



Code Summary	Blyth & Burrows
Project address:	26 Exchange St. Portland ME
Project type:	Interior Renovation, Restaurant
Square Foot	1,340 SF
Building code:	NFPA 101 2009
	IBC 2009
	Maine Human Rights Commission

NFPA 101, 2009 Ed.	ALLOWED BY CODE	CODE REF.	PAGE	AS DRAWN
Occupancy	Assembly	3.3.178.9 & 6.1.10.1 A.3.3.178.2 & 9	101-41	
Separation	Assembly to Apartment Bldg = 2 Hour Assembly to Apartment Bldg = 1 Hour with Sprinklers	Table 6.1.14.4.1(b) Table 6.1.14.4.1(b)	101-45	1 HR
Exit Access Corridor	Occupant load > 30 = 1 Hour exit access corridors	7.1.3.1	101-44	1 HR: Egress to alley has fully rated enclosure from interior door to alley; North stair has rated door and wall at basement level only
Exits	1 Hour Fire Resistance for 3 Stories or less Structural elements that support exit components & penetrate or are installed within a rated wall assembly protected per 7.1.3.2.1 (1) & (2)	7.1.3.2.1 (1) 7.1.3.2.1 (5)	101-44	1 HR
Headroom	Headroom in existing means of egress = 7'-0" min (proj. 6'-8") Headroom in existing spaces = 7'-0" min (1/3 max may be 6'-8") Headroom in stairs = 6'-8" min	7.1.5.1 7.1.5.2 7.1.5.3	101-46	> 7'-0" at all points
Door Openings	Door leaf in means of egress min width = 32" minimum	7.2.1.2.3.2	101-48	32" min all doors
Existing Stairs	Min Width = 36" (< 2,000 occupants) Max height of risers = 8" Min tread depth = 9" Min headroom = 6'-8"	Table 7.2.2.2.1.1 (b)	101-55	44" width 7" risers 9" treads 6'-8" headroom
Guards & Handrails	Stairs & ramps handrails both sides Handrail within 30" of all portions of egress width Handrails continue full length of stairs, continuous on inside face Handrail continue 12" horz beyond top riser & slope 1 tread beyond bottom riser Guards = 42" min	7.2.2.4.1.1 7.2.2.4.1.2 (1) 7.2.2.4.2 7.2.2.4.4.10	101-56 101-57	
Ramps	Ramps in means of egress = 44" W, 1:12 slope, 30" max rise	7.2.2.4.5.2 Table 7.2.5.2 (a)	101-63	RAMP AT FOX ST. ENTRANCE
Occupant Load	Assembly 15 sf/per person Assembly Standing 5 sf/person Kitchens = 100 sf/person Storage = 300 sf / person	Table 7.3.1.2 Table 7.3.1.2 Table 7.3.1.2 Table 7.3.1.2	101-70 101-70 101-70 101-70	955 SF / 15 = 64 Public Occupants 168 SF / 5 = 34 Public Occupants 503 SF / 100 = 5 Kitchen Occupants Total 390 SF / 300 = 2 Occupant
# Means of Egress	2 means of egress except as under Chapter 11 -> 43	7.4.1	101-72	2 Means of Egress Provided
Number of Exits	Existing Assembly Occupancies Existing Assembly requires two means of egress	13.2.4 = Per 7.4 13.2.4.2	101-287 101-288	2 Means of Egress provided
Arrangement of Means of Egress	Common Path of Travel = 75 Max Dead end corridors < 20'	13.2.5 & 3.3.4.2 13.2.5.1.3	101-288 101-288	23' N/A
Exit Access Travel Distance	Assembly: With sprinkler - 250' max from any point to nearest exit	13.2.6.2	101-288	71'-6" Max
Commercial Cooking Equipment	Protected per NFPA 96, Standard for Commercial Cooking Operations	13.3.2.2 (3)per 9.2.3	101-289	for warming only

