

RELEVANT CODES

INTERNATIONAL EXISTING BUILDING CODE 2015
IBC 2015
NFPA 101 2015
UPC 2015

CONSTRUCTION TYPE - 3B, UNPROTECTED "ORDINARY" CONSTRUCTION

THIS BUILDING MEETS THE DEFINITION OF A HISTORIC BUILDING PER IEBC 2015 CHAPTER 2 DEFINITION "ANY BUILDING OR STRUCTURE THAT IS LISTED IN THE STATE OR NATIONAL REGISTER OF HISTORIC PLACES...". THIS BUILDING, THE ELIZABETH W. THOMAS ESTATE BLOCK II, AN ITALIANE STRUCTURE CONSTRUCTED IN 1866 WAS PLACED ON THE NATIONAL REGISTER OF HISTORIC PLACES IN 1974 AND ON THE LOCAL REGISTER IN 1990 AS PART OF THE 'PORTLAND WATERFRONT HISTORIC DISTRICT'.

LEVEL 2 ALTERATIONS - 2015 IEBC

ACCESSIBLE MEANS OF EGRESS REQUIRED BY CHAPTER 10 OF IBC NOT REQUIRED TO BE PROVIDED IN EXISTING BUILDINGS AND FACILITIES PER IEBC 2015 410.6, EXCEPTION 2. NOTE: MODIFIED BY ADA.
GROUP A VERTICAL ENCLOSURE - 30 MIN. (SEE NFPA) PER 803.2.1.4
NO HEAT DETECTION REQUIRED IF SPRINKLERED PER 804.4
PANIC HARDWARE REQUIRED IF >100 OCCUPANTS PER 805.4.4
ENERGY CODE COMPLIANCE ONLY REQUIRED ON ALTERATIONS PER 811.1

PRIOR OCCUPANCY

A-1 (THEATER)

OCCUPANT LOAD - 140 PERSONS (PER IBC 2015 1004.1.2 FOR AREAS HAVING FIXED SEATING & AISLES.)

NEW OCCUPANCY

A-2 (TAVERNS & BARS)

OCCUPANT LOAD - 100 PERSONS PER IBC 2015 TABLE 1004.1.2
15% INCREASE IN OCCUPANCY.

EXIT ACCESS

1006.1 NUMBER OF EXITS AND EXIT ACCESS DOORWAYS

OCCUPANT LOAD OF THE SPACE EXCEEDS MAXIMUM OCCUPANT LOAD (49) IN TABLE 1006.2.1, THUS TWO EXITS ARE PROVIDED.

EXIT ACCESS

NFPA 101, TABLE A.7.6
ASSEMBLY, EXISTING
COMMON PATH LIMIT (SPRINKLED, GREATER THAN 50 PERSONS) - 20'
TRAVEL DISTANCE LIMIT (SPRINKLED) - 200'

EXISTING ASSEMBLY USE

STAIRS COMPLY WITH NFPA 7.2.2.2.1.1(b), EXISTING STAIRS
2 EXITS PER 7.4
ALARM INITIATED BY SPRINKLER PER 13.3.4.2.1

ACCESSIBLE ROUTES

RAMP SLOPES IN EXISTING BUILDINGS NO STEEPER THAN 1:10, PER ADA TABLE 405.2 WITH A MAXIMUM RISE OF 6 INCHES.

PLUMBING

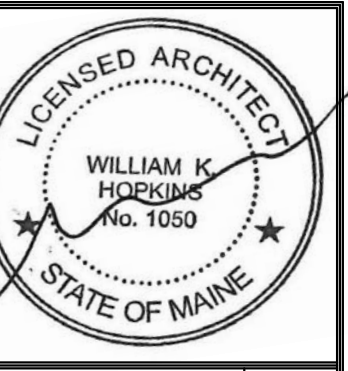
FIXTURE QUANTITIES PER 2015 UNIFORM PLUMBING CODE SECTION 422.1 TABLE 422.1 BASED ON A-2 OCCUPANCY. THE MINIMUM NUMBER OF FIXTURES ARE CALCULATED AT 50 PERCENT MALE AND 50 PERCENT FEMALE, THUS:
1 MALE WATER CLOSET & 2 FEMALE WATER CLOSETS
1 MALE LAVATORY & 1 FEMALE LAVATORY

