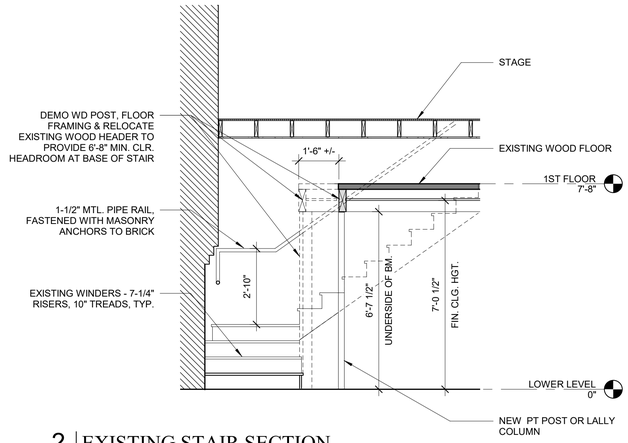


2 EXISTING STAIR SECTION
3/8" = 1'-0"

RELEVANT CODES

INTERNATIONAL EXISTING BUILDING CODE 2015
IBC 2015
NFPA 101 2015

PRIOR USE OF LOWER LEVEL WAS GROUP B, BUSINESS.
NEW USE IS GROUP S-2, STORAGE.

NONSEPARATED OCCUPANCY

LOWER LEVEL AND FIRST FLOOR NOT REQUIRED TO BE SEPARATED PER IBC 2015 TABLE 508.4 BETWEEN ASSEMBLY AND S-2 OCCUPANCIES WITHIN A SPRINKLERED BUILDING.

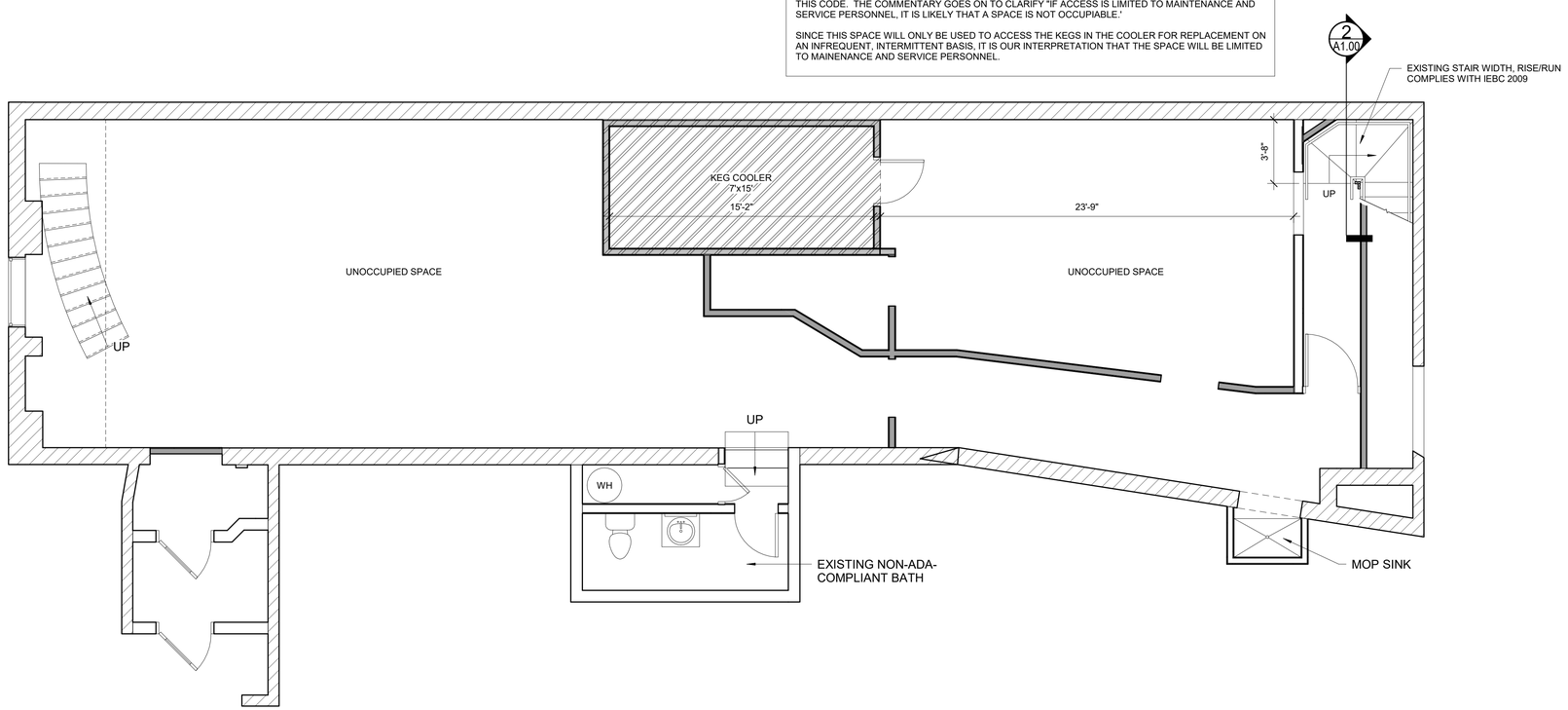
OCCUPANT LOAD ALLOWANCE

ACCESSORY STORAGE AREA - 300 GROSS
124 SF - 1 PERSON

REGARDING THE UNOCCUPIED PORTION OF THIS FLOOR, IBC 2015 COMMENTARY FOR SECTION 1004 OCCUPANT LOAD STATES "THE DESIGN OCCUPANT LOAD IS THE NUMBER OF PEOPLE INTENDED TO OCCUPY A BUILDING OR PORTION THEREOF **AT ANY ONE TIME**; ESSENTIALLY THE NUMBER FOR WHICH THE MEANS OF EGRESS IS TO BE DESIGNED.

FURTHERMORE, IBC 2015 DEFINES **OCCUPIABLE SPACE** AS "A ROOM OR ENCLOSED SPACE DESIGNED FOR HUMAN OCCUPANCY IN WHICH INDIVIDUALS CONGREGATE FOR AMUSEMENT, EDUCATIONAL OR SIMILAR PURPOSES OR IN WHICH OCCUPANTS ARE ENGAGED AT LABOR, AND WHICH IS EQUIPPED WITH MEANS OF EGRESS AND LIGHT AND VENTILATION FACILITIES MEETING THE REQUIREMENTS OF THIS CODE. THE COMMENTARY GOES ON TO CLARIFY "IF ACCESS IS LIMITED TO MAINTENANCE AND SERVICE PERSONNEL, IT IS LIKELY THAT A SPACE IS NOT OCCUPIABLE.'

SINCE THIS SPACE WILL ONLY BE USED TO ACCESS THE KEGS IN THE COOLER FOR REPLACEMENT ON AN INFREQUENT, INTERMITTENT BASIS, IT IS OUR INTERPRETATION THAT THE SPACE WILL BE LIMITED TO MAINENANCE AND SERVICE PERSONNEL.



1 LOWER LEVEL NEW
1/4" = 1'-0"

LICENSED ARCHITECT
WILLIAM K HORNING
No. 1050
STATE OF MAINE

Prepared For:

Consultant:

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

Revisions:
2 23 APR 2018 REVISED - LOWER LEVEL

Scale: As indicated

Date: 2 MAY 2018

LOWER LEVEL NEW WORK PLAN

A1.00