C	do Analysis TIOA	
CO	de Analysis - TIQA	
311	Commercial St (corner of Maple Stre	et), Portland, ME
	Existing newly constructed 5 story Ma	rriott Courtyard hotel, Building Permit No.
		constructed into a 6,600 sf restaurant /
	bar, Tiqa. A separate Commercial Int be required for this fit—up. Building	erior Alterations/Change of Use Permit wil
	, , , , , , , , , , , , , , , , , , , ,	is fully sprinklered.
	2009 Code Review	
Cha	pter 3 Use and Occupancy Classification	on
	Section 303	Assembly A-2 (Hotel type R-1)
Cha	pter 4 Special Detailed Requirements E	Based on Use and Occupancy
	Section 410 Stages and Platforms	A raised area within a building used for
	Section 110 Stages and Flatforms	worship, head table for special guests,
		etc
	Section 410.4	Permanent platforms shall be constructed from the type of
		of materials required for the type of construction of the building. Where
		space beneath is used for storage
		(except wiring or plumbing), the floor assembly shall be rated 1 hour.
		dsserribly shall be rated 1 flour.
Cha	pter 5 General Building Heights and Ar	reas
	Construction Type	1A & 2A — Refer to Shell approval
		drawings
	Table 507.3.1 - Mixed occupancy	Group A-1 and A-2 occupancies other
	buildings with Group A—1 and A—2	than Type V shall be permitted provided
		Group A-2 separated per table 508.4.4
		with no reduction for sprinklers
		Area for A-2 shall not exceed maximum
		allowable area per section 503.1
		All exit doors from Group A—2 shall discharge directly to the exterior of the
		building
	Table 508.4 Required Separation of	
	Occupancies	
	Group A / R	Indicates 1 hour sprinklered — OK
	Table 508.4 — Required Separation	Kitchen need not be separated from
	Trable Sec. 1 Traganieu Separation	seating area
Cha		Openings Based on Fire Separation Dist.
Cha	<u>'</u>	
Cha	Table 705.8 Max Area of Exterior Wall 0 to 3' (Unprotected, Sprinklered)	Openings Based on Fire Separation Dist. Not permitted
Cha	Table 705.8 Max Area of Exterior Wall 0 to 3' (Unprotected, Sprinklered) 3' to 5'	Openings Based on Fire Separation Dist. Not permitted 15%
Cha	Table 705.8 Max Area of Exterior Wall 0 to 3' (Unprotected, Sprinklered) 3' to 5' 5' to 10'	Openings Based on Fire Separation Dist. Not permitted 15% 25
Cha	Table 705.8 Max Area of Exterior Wall 0 to 3' (Unprotected, Sprinklered) 3' to 5' 5' to 10' 10' to 15'	Openings Based on Fire Separation Dist. Not permitted 15% 25 45%
Cha	Table 705.8 Max Area of Exterior Wall 0 to 3' (Unprotected, Sprinklered) 3' to 5' 5' to 10' 10' to 15' 15' to 20'	Openings Based on Fire Separation Dist. Not permitted 15% 25 45% 75%
Cha	Table 705.8 Max Area of Exterior Wall 0 to 3' (Unprotected, Sprinklered) 3' to 5' 5' to 10' 10' to 15' 15' to 20'	Openings Based on Fire Separation Dist. Not permitted 15% 25 45% No limit
Cha	Table 705.8 Max Area of Exterior Wall 0 to 3' (Unprotected, Sprinklered) 3' to 5' 5' to 10' 10' to 15' 15' to 20' More than 25'	Openings Based on Fire Separation Dist. Not permitted 15% 25 45% 75% No limit er Fire Protective Ratings
Cha	Table 705.8 Max Area of Exterior Wall 0 to 3' (Unprotected, Sprinklered) 3' to 5' 5' to 10' 10' to 15' 15' to 20' More than 25' Table 715.4 Fire Door and Fire Shutter Fire walls, 2 hour	Openings Based on Fire Separation Dist. Not permitted 15% 25 45% 75% No limit er Fire Protective Ratings 1 1/2 Hour rating
