

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 IEBG 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 IEBG

ACCESSIBLE MEANS OF EGRESS REQUIRED BY CHAPTER 10 OF IBC NOT REQUIRED TO BE PROVIDED IN EXISTING BUILDINGS AND FACILITIES PER IEBG 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 - 88 PERSONS PER IBC 2015 TABLE 1004.1.2.

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(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 402.5 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.

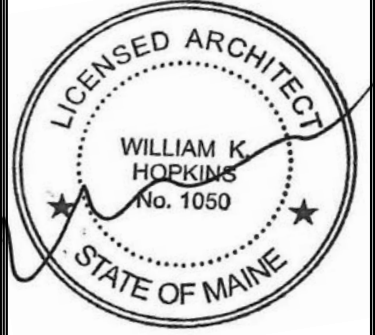
ACCESSIBILITY REQUIREMENTS

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 IEBG 410.7, EXCEPTION 1 & 705.2, EXCEPTION 1. SEE IEBG 705.1, EXCEPTION 1 BY WAY OF 806.1. - PER DISCUSSION WITH JILL JOHANNING, ALPHA ONE.



Reviewed for Code Compliance  
Permitting and Inspections Department  
Approved with Conditions

07/13/2018



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Project:

MARK'S SPORTS BAR  
8 EXCHANGE STREET  
PORTLAND, MAINE

Revisions:

Date: 7 MAY 2018

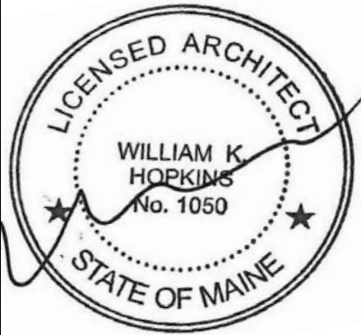
Scale: CODE SUMMARY

AC.01



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Consultant:

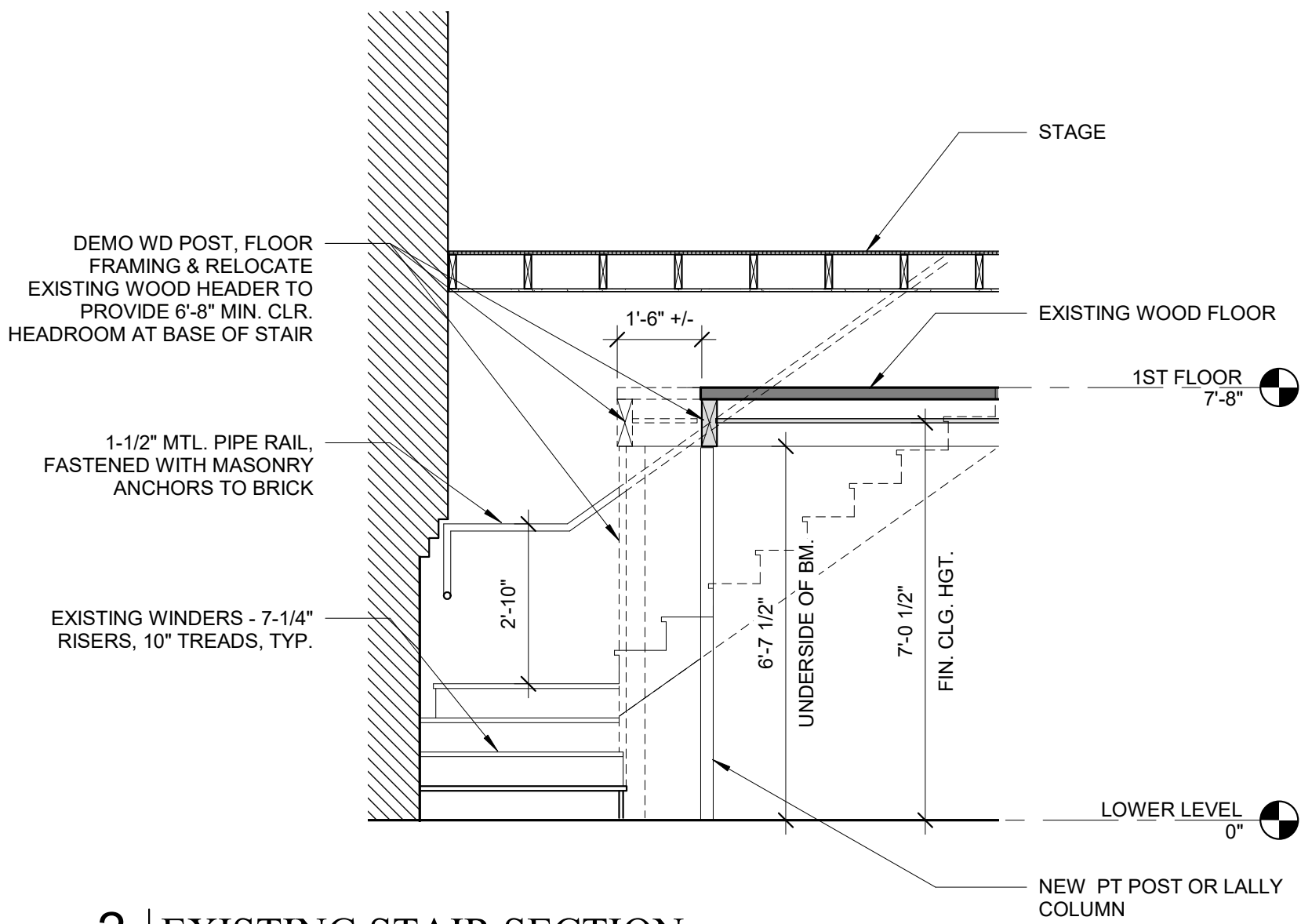
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Project:  
**MARK'S SPORTS BAR**  
**8 EXCHANGE STREET**  
PORTLAND, MAINE

