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APPLICANT
FORQ, LLC
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FIRST FLOOR LIFE SAFETY
0 4'-0" SCALE: 3/16" = 1'-0"

SECOND FLOOR LIFE SAFETY
0 4'-0" SCALE: 3/16" = 1'-0"

KEY
- EXIT
- TRAVEL DISTANCE PATH (DISTANCE LABELED ON PATH)
- P PULL STATION
- EXIT SIGN
- EMERGENCY LIGHTING
- WORK AREA

Building Area Summary

Double height space:	531sf
Primary structure 1st:	2029sf
Primary structure 2nd:	2029sf
Single height space:	599sf
Total building area:	5188sf

Code Summary:

	Existing	Proposed
IBC Use	F-1	F-1, B (as accessory only)
NFPA 101 Use	Industrial	Industrial
Sprinkler	No	No
Fire separation of uses	N/A	No
Building footprint	3,159sf	3,159sf
Area of work:	N/A	1,740sf
Number of tenants:	1	1

IEBC

404 Level 1 Alteration (No change of occupancy)
705.1 Means of Egress requirements apply only when exits and corridors are within the work area and are shared by more than one tenant.

IBC Code Notes:

303.1 Group B (Assembly under 50 occs)
306.2 Group F-1 (Bakeries, Food Processing)

400 N/A

503 Use: III3
B (Assembly under 50) 3 stories 19,000sf 55'
F-1 (Bakeries, Food Processing) 2 stories 12,000sf 55'

508.3 Non-separated uses:
Sprinkler by most restrictive use
all other code applies individually to use

601 Type III3 no rating requirements except 2hr exterior walls (existing)

705 Exterior walls are existing and will remain unchanged
705.8 Existing rear windows will need to be infilled
708 ~~Shaft enclosures required for main stair~~ (Struck do to limited scope of renovation to existing building)
Not required for tenting stair (exception 7)
Rated door at top of tenting stair required
715.4 Shaft doors: 1hr rating
Unenclosed stair door: 1hr rating

803.9 ~~Class B wall and ceiling finishes within exit stair and passage way~~
Class C finishes at other locations

903.2.2 No sprinkler required for group B
903.2.4 No sprinkler required for Group F-1
907.2.2 No Alarm systemrequired for Group B
907.2.4 Manual fire alarm system is required for group F
907.5 Manual Alarm system

1004.1.1 Occupant Load:

Assembly w/o fixed seats (tables and chairs)	15net	531sf	36 occs
Commercial Kitchen	200gross	4657sf	24 occs

1009.1 Stair width can be 36"
1014.3 Common path of travel limit: 75'
1015.1 (1) exit permittec from space with 49 or less occupants
1016.1 Exist Access Travel Distance Limit: 200' (non-sprinkled, B & F-1)
1021.2 Second story occupancy: 200gross 2029sf 11 occs
One exit permitted for: B & F (75' travel distance limit)
1022.1 Exit stairway shal have 1hr rating and shall extend to building exterior using an "exit passageway"
1023.2 Exit passageway may be only 36" wide (serving less than 50 occs)
1023.3 Exit passageway shall be 1-hour fire barriers
1023.5 Only openings providing exit access are allowed in exit passageway

NFPA Code Notes

3.3.32.5 Existing Building

6.1.12.1 Industrial is processing, assembly, mixing, packaging, finishing, decorating, repair
6.1.14.1.1 Multiple occupancies shall be either mixed or separated
6.1.14.3.2 The rules of the most restrictive occupancy shall be used in mixed (unseparated) occupancies
6.2.2.3 Ordinary Hazard of contents

7.3.1.2 occupancy load

Assembly unfixed seating (merc)	15net	348sf	24 occs
Industria/kitchen:	100gross	4961sf	50 occs
		TOTAL	74 occs
Occupancy breakdown by floor:	2nd floor	21 occs (1 exit available)	
	1st floor	53 occs (3 exits available)	

7.4.1.1 Single means of egress as permitted by occupancy chapters
7.5.1.3.2 not less than ¼ the max overall diagonal between two exits

40.1.4.1.1 General Incustria occupancy
40.2.4.1.2 Single means of egress is allowed within common path of travel
40.2.5 Common path of travel limit 50' non-sprinkled

43.2.2.1.3 Modification (no change of use)
43.7.1.1 Change of use with no change in occupancy classification
43.7.3 Change of use within same hazard category

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PROJECT NO. 15014
PROJECT NAME FORQ FOOD LABS
PORTLAND, MAINE

REVISIONS
1 3/5/16
2 3/18/16
3 -
4 -
5 -

CONSTRUCTION SET
SUBJECT TO CODE CHANGES

ISSUE DATE 1/13/16
SHEET SCALE 1/4" = 1'-0"
DRAWN BY AEW
SHEET TITLE LIFE SAFETY PLANS

A

Date: 11/14/17

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

CITY OF PORTLAND, MAINE