

IBC Details Code Review

- 303.1 Use: Assembly Group A-2 (Nightclubs, Restaurants, Bars)
- 311.3 Use: Storage Group S-2 (Parking Garages, open and closed)
- 406.3.2 Defined as open parking garage
- 406.3.4 Open parking garage does have other uses within the structure in compliance with 508.4
- 410.2 Structure in space will be a platform and not a stage.
- 410.4 Platform Construction can be anything allowed by construction type
- 503 Use Group S-2 Const. Type IIB 3 stories 26,000sf 55' tall
- Use Group A-2 Const. Type IIB 2 stories 9,500sf 55' tall
- Use Group M Const. Type IIB 2 stories 12,500sf 55' tall
- 505.1 Clear height above and below the mezzanine shall be 7'-0" minimum.
- 505.2 Mezzanine area limited to 1/3 of space
- 505.3 One means of egress allowed in mezzanine if common path of travel is not exceeded
- 505.4 Mezzanine may be enclosed if occupant load is under 10
- 506.3 Whole building will not be sprinklered, so increase of area does not apply
- 508.4.4 Required separations: (While space is sprinklered, the building is NOT considered to be)
 - A & S-2, NS 1 hour
 - A & M, NS 2 hour
- 508.4.4.1 Required separations shall be fire barriers.
 - 2-hour wall, U411
 - 2-hour ceiling and floor, L505

- 707.3.8 2-hour Fire Barrier separation between Uses
- 707.5 Shall be continuous from slab to underside of floor decking.
- 707.5.1 Supporting construction must have the same rating.
- 712.3 2-hour Horizontal Assembly rating between Uses

- 803.9 Class C Finishes for A-2 spaces

- 903.2.1.2A-2 NFPA 13 fire sprinkler required for occupant load
- 906.1 Fire extinguisher required in kitchen
- 907.2.1 Manual Fire alarm required for occupancy of 300 or more

- 1004.1.1 Occupancy Load: 294 occupants (See table on sheet A1.1)
- 1005.1 Total required clear egress width (0.2"): 61" (36" door 32' & 160 occupants)
- 1006.3 Emergency lighting required along path of egress
- 1008.1.10 Panic hardware required at exits
- 1009.6.3 Underside of stair should have 1-hour rating
- 1011.1 Exit signs are required
- 1013.1 Guards not required for stage
- 1014.3 Common path of travel limit: 75'
- 1015.1 Distance between two exits shall not be less than 1/3 the length of the maximum overall diagonal of the space
- 1016.1 Exit access travel distance limit: 250' (with sprinkler) (measured along aisles)
- 1018.4 Max dead end corridor: 20'
- 1021.1 Two exits required
- 1028.2 Main exit shall provide at least 50% egress capacity
- 1028.8 Common path of travel limit: 30' (for any seat)