Revisions:	2	23 APR 2018	REVISED - LOWER LEVEL
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Date: 7 MAY 2018  
Scale: As indicated  
**LOWER LEVEL NEW**  
**WORK PLAN**

A1.00



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.

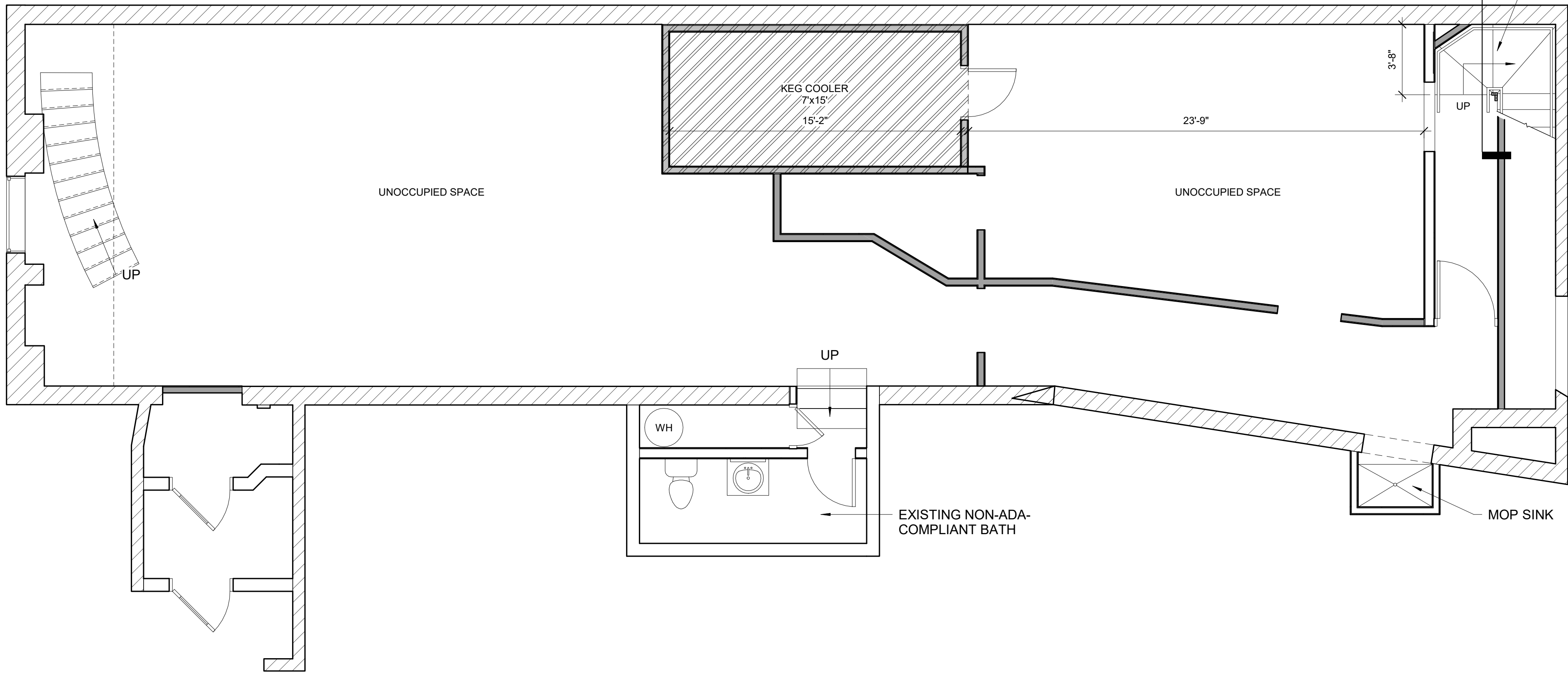
OCCUPANT LOAD ALLOWANCE

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."

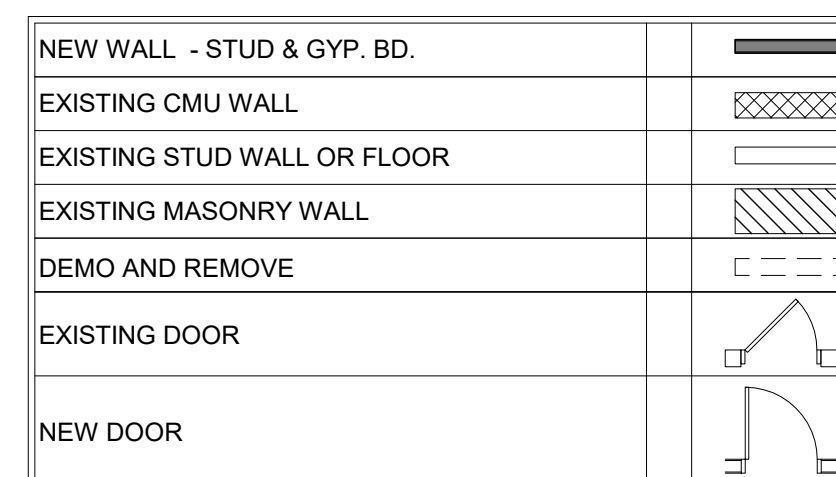
SINCE THIS SPACE WILL ONLY BE USED TO ACCESS THE KEGS IN THE COOLER FOR REPLACEMENT ON AN INFREQUENT, INTERMITTENT BASIS, IT IS OUR INTERPRETATION THAT THE SPACE WILL BE LIMITED TO MAINTENANCE AND SERVICE PERSONNEL.





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




