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 ITALIANTE 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
ACCESIBLE 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

2015 UPC 405.2 FIXTURES SHALL BE SET LEVEL AND IN PROPER ALIGNMENT WITH REFERENCE TO ADJACENT WALLS. NO WATER CLOSET OR BIDET SHALL BE SET CLOSER THAN FIFTEEN (15) INCHES (381 MM) FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION NOR CLOSER THAN THIRTY (30) INCHES (762 MM) CENTER TO CENTER TO ANY SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF ANY WATER CLOSET, LAVATORY OR BIDET SHALL BE NOT LESS THAN TWENTY-FOUR (24) INCHES (610 MM). NO URINAL SHALL BE SET CLOSER THAN TWELVE (12) INCHES (305 MM) FROM ITS CENTER TO ANY SIDE WALL OR PARTITION, NOR CLOSER THAN TWENTY-FOUR (24) INCHES (610 MM) CENTER TO CENTER.

ACCESSIBILITY REQUIREMENTS

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.

LICENSED ARCHITECT
WILLIAM K. HOBBS
No. 1050
STATE OF MAINE

Reviewed for Code Compliance
Inspection Division
Department of Building Safety
Date: 05/14/18

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

Revisions:

Scale:

Date: 7 MAY 2018

CODE SUMMARY

AC.01