



AREAS USED TO CALCULATE OCCUPANCY

Code Summary	BRGR Bar			
Project address:	11 Brown St, Portland ME			
Project type:	Interior Renovation, Restaurant			
Square Foot:	1,500 SF			
Building code:	NFPA 101 2009			
	IBC 2009			
	Maine Human Rights Commission			
NFPA	ALLOWED BY CODE	CODE REF.	PAGE	AS DRAWN
Occupancy	Existing Assembly	3.3.168.2 & 6.1.2	101-41	
Separation	Assembly to Apartment Bldg = 2 Hour Assembly to Apartment Bldg = 1 Hour with Sprinklers	Table 6.1.14.4.1(6)	101-45	1 HR 1 HR
Exit Access Corridor	Occupant load > 30 = 1 Hour exit access corridors	7.1.3.1	101-44	1 HR
Exits	1 Hour Fire Resistance for 3 Stories or less Structural elements that support exit components & penetrate or are installed within a rated wall assembly protected per 7.1.3.2.1 (1) & (2)	7.1.3.2.1 (1) 7.1.3.2.1 (5)	101-44	1 HR
Headroom	Headroom in means of egress = 7'-6" min Headroom in spaces = 7'-6" min (1/3 max may be 6'-8") Headroom in stairs = 6'-8" min	7.1.5.1 7.1.5.2 7.1.5.3	101-46	> 7'-6" at all points
Door Openings	Door leaf in means of egress min width = 32" minimum	7.2.1.2.2.2	101-55	32" min all doors
Existing Stairs	Riser Width = 36" (< 2,000 occupants) Max height of risers = 8" Min tread depth = 9" Min headroom = 6'-8"	Table 7.2.2.2.1.1 (b)	101-55	
Guards & Handrails	Stairs & ramps handrails both sides Handrail within 30" of all portions of egress width Handrails continue full length of stairs, continuous on inside face Handrail continue 12" horiz beyond top riser & slope 1 tread beyond bottom riser Guards = 42" min	7.2.2.4.1.1 7.2.2.4.1.2 (1) 7.2.2.4.2 7.2.2.4.4.10 7.2.2.4.5.2	101-56 101-57	
Ramps	Ramps in means of egress = 44" W, 1:12 slope, 30" max rise	Table 7.2.5.2 (4)	101-63	
Occupant Load	Assembly Use: Less Concentrated Use, without Fixed Seating Kitchens:	Table 7.3.1.2	101-70	1,375 SF / 15 = 92 Public Occupants 782 SF / 100 = 8 Kitchen Occupants Total
# Means of Egress	2 means of egress except as under Chapter 11 -> 43	7.4.1	101-72	2 Means of Egress Provided
Number of Exits	Existing Assembly Occupancies Assembly < 600 Occupants = 2 separate means of egress	7.4.2.1 13.2.4 Per 7.4 13.2.4.2	101-72 101-130 101-130	101-72 2 Means of Egress provided
Arrangement of Means of Egress	Common Path of Travel = 20' Max unlimited occupants Common Path of Travel = 75'-0" Max < 50 occupants Dead end corridors < 50' w/ sprinkler Access through hazardous Areas: egress not permitted through kitchens	13.2.5.1.2 13.2.5.1.2 13.2.5.2 13.2.5.2	101-130 101-130 101-250	14' Max 14' Max 14' Max
Exit Access Travel Distance	Assembly, with sprinkler - 250' max from any point to nearest exit Protected per NFPA 96, Standard for Commercial Cooking Operations	13.2.6.2 13.1.2.2	101-134 101-135	60' Max
Commercial Cooking Equipment				
IBC	ALLOWED BY CODE	CODE REF.	PAGE	AS DRAWN
Occupancy Type	ASSEMBLY: A-2	302	23	A-2
Allowable Building Height	Type VB = 40', VA = 50', III B = 55', III A = 65'	Table 503	80	NA
Allowable Stories	Type VB = 1 Storey, VA = 2 Storey, III B = 2 Storey, III A = 3 Storey	Table 503	80	NA
Allowable Area	Type VB = 6,000 SF, VA = 11,500 SF, III B = 9,500 SF, III A = 14,000	Table 503	80	NA
Allowable Height Increase	Maximum stories = 1, Max height = 20'	Section 504.2	80	NA
Req'd Separation of Occupancies	A & R: Sprinklered = 1 Hour A & R: Non-Sprinklered = 2 Hour	Table 508.4	86	1 HR
Req'd Construction Type	Type VA Primary Structural Frame: 1 Hour Bearing Walls, Exterior & Interior: 1 Hour Non-bearing walls & partitions: 0 Hour Floor Construction & Secondary Members: 1 Hour Roof Construction & Secondary Members: 1 Hour Exception of Sprinklers may be substituted for 1 hour rating if no floor area or height increase taken. 1 Hour exterior wall rating must be maintained.	Table 601	89	1 HR Fire Resistance Rating (FRR) 1 HR FRR 1 HR FRR 1 HR FRR Not taken
Fire Separation Distance	Occupancy R, B, E Type VA: X < 5 = 1 Hour 5 < X < 10 = 1 Hour 10 < X < 30 = 1 Hour	Table 602	90	NA NA NA
Fire Protection: Exterior Walls	Corries, eave overhangs: 1/2 distance to lot line where all openings are permitted to be to be unprotected or automatic sprinkler system per Section 705.6.2 Type IV: Projections shall be of any Approved material Exterior Walls: Fire separation > 10'-0" rated from inside. Fire separation < 10'-0" rated from both sides.	705.2.2 705.2.2 705.6.2	97 97 99	In Compliance NA NA
Maximum Area of Exterior Openings	10'-0" to 15'-0": Unprotected & sprinklered = 25% 15'-0" to 20'-0": Unprotected & sprinklered = 45% 20'-0" & greater: Unprotected & sprinklered = No Limit Parapets: Not Required if wall is permitted to have 25% unprotected openings	Table 705.8	99	NA NA NA NA
Fire Door Ratings	Shaft, Exit fire barriers: 1 hr Wall = 1 hr Door Assembly Other fire barriers: 1 hr Wall = 3/4 hr Door Assembly	Table 715.4	114	NA
Interior Finishes	A-2: Exit Enclosures/Passageway & Corridors Finishes: Class B A-2: Rooms & Enclosed Spaces Finishes: Class C	Table 803.9 Table 803.9	177 177	3/4 HR Door Assembly Class B Finishes where required Class C Finishes where required
Sprinklers	Fire > 5,000 SF or Occ Load = 100 or above Exit Discharge	903.2.1.1	185	Sprinklered
Standpipes	Required Occupant Load = 1,000	903.3.1	190	NA
Fire Alarms & Detection Systems	Manual fire alarm per 907.5 only for Occ Load > 300+ Manual fire alarm not required if Sprinklered	907.2.1 907.2.1 (Ex. 1)	195 195	NA Sprinklered
Occupant Load	Group A-2: 15 net SF per Occupant Kitchens, Commercial: 200 gross SF per occupant	Table 1004.1.1	220	1,375 SF / 15 = 92 Assembly Occupants 1,220 SF / 200 = 6 Kitchen Occupants
Egress Width	Stairways: 92 / 2 * 0.3" = 14" Other egress: 92 / 2 * 0.2" = 9"	1005.1 1005.1	221 221	44" Minimum 44" Minimum
Means of Egress Illumination	Illuminated at all times except aisle accessways	1006.1 (Ex. 3)	221	
Accessible Means of Egress	Accessible Means of Egress not required in alterations to existing buildings	1007.1	221	NA
Door Width	Minimum 32" Clear	1008.1.1	224	36" Egress Doors
Stairways	Stairway Width: Minimum 44" (36" < 50 occupant load) Headroom stair & landing: 80" clear Max. stair riser = 7" min, stair tread = 11" Landings top & bottom, min depth = stair width Max Stair Flight Vertical Rise = 12'-0"	1009.1 (Ex. 1) 1009.2 1009.4.2 1009.5 1009.7	230 230 231 231 232	36" Minimum Kitchen 80" Clear maintained NA 10'-0" existing
Exit & Exit Access Doorways	1 Exits: Occupancy > 49, 2 Exits: Occupancy > 49 Exit Separation > 1/2 maximum diagonal distance Non-Sprinklered Exit Separation > 1/2 maximum diagonal distance Sprinklered Exit Access Travel Distance: 250' with Sprinkler Width 44" min, width 36" if occupancy < 50 Corridor Width: 44" Minimum	Table 1015.1 1015.2.1 (Ex. 2) Table 1016.1 1018.2 1018.4 Table 1021.1	239 241 242 242 243	2 Exits 1/3 Max Diagonal Distance = 23'-0" Exit Separation Dist = 56'-0" = Acceptable 60'-0" Max Distance Provided 60" Min 60" Min 2 Exits Provided