THE UNIFORM PLUMBING CODE DOES NOT ADDRESS TOILET CLEARANCES, HOWEVER THE INTERNATIONAL PLUMBING CODE, WHICH IS REFERENCED IN IBC, DOES THUS IT SHALL BE USED HERE IN THE ABSENCE OF A MORE COMPLIANT CODE.
2015 IPC 405.3.1 STATES A WATER CLOSET, URINAL, LAVATORY OR BIDET SHALL NOT BE SET CLOSER THAN 15 INCHES (381 MM) FROM ITS CENTER TO ANY SIDE WALL, PARTITION, VANITY OR OTHER OBSTRUCTION, OR CLOSER THAN 30 INCHES (762 MM) CENTER TO CENTER BETWEEN ADJACENT FIXTURES. THERE SHALL BE AT LEAST A 21-INCH (533-MM) CLEARANCE IN FRONT OF THE WATER CLOSET, URINAL, LAVATORY OR BIDET TO ANY WALL, FIXTURE OR DOOR. WATER CLOSET COMPARTMENTS SHALL BE NOT LESS THAN 30 INCHES (762 MM) IN WIDTH AND 60 INCHES (1524 MM) IN DEPTH FOR FLOOR MOUNTED WATER CLOSETS AND NOT LESS THAN 30 INCHES (762 MM) IN WIDTH AND 56 INCHES (1422 MM) IN DEPTH FOR WALL HUNG WATER CLOSETS

ACCESSIBILITY REQUIREMENTS

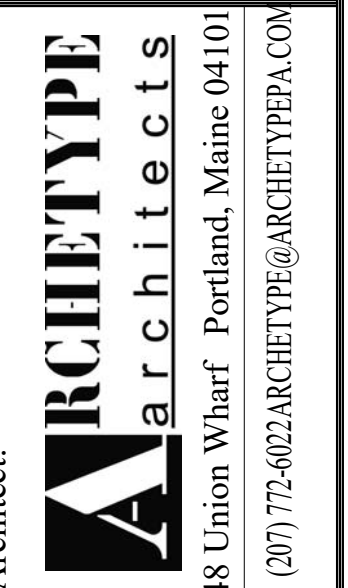
IEBC 1204.1, THE PROVISIONS OF SECTIONS 705, 806, & 906, AS APPLICABLE, SHALL APPLY TO FACILITIES DESIGNATED AS HISTORIC STRUCTURES THAT UNDERGO ALTERATIONS UNLESS TECHNICALLY INFEASIBLE. WHERE COMPLIANCE WITH THE REQUIREMENTS FOR ACCESSIBLE ROUTES, ENTRANCES OR TOILET ROOMS WOULD THREATEN OR DESTROY THE HISTORIC SIGNIFICANCE OF THE BUILDING OR FACILITY, AS DETERMINED BY THE CODE OFFICIAL, THE ALTERNATIVE REQUIREMENTS OF SECTIONS 1204.1.1 THROUGH 1204.1.4 FOR THAT ELEMENT SHALL BE PERMITTED.

1204.1.4, ONE ACCESSIBLE OR ASSISTED-USE TOILET ROOM MUST BE PROVIDED THAT COMPLIES WITH 1109.2.1 OF IBC. HOWEVER, ALTERATION OF THE FACILITY TO CREATE AN ASSISTED-USE TOILET ROOM IS 'TECHNICALLY INFEASIBLE' AS THE COST OF CONSTRUCTING IT WOULD EXCEED 20% OF THE COST OF THE WORK (\$10,000) PER IEBC 410.7, EXCEPTION 1 & 705.2, EXCEPTION 1. SEE IEBC 705.1, EXCEPTION 1 BY WAY OF 806.1. - PER DISCUSSION WITH JILL JOHANNING, ALPHA ONE.



Prepared For:

Consultant:



Project: MARK'S SPORTS BAR
8 EXCHANGE STREET
PORTLAND, MAINE

Revisions:

Scale:

Date: 2 MAY 2018

CODE SUMMARY

AC.01