Fire Door Ratings	Shaft, Exit fire barriers: 1 hr Wall = 1 hr Door Assembly Other fire barriers: 1 hr Wall = 3/4 hr Door Assembly	Table 715.4	114	NA Alley egress stair to have 1 hour fire rated door (#5) and 1-Hr fire rated enclosures. North stair only has fire door (3/4 hr.) and 1 hr. walls at basement level
Interior Finishes	A-2: Exit Enclosures/Passageway & Corridors Finishes: Class B A-2: Rooms & Enclosed Spaces Finishes: Class C	Table 803.9 Table 803.9	177 177	Class B Finishes where required Class C Finishes where required
Sprinklers	Fire > 5,000 SF or Occ Load > 100 or above Exit Discharge	903.2.1.1	185	Sprinklered
Standpipes	Required Occupant Load > 1,000	905.3.1	190	NA
Fire Alarms & Detection Systems	Manual fire alarm per 907.5 only for Occ Load > 300+	907.2.1	195	NA
	Manual fire alarm not required if Sprinklered	907.2.1 (Ex 1)	195	Sprinklered
Occupant Load				
	Group A-2 15 net SF per Occupant	Table 1004.1.1	220	955 SF / 15 = 64 Assembly Occupants
	Group A-2 5 net SF per Occupant	Table 1004.1.1	220	168 SF / 5 = 34 Occupants
	Group A-2 Fixed Seating Count			5 Occupants
	Kitchens, Commercial Storage 200 gross SF per occupant	Table 1004.1.1	220	503 SF / 200 = 3 Kitchen Occupants
	300 gross SF per occupant	Table 1004.1.1	220	390 SF / 300 = 2 Occupants
Egress Width	Stairways: 110 / 2 * 0.3" = 16.5"; 44" MIN. Other egress: 110 / 2 * 0.2" = 11"; 44" MIN.	1009.1 (Ex 1) 1018.2 (Ex 2)	221 221	44" 44"
Means of Egress Illumination	Illuminated at all times except Aisle accessways	1006.1 (Ex 2)	221	
Accessible Means of Egress	Accessible Means of Egress not required in alterations to existing buildings	1007.1	221	NA
Door Width	Minimum 32" Clear	1008.1.1	224	36" Egress Doors (32" clear)
Stairways	Stairway Width: Minimum 44" (36" < 50 occupant load)	1009.1 (Ex 1)	230	44" Min. Provided
	Headroom stair & landing: 80" clear	1009.2 1009.4.2	230	80" Clear maintained
	Max. stair riser = 7", min. stair tread = 11"	1009.5	231	Existing Stairs Unmodified: 7"/11" +/-
	Landings top & bottom, min depth = stair width	1009.7	231	44" Provided Where feasible (36" min.)
	Max Stair Flight Vertical Rise = 12'-0"	1009.7	232	10'-0" existing
Exit & Exit Access Doorways	1 Exits: Occupancy < 49. 2 Exits: Occupancy > 49 Exit Separation > 1/2 maximum diagonal distance Non-Sprinklered Exit Separation > 1/3 maximum diagonal distance Sprinklered Exit Access Travel Distance: 250' with Sprinkler	Table 1015.1 1015.2.1 (Ex 2) Table 1016.1	239 239 241	2 Exits NA Exit's at opposite ends of building 71'-6" Max Distance Provided
	Width 44" min, width 36" if occupancy < 50 Corridor Width: 44" Minimum	1018.2 1018.4	242 242	44" Min 44" Min
Number of Exits & Continuity	Group A-2: Occupant Load 1 - 500 = 2 Exits Minimum	Table 1021.1	243	2 Exits Provided

