 14009
 PROJECT Dobra Tea

DRAWN BY EAC
 DESCRIPTION Plan
 ISSUE 08.08.14
 SCALE 1/8"=1'-0"

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