Cha	Table 705.8 Max Area of Exterior Wall 0 to 3' (Unprotected, Sprinklered) 3' to 5' 5' to 10' 10' to 15' 15' to 20' More than 25' Table 715.4 Fire Door and Fire Shutter Fire walls, 2 hour Shaft, 1 hour	Openings Based on Fire Separation Dist. Not permitted 15% 25 45% 75% No limit er Fire Protective Ratings 1 1/2 Hour rating 1 Hour
Cha	Table 705.8 Max Area of Exterior Wall 0 to 3' (Unprotected, Sprinklered) 3' to 5' 5' to 10' 10' to 15' 15' to 20' More than 25' Table 715.4 Fire Door and Fire Shutter Fire walls, 2 hour Shaft, 1 hour Exit enclosures, 1 hour	Openings Based on Fire Separation Dist. Not permitted 15% 25 45% 75% No limit er Fire Protective Ratings 1 1/2 Hour rating 1 Hour 1 Hour
Cha	Table 705.8 Max Area of Exterior Wall 0 to 3' (Unprotected, Sprinklered) 3' to 5' 5' to 10' 10' to 15' 15' to 20' More than 25' Table 715.4 Fire Door and Fire Shutter Fire walls, 2 hour Shaft, 1 hour	Openings Based on Fire Separation Dist. Not permitted 15% 25 45% 75% No limit er Fire Protective Ratings 1 1/2 Hour rating 1 Hour
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Cha	Table 705.8 Max Area of Exterior Wall 0 to 3' (Unprotected, Sprinklered) 3' to 5' 5' to 10' 10' to 15' 15' to 20' More than 25' Table 715.4 Fire Door and Fire Shutter Fire walls, 2 hour Shaft, 1 hour Exit enclosures, 1 hour	Openings Based on Fire Separation Dist. Not permitted 15% 25 45% 75% No limit er Fire Protective Ratings 1 1/2 Hour rating 1 Hour 1 Hour 20 Minute
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	Table 705.8 Max Area of Exterior Wall 0 to 3' (Unprotected, Sprinklered) 3' to 5' 5' to 10' 10' to 15' 15' to 20' More than 25' Table 715.4 Fire Door and Fire Shutter Fire walls, 2 hour Shaft, 1 hour Exit enclosures, 1 hour Corridor walls, 1 hour Table 715.4.4 Limiting Size of Wired 0 1 and 1 1/2 hours 3/4 hour 20 minute	Openings Based on Fire Separation Dist. Not permitted 15% 25 45% 75% No limit er Fire Protective Ratings 1 1/2 Hour rating 1 Hour 1 Hour 20 Minute Glass Panels 100 sq in, 33" max ht, 10" max width
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	Table 705.8 Max Area of Exterior Wall 0 to 3' (Unprotected, Sprinklered) 3' to 5' 5' to 10' 10' to 15' 15' to 20' More than 25' Table 715.4 Fire Door and Fire Shutte Fire walls, 2 hour Shaft, 1 hour Exit enclosures, 1 hour Corridor walls, 1 hour Table 715.4.4 Limiting Size of Wired (1) 1 and 1 1/2 hours 3/4 hour 20 minute pter 8 Interior Finishes Sec 803.1.1 Interior wall and ceiling for Class A	Openings Based on Fire Separation Dist. Not permitted 15% 25 45% 75% No limit Per Fire Protective Ratings 1 1/2 Hour rating 1 Hour 20 Minute Glass Panels 100 sq in, 33" max ht, 10" max width 1,296 sq in, 54" max ht, 54" max width Not limited Flame spread index 0-25; smoke-developed index 0-450
	Table 705.8 Max Area of Exterior Wall 0 to 3' (Unprotected, Sprinklered) 3' to 5' 5' to 10' 10' to 15' 15' to 20' More than 25' Table 715.4 Fire Door and Fire Shutte Fire walls, 2 hour Shaft, 1 hour Exit enclosures, 1 hour Corridor walls, 1 hour Table 715.4.4 Limiting Size of Wired (1) 1 and 1 1/2 hours 3/4 hour 20 minute pter 8 Interior Finishes Sec 803.1.1 Interior wall and ceiling for the state of th	Openings Based on Fire Separation Dist. Not permitted 15% 25 45% 75% No limit er Fire Protective Ratings 1 1/2 Hour rating 1 Hour 1 Hour 20 Minute Glass Panels 100 sq in, 33" max ht, 10" max width 1,296 sq in, 54" max ht, 54" max widtl Not limited Flame spread index 0-25; smoke-developed index 0-450 Flame spread index 26-75;