IBC	ALLOWED BY CODE	CODE REF.	PAGE	AS DRAWN
Occupancy Type	ASSEMBLY: A-2	302	23	A-2
Allowable Building Height	Type VB = 40', VA = 50', III B = 55', III A = 65'	Table 503	80	NA
Allowable Stories	Type VB = 1 Story, VA = 2 Story, III B = 2 stories, III A = 3 stories	Table 503	80	NA
Allowable Area	Type VB = 6,000 SF, VA = 11,500 SF, III B = 9,500 SF, III A = 14,000	Table 503	80	NA
Allowable Height Increase	Maximum stories = +1, Max height = +20'	Section 504.2	80	
Req'd Separation of Occupancies	A & R: Sprinklered = 1 Hour A & R: Non-Sprinklered = 2 Hour	Table 508.4	86	1 HR
Req'd Construction Type	Type III A Primary Structural Frame: 1 Hour Bearing Walls, Exterior & Interior: 1 Hour Non-bearing walls & partitions: 0 Hour Floor Construction & Secondary Members: 1 Hour Roof Construction & Secondary Members: 1 Hour <i>Exception d: Sprinklers may be substituted for 1 hour rating if no floor area or height increase taken. 1 Hour exterior wall rating must be maintained.</i>	Table 601	89	1 HR Fire Resistance Rating (FRR) 1 HR FRR 1 HR FRR 1 HR FRR Not taken
Fire Separation Distance	Occupancy R, B, E Type VA: X < 5 = 1 Hour 5 < X < 10 = 1 Hour 10 < X < 30 = 1 Hour	Table 602	90	NA NA NA NA
Fire Protection: Exterior Walls	Cornices, eave overhangs: 1/2 distance to lot line where all openings are permitted to be to be unprotected or automatic sprinkler system per Section 705.8.2 Type V: Projections shall be of any Approved material Exterior Walls: Fire separation > 10-0 rated from inside. Fire separation < 10-0 rated from both sides.	705.2.2 705.2.2 705.5	97 97 97	NA NA NA
Maximum Area of Exterior Openings	5-0 to 10-0: Unprotected & sprinklered = 25% 10-0 to 15-0: Unprotected & sprinklered = 45% 15-0 to 20-0: Unprotected & sprinklered = 75% 20-0 & greater: Unprotected & sprinklered = No Limit Parapets: Not Required if wall is permitted to have 25% unprotected openings.	Table 705.8 705.11.6	99 101	NA NA NA NA NA

UPC (Uniform Plumbing Code)	CODE REF.	PAGE	PROVIDED
Determine Occupancy Type	"in accordance with the Building Code" 50% male, 50% female	T4-1 Intro	36
IBC Occupancy	RESTAURANT, PUBS & LOUNGES TOTAL: 110 OCCUPANTS, 55 M, 55 F Kitchen TOTAL: 3 OCCUPANTS, 1 M, 2 F		
Plumbing Fixture Count	RESTAURANT, PUBS & LOUNGES WC Male 1-50 = 1 Male 51-150 = 2 Female 1-50 = 1 Female 51-150 = 2 URINAL: 1-150 = 1 minimum LAVATORY: 1 / 150 M & F = 2 KITCHEN, COMMERCIAL Employees: 1-10, estimated WC: Male 1-10: 1 WC: Female 1-10: 1 LAVATORY: 1 / 10 = 1 total	T4-1 T4-1 By Client	38 38 38
			1 MALE + 1 UNISEX = 2 PROVIDED 2 FEMALE + 1 UNISEX = 3 PROVIDED 1 MALE + 2 FEMALE + 1 UNISEX = 4 TOTAL
	<i>For each urinal added in excess to the minimum required, one water closet shall be permitted to be deducted. The number of water closets shall not be reduced to less than two-thirds of the minimum requirement.</i> <i>The total number of water closets for females shall be equal to the total number of water closets and urinals required for males.</i>	Table 4-1 Note 5	39
Exception to Occupant Load:	Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designated, although less than those determined by calculation, shall be permitted to be used in the determination of the design occupant load.	Table 4-1 Note 14 IBC 1004.1.1	39 IBC 220

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PHASE:	FOR PERMIT / CONSTRUCTION
SCALE:	N/A
DATE:	12/09/2016
REVISED:	12/13/2016

NFPA 101 CODE SUMMARY
AE-1.3