Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 09/11/14

Code Review:
tended for food and drink.
ıg assemblies assumed to still meet use separation requirements
ruction type IIIB
Group A-2 sprinkler not required for area and occupant load.
BC requires Fire alarm system in new construction, but as the
enant space is existing and is not changing use, the existing no-
ire-alarm state can continue.
Occupancy Load: 55 occupants

SEATING	779SF	15SF/OCC	52 OCCUPANTS
KITCHEN	200SF	200SF/OCC	1 OCCUPANT
STORAGE	96SF	300SF/OCC	1 OCCUPANT
OFFICE	34SF	100SF/OCC	1 OCCUPANT

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 A-3 (assembly with less than 50 person occupant load)
Proposed Use:	Group A-2 (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:	55 occupants
Occupant Load NFPA 101:	50 Occupants

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LICENSED ARCHITECT
EVAN A. CARROLL
No. 3687
STATE OF MAINE

SYMBOL KEY
- EGRESS EXIT
- EXIT SIGN
- EMERGENCY LIGHTING

HATCH KEY
- EXISTING WALLS
- DEMOLISHED WALLS
- PROPOSED WALLS
- EXISTING FIXTURES
- PROPOSED FIXTURES

PLAN
scale: 1/8"=1'
A 1.0

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PROJECT NO. 14009
PROJECT Dobra Tea
DRAWN BY EAC
DESCRIPTION Plan
ISSUE 09.11.14
SCALE 1/8"=1'-0"

A
1.0