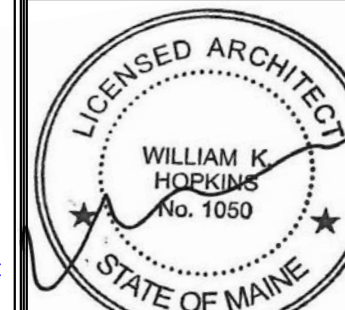
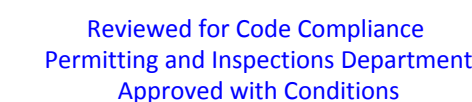
# EXCHANGE STREET



 OCCUPANT LOAD AT BAR SEATING - 1 SEAT/2 FEET OF BAR  
33 LF - 16 PERSONS + 3 BARTENDERS - 19 PERSONS

 ASSEMBLY WITHOUT FIXED SEATS (UNCONCENTRATED) - 15 NET  
850 SF - 57 PERSONS

 STAGES & PLATFORMS - 15 NET  
187 SF - 12 PERSONS



Prepared For:

**Consultant:**

Architect:

Project: MARK'S SPORTS BAR  
8 EXCHANGE  
STREET

Revisions:		
1	7 MAR 2018	PLAN REVIEW
3	9 MAY 2018	PLAN REVIEW

Scale:	As indicated
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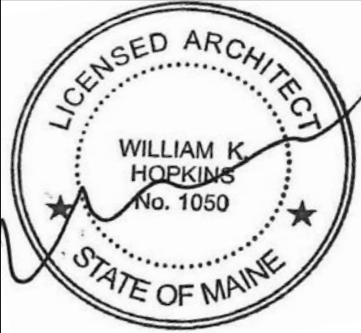
**FLOOR PLANS, LIFE SAFETY & DETAILS**