	Table 705.8 Max Area of Exterior Wall 0 to 3' (Unprotected, Sprinklered) 3' to 5' 5' to 10' 10' to 15' 15' to 20' More than 25' Table 715.4 Fire Door and Fire Shutter Fire walls, 2 hour Shaft, 1 hour Exit enclosures, 1 hour Corridor walls, 1 hour Table 715.4.4 Limiting Size of Wired (1) 1 and 1 1/2 hours 3/4 hour 20 minute pter 8 Interior Finishes Sec 803.1.1 Interior wall and ceiling for Class A Class B	Openings Based on Fire Separation Dist. Not permitted 15% 25 45% 75% No limit Per Fire Protective Ratings 1 1/2 Hour rating 1 Hour 20 Minute Glass Panels 100 sq in, 33" max ht, 10" max width 1,296 sq in, 54" max ht, 54" max width Not limited Flame spread index 0-25; smoke-developed index 0-450 Flame spread index 26-75; smoke-developed index 0-450
	Table 705.8 Max Area of Exterior Wall 0 to 3' (Unprotected, Sprinklered) 3' to 5' 5' to 10' 10' to 15' 15' to 20' More than 25' Table 715.4 Fire Door and Fire Shutte Fire walls, 2 hour Shaft, 1 hour Exit enclosures, 1 hour Corridor walls, 1 hour Table 715.4.4 Limiting Size of Wired (1) 1 and 1 1/2 hours 3/4 hour 20 minute pter 8 Interior Finishes Sec 803.1.1 Interior wall and ceiling for Class A	Openings Based on Fire Separation Dist. Not permitted 15% 25 45% 75% No limit Per Fire Protective Ratings 1 1/2 Hour rating 1 Hour 20 Minute Glass Panels 100 sq in, 33" max ht, 10" max width 1,296 sq in, 54" max ht, 54" max width Not limited Flame spread index 0-25; smoke-developed index 0-450 Flame spread index 26-75; smoke-developed index 0-450 Flame spread index 76-200;
	Table 705.8 Max Area of Exterior Wall 0 to 3' (Unprotected, Sprinklered) 3' to 5' 5' to 10' 10' to 15' 15' to 20' More than 25' Table 715.4 Fire Door and Fire Shutter Fire walls, 2 hour Shaft, 1 hour Exit enclosures, 1 hour Corridor walls, 1 hour Table 715.4.4 Limiting Size of Wired (1) 1 and 1 1/2 hours 3/4 hour 20 minute pter 8 Interior Finishes Sec 803.1.1 Interior wall and ceiling for Class A Class B	Openings Based on Fire Separation Dist. Not permitted 15% 25 45% 75% No limit Per Fire Protective Ratings 1 1/2 Hour rating 1 Hour 20 Minute Glass Panels 100 sq in, 33" max ht, 10" max width 1,296 sq in, 54" max ht, 54" max width Not limited Flame spread index 0-25; smoke-developed index 0-450 Flame spread index 26-75; smoke-developed index 0-450
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	Table 705.8 Max Area of Exterior Wall 0 to 3' (Unprotected, Sprinklered) 3' to 5' 5' to 10' 10' to 15' 15' to 20' More than 25' Table 715.4 Fire Door and Fire Shutter Fire walls, 2 hour Shaft, 1 hour Exit enclosures, 1 hour Corridor walls, 1 hour Table 715.4.4 Limiting Size of Wired 0 1 and 1 1/2 hours 3/4 hour 20 minute pter 8 Interior Finishes Sec 803.1.1 Interior wall and ceiling for Class A Class B Class C Sec 803.9 Interior Wall and Ceiling Fine Exit enclosures and passageways Corridors Rooms and enclosed spaces Sec 804.4 Interior