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UPC (Uniform Plumbing Code)	CODE REF.	PAGE	PROVIDED
Determine Occupancy Type	"in accordance with the Building Code" 50% male, 50% female	T4-1 Intro	36
IBC Occupancy	Assembly TOTAL: 92 OCCUPANTS, 46 M, 46 F Kitchen TOTAL: 6 OCCUPANTS, 3 M, 3 F		
Plumbing Fixture Count	RESTAURANT, PUBS & LOUNGES WC Male 1-50 = 1 Male 51-150 = 2 Female 1-50 = 1 Female 51-150 = 2 URINAL: 1-150 = 1 minimum LAVATORY: 1 / 150 M & F = 2	T4-1 T4-1	38 38
	KITCHEN, COMMERCIAL Employees: 1-10, estimated WC: Male 1-10: 1 WC: Female 1-10: 1 LAVATORY: 1 / 10 = 1 total	By Client	1 PROVIDED 1 PROVIDED
Exception to Occupant Load:	For each urinal added in excess to the minimum required, one water closet shall be permitted to be deducted. The number of water closets shall not be reduced to less than two-thirds of the minimum requirement. The total number of water closets for females shall be equal to the total number of water closets and urinals required for males. Where approved by the building official, the actual number of occupants IBC 1004.1.1 for whom each occupied space, floor or building is designated, although less than those determined by calculation, shall be permitted to be used in the determination of the design occupant load.	Table 4-1 Note 5 Table 4-1 Note 14	39 39
			IBC 220

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