## A1.01



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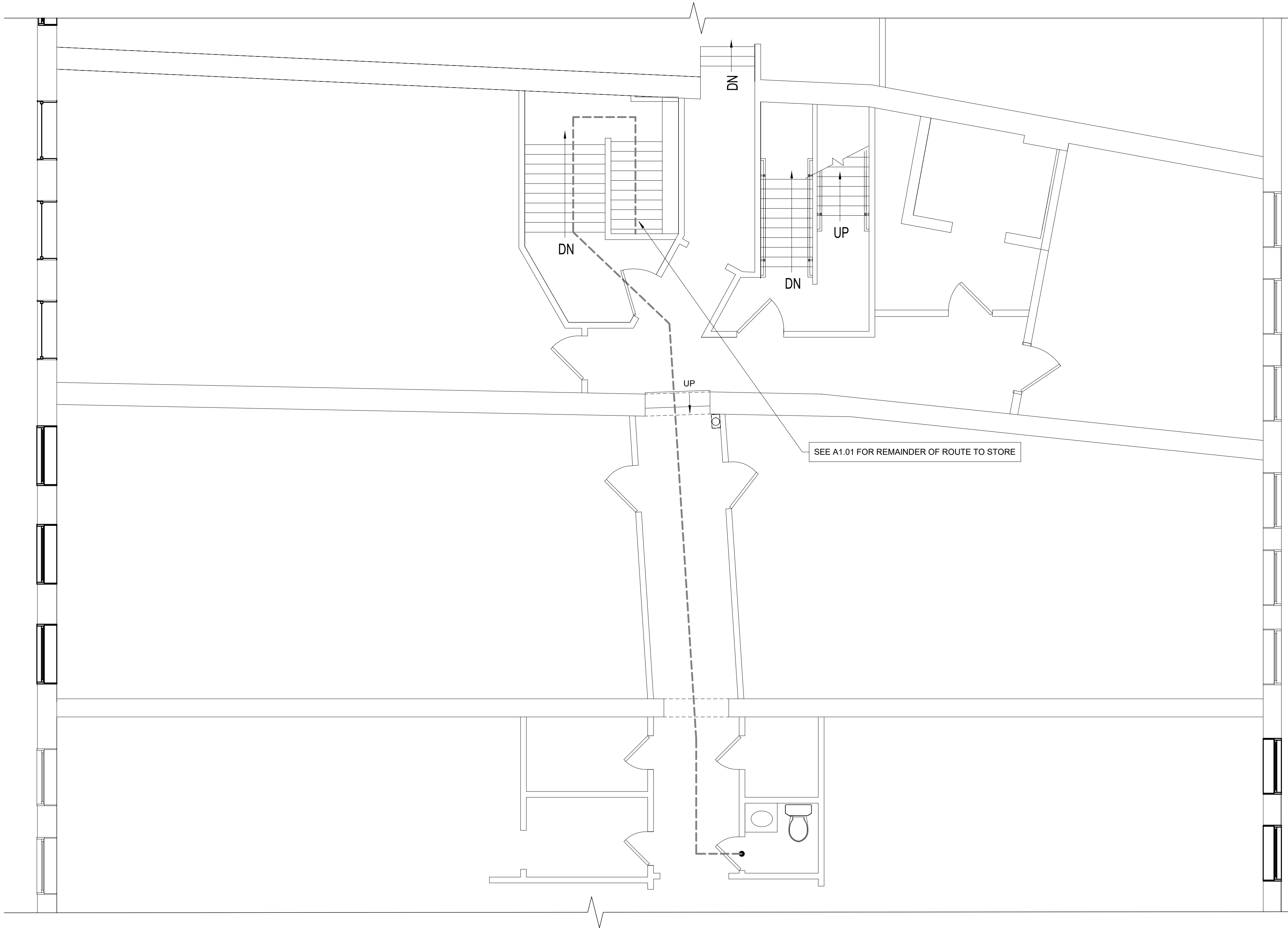
Revisions:

Date: 7 MAY 2018

Scale: 1/4" = 1'-0"

SECOND FLOOR PLAN

A1.02



1 | 10 EXCHANGE ADJACENT 2ND FLOOR  
1/4" = 1'-0"