floor finish requirer	Not permitted 15% 25 45% 75% No limit Per Fire Protective Ratings 1 1/2 Hour rating 1 Hour 1 Hour 20 Minute Glass Panels 100 sq in, 33" max ht, 10" max width 1,296 sq in, 54" max ht, 54" max width Not limited Flame spread index 0-25; smoke-developed index 0-450 Flame spread index 26-75; smoke-developed index 0-450 Flame spread index 76-200; smoke-developed index 0-450 Flame spread index 76-200; smoke-developed index 0-450 Flame spread index 76-200; smoke-developed index 0-450 Class C Class C Class C Class C
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	Table 705.8 Max Area of Exterior Wall 0 to 3' (Unprotected, Sprinklered) 3' to 5' 5' to 10' 10' to 15' 15' to 20' More than 25' Table 715.4 Fire Door and Fire Shutter Fire walls, 2 hour Shaft, 1 hour Exit enclosures, 1 hour Corridor walls, 1 hour Table 715.4.4 Limiting Size of Wired of 1 and 1 1/2 hours 3/4 hour 20 minute pter 8 Interior Finishes Sec 803.1.1 Interior wall and ceiling for Class A Class B Class C Sec 803.9 Interior Wall and Ceiling Fine Exit enclosures and passageways Corridors Rooms and enclosed spaces Sec 804.4 Interior floor finish requirer Interior floor finish Sec 806 Decorative Materials and Trin	Not permitted 15% 25 45% 75% No limit er Fire Protective Ratings 1 1/2 Hour rating 1 Hour 1 Hour 20 Minute Glass Panels 100 sq in, 33" max ht, 10" max width 1,296 sq in, 54" max ht, 54" max width Not limited Flame spread index 0-25; smoke-developed index 0-450 Flame spread index 26-75; smoke-developed index 0-450 Flame spread index 76-200; smoke-developed index 0-450 Flame spread index 76-200; smoke-developed index 0-450 Class C Class B Class C Class B Class C Class B Not less than Class II and comply with DOCFF-1 "pill test"
	Table 705.8 Max Area of Exterior Wall 0 to 3' (Unprotected, Sprinklered) 3' to 5' 5' to 10' 10' to 15' 15' to 20' More than 25' Table 715.4 Fire Door and Fire Shutter Fire walls, 2 hour Shaft, 1 hour Exit enclosures, 1 hour Corridor walls, 1 hour Table 715.4.4 Limiting Size of Wired (1) 1 and 1 1/2 hours 3/4 hour 20 minute pter 8 Interior Finishes Sec 803.1.1 Interior wall and ceiling for Class A Class B Class C Sec 803.9 Interior Wall and Ceiling Fine Exit enclosures and passageways Corridors Rooms and enclosed spaces Sec 804.4 Interior floor finish requirer Interior floor finish Sec 806 Decorative Materials and Trint Curtains, draperies, hangings and	Not permitted 15% 25 45% 75% No limit er Fire Protective Ratings 1 1/2 Hour rating 1 Hour 1 Hour 20 Minute Glass Panels 100 sq in, 33" max ht, 10" max width 1,296 sq in, 54" max ht, 54" max width Not limited Flame spread index 0-25; smoke-developed index 0-450 Flame spread index 26-75; smoke-developed index 0-450 Flame spread index 76-200; smoke-developed index 0-450 Mish Requirements by Occupancy (A-2) Class C Class B Class C Mot less than Class II and comply with DOCFF-1 "pill test"