NFPA 101 Detailed Code Review

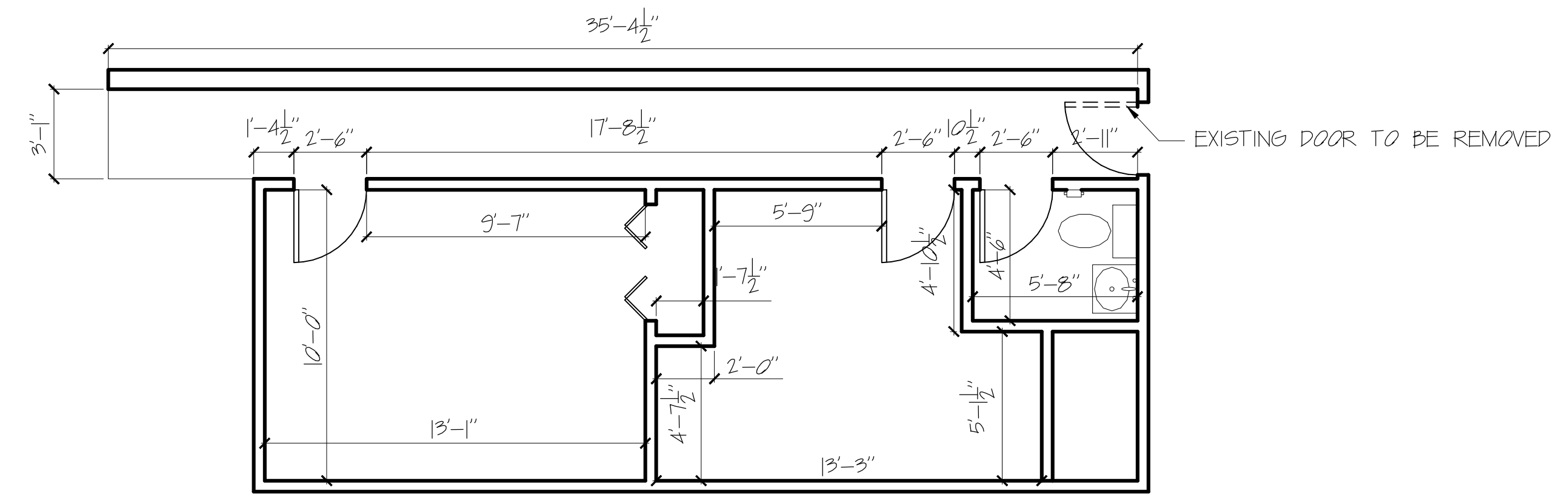
- 3.3.32.5 Existing Building, New Use
- 6.1.2.1 Assembly Occupancy
- 6.2.2.3 Ordinary Hazard of contents
- 7.3.1.2 Occupancy Load: 296 (See table on sheet A1.1)
- 7.3.3.1 Total required clear egress width (0.2"): 61" (36" door 32' & 160 occupants)
- 13.1.7.1.1 Occupant load shall not exceed 1 person per 5sf
- 13.2.2.2.3 Panic Hardware required for occupancy over 100
- 43.7.2.1 Change of use in the same hazard category: mercantile to assembly
- Use Existing chapter for most conditions: Chapter 13 Existing Assembly Occupancies
- Use New chapter for sprinkler, detection and alarm systems: Chapter 12 New Assembly Occupancies
- 13.2.4.2 Two means of egress allowed for occupancy under 600
- 13.2.5.1.2 Common path limit: 20' for any number of occupants
- 75' for less than 50 occupants
- 13.2.5.1.3 Dead end corridor limit: 20'
- 13.3.3.3 Wall and ceiling materials shall be Class A, Class B or Class C, for occupant load under 300.
- 13.3.4.1.1 Fire alarm system is required for occupancy of over 300
- 13.3.5.1 Sprinkler system is required

