

CODE ANALYSIS
 Uses: A-2,(Assembly), M, (Mercantile), R-2 (Residential)
 Construction Type 3B
 Building to sprinklered per NFPA13
 Note: This is not a change of use

Relevant codes
 NFPA 101 2009

Analysis for Exist. M use, Class C

Exit door may swing in, in class C 37.2.2.2.10
 Single exit if travel distance <75' 37.2.4.3
 Exit lighting per 7.5 37.2.8
 Class C finish permitted thru out 37.3.3.2.(2)
 Alarm initiation by sprinkler + 1 manual fire alarm 37.3.4.3(3)
 Fire extinguishers required 37.3.5.3

Analysis for Exist. Apt. use Option 4

Multiple occupancy per 6.1.14 31.1.2,1
 R use permitted above non residential 31.1.2.3
 where sprinklered 31.2.2.1.2
 Exit enclosures 1hour + 1 hour door 31.2.2.3.1
 Stairs per 7.2.2
 Single exit from D.U. if
 1. sprinklered
 2. N/A
 3. N/A
 4 exit is 1 hour
 5. Door is 1 hour w/ closer
 6. Corridors are 1/2 hour
 7. D.U. separation is 1/2 hour 31.2.4.3

Means of egress light req. 31.2.8
 Emergency lite req. 31.2.9
 Finishes- Exit & corridor class b, class c elsewhere 31.3.3.2
 Alarm by sprinkler + manual 31.3.4.2.5
 No smoke s if sprinklered 31.3.4.5.3

Analysis for Exist. Assembly Use

2nd fl use permitted if sprinklered & <300 occup. T13.1.6
 Multiple occupancies per 6.1.14 13.1.2.1
 Stairs comply w/7.2.2 13.2.2.3.1
 2 exits per 7.4 except at wharf street 13.2.4
 where < 50 occupants
 Multi occupancies may be served by 13.3.4.1.2
 common alarm system
 Alarm initiated by sprinkler 13.3.4.2.1
 Cooking equip. protected per NFPA96 13.3.2.2
 Class A finishes in stairway 13.3.3.2

Stairs- See existing stair dimensions on plan 7.2.2
 max riser height =8"
 Min tread depth=9"

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 International Existing Building Code 2009
 Level 2 Alterations

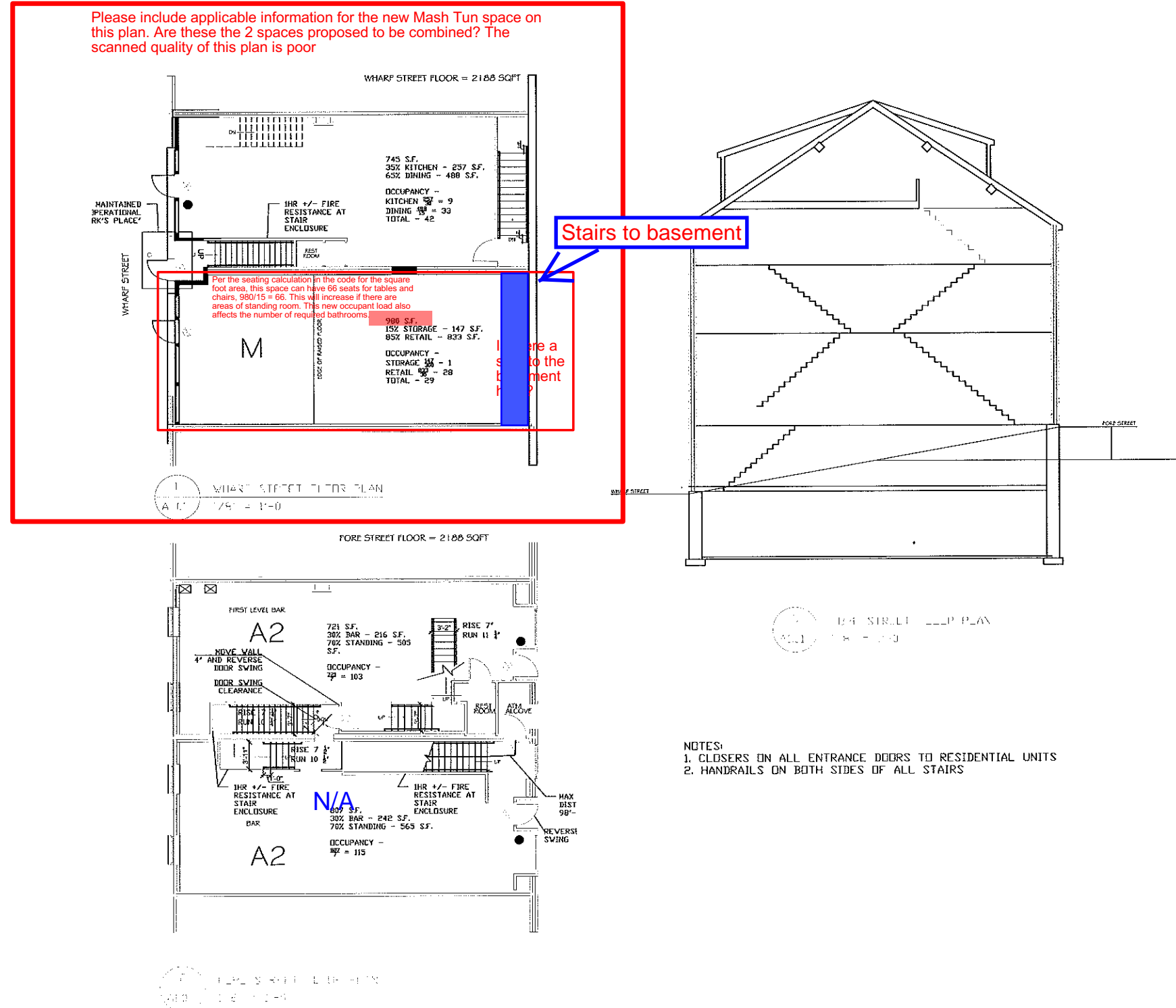
Group A vert. enclosure =30 min. see NFPA 703.2.1.4
 R-2 satir enclosure not req. if sprinklered. see NFPA 703.2.1.11
 Single exit for A & M use if <50 occup. and travel 705.3.1.1
 distance <75'
 Exit not req. from every level in R-2 if travel 705.3.1.1
 distance
 with D.U. is <75'
 Standpipe not req. where < 50' to highest floor 704.3
 No heat detection req. if sprinklered 704.4
 Panic hardware req. if >100 occup. 705.4.4
 Energy code compliance not req. 711.1

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Please include applicable information for the new Mash Tun space on this plan. Are these the 2 spaces proposed to be combined? The scanned quality of this plan is poor



NOTES:
 1. CLOSERS ON ALL ENTRANCE DOORS TO RESIDENTIAL UNITS
 2. HANDRAILS ON BOTH SIDES OF ALL STAIRS



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Project:
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Revisions:
 Scale: As indicated
 Date: 3-12-2015
 PHASE TWO RENOVATIONS

A1.01