Cha	Table 705.8 Max Area of Exterior Wall 0 to 3' (Unprotected, Sprinklered) 3' to 5' 5' to 10' 10' to 15' 15' to 20' More than 25' Table 715.4 Fire Door and Fire Shutter Fire walls, 2 hour Shaft, 1 hour Exit enclosures, 1 hour Corridor walls, 1 hour Table 715.4.4 Limiting Size of Wired 0 1 and 1 1/2 hours 3/4 hour 20 minute pter 8 Interior Finishes Sec 803.1.1 Interior wall and ceiling for Class A Class B Class C Sec 803.9 Interior Wall and Ceiling Fine Exit enclosures and passageways Corridors Rooms and enclosed spaces Sec 804.4 Interior floor finish requirer Interior floor finish Sec 806 Decorative Materials and Trint Curtains, draperies, hangings and other decorative materials	Not permitted 15% 25 45% 75% No limit 1 Hour 1 Hour 20 Minute Glass Panels 100 sq in, 33" max ht, 10" max width 1,296 sq in, 54" max ht, 54" max width Not limited Flame spread index 0-25; smoke-developed index 0-450 Flame spread index 0-450 Mish Requirements by Occupancy (A-2) Class C Class B Class C Class B Class C Mon (A) Shall meet flame propagation performance criteria of NFPA 701
Cha	Table 705.8 Max Area of Exterior Wall 0 to 3' (Unprotected, Sprinklered) 3' to 5' 5' to 10' 10' to 15' 15' to 20' More than 25' Table 715.4 Fire Door and Fire Shutte Fire walls, 2 hour Shaft, 1 hour Exit enclosures, 1 hour Corridor walls, 1 hour Table 715.4.4 Limiting Size of Wired 0 1 and 1 1/2 hours 3/4 hour 20 minute pter 8 Interior Finishes Sec 803.1.1 Interior wall and ceiling for Class A Class B Class C Sec 803.9 Interior Wall and Ceiling Fine Exit enclosures and passageways Corridors Rooms and enclosed spaces Sec 804.4 Interior floor finish requirer Interior floor finish Sec 806 Decorative Materials and Trint Curtains, draperies, hangings and other decorative materials pter 9 Fire Protective Systems (New between contents)	Not permitted 15% 25 45% 75% No limit 1 Hour 1 Hour 1 Hour 20 Minute Glass Panels 100 sq in, 33" max ht, 10" max width 1,296 sq in, 54" max ht, 54" max width Not limited Flame spread index 0-25; smoke-developed index 0-450 Flame spread index 26-75; smoke-developed index 0-450 Flame spread index 76-200; smoke-developed index 0-450 Shall meet flame propagation performance criteria of NFPA 701 puildings)
Cha	Table 705.8 Max Area of Exterior Wall 0 to 3' (Unprotected, Sprinklered) 3' to 5' 5' to 10' 10' to 15' 15' to 20' More than 25' Table 715.4 Fire Door and Fire Shutter Fire walls, 2 hour Shaft, 1 hour Exit enclosures, 1 hour Corridor walls, 1 hour Table 715.4.4 Limiting Size of Wired 0 1 and 1 1/2 hours 3/4 hour 20 minute pter 8 Interior Finishes Sec 803.1.1 Interior wall and ceiling for Class A Class B Class C Sec 803.9 Interior Wall and Ceiling Fine Exit enclosures and passageways Corridors Rooms and enclosed spaces Sec 804.4 Interior floor finish requirer Interior floor finish Sec 806 Decorative Materials and Trint Curtains, draperies, hangings and other decorative materials pter 9 Fire Protective Systems (New becomes) Sec 903.2.1.2 Group A-2 — Sprinkler	Not permitted 15% 25 45% 75% No limit Per Fire Protective Ratings 1 1/2 Hour rating 1 Hour 1 Hour 20 Minute Glass Panels 100 sq in, 33" max ht, 10" max width 1,296 sq in, 54" max ht, 54" max width Not limited Flame spread index 0-25; smoke-developed index 0-450 Flame spread index 26-75; smoke-developed index 0-450 Flame spread index 76-200; smoke-developed index 0-450 Flame spread index 0-600 Flame spread ind
