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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 sprinkled, 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

903.2.1.2 A-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 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)	Mecantile
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
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MEZZANINE PLAN
SCALE: 1/4" = 1'-0"

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

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Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 07/02/15

LICENSED ARCHITECT
EVAN A. CARROLL
No. 3687
STATE OF MAINE
11/21/14

PROJECT NO.
14034
PROJECT NAME
TEMPLE STREET MUSIC VENUE

REVISIONS
1 01/23/15
2 01/30/15
3 -
4 -
5 -

PERMITTING DOCUMENTS

DRAWN BY **EAC**
SHEET TITLE
EXISTING PLAN

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

A
1.0