ADA Detailed Code Review

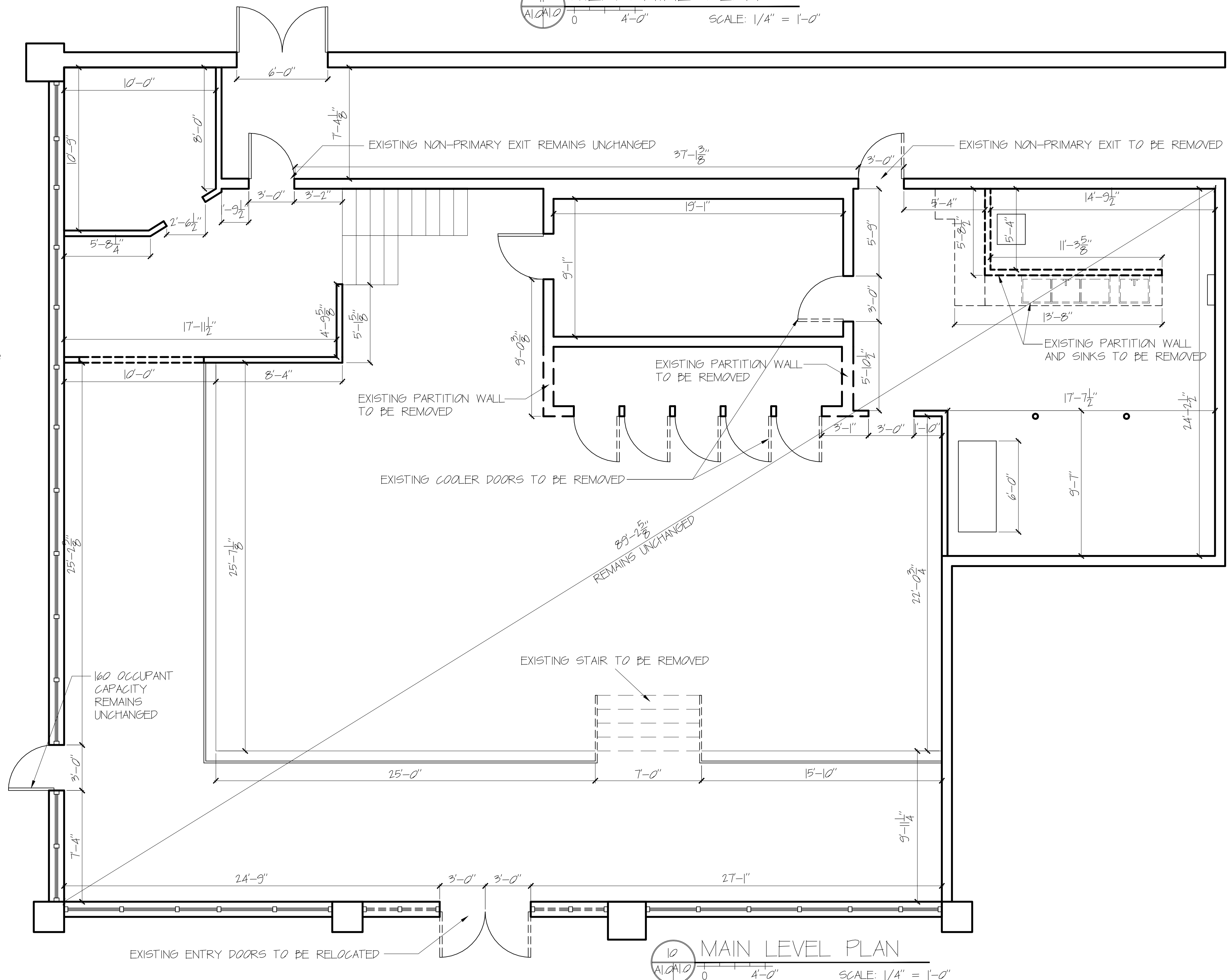
- 36.402 Alterations
- 36.403 Path of Travel (disproportionality: 20%)
 - Priority List:
 - Entrance
 - Route to altered Area
 - Restroom
 - Phones
 - Drinking Fountains
 - Parking, storage, alarms etc
- 213.3 Toilet Compartments: (1) Wheelchair accessible (604.8.1)
- If over six compartments (1) ambulatory accessible (604.8.2)
- Urinals: (1) is accessible (605)
- Sinks: (1) is accessible (606)

Code Summary	IBC	NFPA
Existing Use	M (Mercantile)	Mercantile
Proposed Use	A-2 (Nightclub)	Assembly
Existing Fire Protection	Not sprinkled	same
Proposed Fire Protection	Sprinkled tenant space	same
Existing Fire Alarm	Unknown	same
Proposed Fire Alarm	Fire alarm for tenant space	same
Gross area	3213sf with 420sf mezzanine	same
Occupancy Load	294 occupants	296 occupants

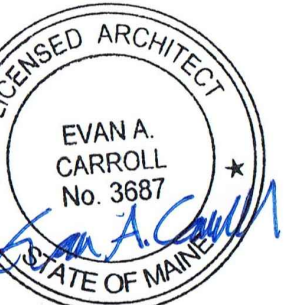
APPLICANT
 Ken Bell
 372 Broadway Apt 4
 South Portland, ME 04106
 207-329-1923
 kenbellhospitality@gmail.com



MEZZANINE PLAN
 SCALE: 1/4" = 1'-0"



MAIN LEVEL PLAN
 SCALE: 1/4" = 1'-0"



11/21/14

PROJECT NO. 14034
 PROJECT NAME: TEMPLE STREET MUSIC VENUE

REVISIONS	DATE	DESCRIPTION
1	01/23/15	
2	01/30/15	
3		
4		
5		

PERMITTING DOCUMENTS

DRAWN BY: EAC

ISSUE DATE: 11/21/14
 SHEET SCALE: 1/4" = 1'-0"