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	101-41	
		A.3.3.178.2 & .9		
Separation	Assembly to Apartment Bldg = 2 Hour	Table 6.1.14.4.1(b)	101-45	
	Assembly to Apartment Bldg = 1 Hour with Sprinklers	Table 6.1.14.4.1(b)		**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 7.2.2.4.5.2	101-56 101-57	
Ramps	Ramps in means of egress = 44" W, 1:12 slope, 30" max rise	Table 7.2.5.2 (a)	101-63	**RAMP AT FOX ST. ENTRANCE**
Occupant Load	Assembly 15 sf/per person	Table 7.3.1.2	101-70	**955 SF / 15 = 64 Public Occupants**
	Assembly Standing 5 sf/person	Table 7.3.1.2	101-70	**168 SF / 5 = 34 Public Occupants**
	Kitchens = 100 sf/person	Table 7.3.1.2	101-70	**503 SF / 100 = 5 Kitchen Occupants Total**
	Storage = 300 sf / person	Table 7.3.1.2	101-70	**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	13.2.4 = Per 7.4	101-287	
	Existing Assembly requires two means of egress	13.2.4.2	101-288	**2 Means of Egress provided**
Arrangement of Means of Egress				
	Common Path of Travel = 75 Max	13.2.5 & 3.3.4.2	101-288	**23'**
	Dead end corridors < 20'	13.2.5.1.3	101-288	**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**

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	Table 508.4	86	**1 HR**
	A & R: Non-Sprinklered = 2 Hour			
Req'd Construction Type	Type III A	Table 601	89	
	Primary Structural Frame: 1 Hour			**1 HR Fire Resistance Rating (FRR)**
	Bearing Walls, Exterior & Interior: 1 Hour			**1 HR FRR**
	Non-bearing walls & partitions: 0 Hour			
	Floor Construction & Secondary Members: 1 Hour			**1 HR FRR**
	Roof Construction & Secondary Members: 1 Hour			**1 HR FRR**
	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.			**Not taken**
Fire Separation Distance	*Occupancy R, B, E Type VA:*	Table 602	90	**NA**
	X < 5 = 1 Hour			**NA**
	5 < X < 10 = 1 Hour			**NA**
	10 < X < 30 = 1 Hour			**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	705.2.2	97	
	Type V: Projections shall be of any Approved material	705.2.2	97	**NA**
	Exterior Walls: Fire separation > 10-0 rated from inside. Fire separation < 10-0 rated from both sides.	705.5	97	
Maximum Area of Exterior Openings	5-0 to 10-0: Unprotected & sprinklered = 25%	Table 705.8	99	**NA**
	10-0 to 15-0: Unprotected & sprinklered = 45%			**NA**
	15-0 to 20-0: Unprotected & sprinklered = 75%			**NA**
	20-0 & greater: Unprotected & sprinklered = No Limit			**NA**
	Parapets: Not Required if wall is permitted to have 25% unprotected openings.	705.11.6	101	**NA**

LICENSED ARCHITECT PHILIPPE KAPLAN No.2567 STATE OF MAINE

CITY OF PORTLAND, MAINE — RESURGAM

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/15/16

Fire Door Ratings	Shaft, Exit fire barriers: 1 hr Wall = 1 hr Door Assembly	Table 715.4	114	**NA**
	Other fire barriers: 1 hr Wall = 3/4 hr Door Assembly			**Alley egress stair to have 1 hour fire rated door (#5) and 1-Hr fire rated enlosures. 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	Table 803.9	177	**Class B Finishes where required**
	A-2: Rooms & Enclosed Spaces Finishes: Class C	Table 803.9	177	**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	200 gross SF per occupant	Table 1004.1.1	220	**503 SF / 200 = 3 Kitchen Occupants**
Storage	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.	1009.1 (Ex 1)	221	**44"**
	Other egress: 110 / 2 * 0.2" = 11": 44" MIN.	1018.2 (Ex 2)	221	**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	230	**80" Clear maintained**
	Max. stair riser = 7", min. stair tread = 11"	1009.4.2	231	**Existing Stairs Unmodified: 7"/11" +/-**
	Landings top & bottom, min depth = stair width	1009.5	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	Table 1015.1	239	**2 Exits**
	Exit Separation > 1/2 maximum diagonal distance Non-Sprinklered	1015.2.1 (Ex 2)	239	**NA**
	Exit Separation > 1/3 maximum diagonal distance Sprinklered		241	**Exit's at opposide ends of building**
	Exit Access Travel Distance: 250' with Sprinkler	Table 1016.1		**71'-6" Max Distance Provided**
	Width 44" min, width 36" if occupancy < 50	1018.2	242	**44" Min**
	Corridor Width: 44" Minimum	1018.4	242	**44" Min**
Number of Exits & Continuity	Group A-2: Occupant Load 1 - 500 = 2 Exits Minimum	Table 1021.1	243	**2 Exits Provided**

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**	T4-1 T4-1	38 38	**1 MALE + 1 UNISEX = 2 PROVIDED** **2 FEMALE + 1 UNISEX = 3 PROVIDED** **1 MALE** **1 MALE + 2 FEMALE + 1 UNISEX = 4 TOTAL**
	KITCHEN, COMMERCIAL Employees: 1-10, estimated WC: Male 1-10: **1** WC: Female 1-10: **1** LAVATORY: 1 / 10 = **1 total**	By Client		**2 PROVIDED** **3 PROVIDED** **4 PROVIDED**
Exception to Occupant Load:	*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.*	Table 4-1 Note 5	39	
	The total number of water closets for females shall be equal to the total number of water closets and urinals required for males.	Table 4-1 Note 14	39	
	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*.	IBC 1004.1.1	IBC 220	

KAPLAN THOMPSON ARCHITECTS
102 EXCHANGE STREET
PORTLAND, ME 04101
207-842-2888
KAPLANTHOMPSON.COM

Blyth & Burrows
26 Exchange Street
Portland, ME 04101

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

NFPA 101 CODE SUMMARY

AE-1.3