Old Port Lobster Shack

425 Fore Street

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/19/17

IBC 2009: CODE DATA	
USE GROUP CLASSIFICATION	BUSINESS
TYPE OF CONSTRUCTION	2B (See note 1 below)
EXISTING BUILDING AREA	EXISTING TO REMAIN
PROPOSED BUILDING AREA	EXISTING TO REMAIN
TOTAL AREA OF WORK	1,435 SF
BUILDING HEIGHT (STORIES/ FEET)	4 STORIES (ONE STORY TENANT SPACE)
BUILDING AREA LIMITATION - SQ FT (TABLE 503)	EXISTING TO REMAIN
BUILDING HEIGHT LIMITATION - STORIES (TABLE 503)	EXISTING TO REMAIN
INCREASE: STREET FRONTAGE (150% AREA) - SQ FT	-
INCREASE: AUTOMATIC SPRINKLER SYSTEM AREA (200% AREA) - SQ FT	-
INCREASE: AUTOMATIC SPRINKLER SYSTEM HEIGHT (1 STORY)	0
TRAVEL: COMMON PATH LIMIT (ALLOWABLE/ ACTUAL)	100'/ NONE
TRAVEL: DEAD-END LIMIT (ALLOWABLE/ ACTUAL)	50'/ NONE
TRAVEL: EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL)	300'/ 58'-0"
FIRE SUPPRESSION SYSTEM	1ST FLOOR ONLY - STANDPIPES @ PARKING GARAGE
NUMBER OF REQUIRED EXITS	TWO
EXIT ACCESS FIRE RATINGS	
FIRE WALLS/ BARRIERS	
OCCUPANCY SEPARATION	ETR
PARTY WALLS	ETR
STAIR ENCLOSURES	ETR
SHAFTS	ETR
EXIT ACCESS CORRIDORS	ETR
FIRE PROTECTION OF STRUCTURE	
PRIMARY STRUCTURAL FRAME	ETR
SECONDARY STRUCTURAL FRAME	ETR
LOAD BEARING WALLS - EXTERIOR	ETR
LOAD BEARING WALLS - INTERIOR	ETR
NON-LOAD BEARING WALLS - EXTERIOR	ETR
NON-LOAD BEARING WALLS - INTERIOR	ETR
FLOOR CONSTRUCTION	ETR
ROOF CONSTRUCTION	ETR
OCCUPANT LOAD	1,435 People 38
BUSINESS - DINING/ SERVICE	477 SF 15 SF/ PERSON = 32
BUSINESS - KITCHEN/ PREP. AREA	626 SF 200 SF/ PERSON = 4
BUSINESS - STORAGE	68 SF 300 SF/ PERSON = 1
BUSINESS - CIRCULATION	264 SF 300 SF/ PERSON = 1

GENERAL NOTES:

1. The construction type noted within is limited to the scope of work for the project as shown and outlined in the construction documents. Construction type and use beyond this scope of work shall be outside the responsibility of the architect.
2. Separated mixed use building (Business @ 1st Floor - Parking Above)