Cha	Table 705.8 Max Area of Exterior Wall 0 to 3' (Unprotected, Sprinklered) 3' to 5' 5' to 10' 10' to 15' 15' to 20' More than 25' Table 715.4 Fire Door and Fire Shutte Fire walls, 2 hour Shaft, 1 hour Exit enclosures, 1 hour Corridor walls, 1 hour Table 715.4.4 Limiting Size of Wired 0 1 and 1 1/2 hours 3/4 hour 20 minute pter 8 Interior Finishes Sec 803.1.1 Interior wall and ceiling for Class A Class B Class C Sec 803.9 Interior Wall and Ceiling Fine Exit enclosures and passageways Corridors Rooms and enclosed spaces Sec 804.4 Interior floor finish requirer Interior floor finish Sec 806 Decorative Materials and Trint Curtains, draperies, hangings and other decorative materials pter 9 Fire Protective Systems (New between contents)	Not permitted 15% 25 45% 75% No limit 1 Hour 1 Hour 1 Hour 20 Minute Glass Panels 100 sq in, 33" max ht, 10" max width 1,296 sq in, 54" max ht, 54" max widtl Not limited Flame spread index 0-25; smoke-developed index 0-450 Flame spread index 26-75; smoke-developed index 0-450 Flame spread index 76-200; smoke-developed index 0-450

Ground Floor	228 Occupants (refer to drawings)
Outdoor Patio Seating	Total Occupant Load = 228 49 Occupants (refer to drawings)
	To occupante (total to drawings)
Table 1005 Egress Width	70"
Stairways Doors, ramps, and corridors	.30" per person
Sec 1005.2 Door encroachment	Doors and handrails shall not reduce required means of egress by more than 7". Doors in any position shall not reduce the required width by more than one—half.
Sec 1006.2 Illumination Level	Means of egress illumination level shall not be less than 1 foot—candle at the
Sec 1006.3 Illumination Emergency Power	walking surface. Power supply for means of egress illumination shall normally be provided by premises's electrical power.
	In power failure event, automatic illumination shall include corridors, exit enclosures, exit passageways, interior exit discharge elements for a duration of 90 minutes with battery backup or on—site generator.
Sec 1007.1 Accessible Means of Egres Accessible spaces must be provided w Exception, accessible means of egress buildings	ith an accessible means of egress.
Sec 1007.3 Stairways Minimum width between handrails	48" unless sprinklered - N/A
Sec 1008.1.1.1 Projections into Clear Width	No projections into required clear width allowed lower than 34" above the floor. Shall not exceed 4" between 34" and 80 above the floor. Exceptions: Door closers and door stops shall be permitted to be 78" min above
Sec 1008.1.2 Door swing	Door shall swing in the direction of egress travel where serving an occupant load of 50 or more persons.
Sec 1008.1.5 Floor Elevation	There shall be a floor or landing on eac
See 1000.1.3 11001 Elevation	side of a door and shall be at the same elevation. Exterior may slope .25 / 12 units (2%).
Sec 1008.1.6 Landings at Doors	Landings shall have a width not less that the width of the stairway. When serving an occupant load of 50 or more, doors shall not reduce the landing to less than 1/2 its required width. Landings shall not have a length less than 44" in the direction of travel.
Sec 1008.1.7 Thresholds	Thresholds shall not exceed 1/2"
Sec 1008.1.10 Panic Hardware	Doors serving rooms or spaces with 50 or more occupants shall not be provided with a latch or lock unless its is panic hardware.
Sec 1009.1 Stairway width	
Minimum width	3'-8"
Exception serving less than 50 Min headroom	3'-0" 6'-8"
	-
Sec 1009.4 Stair treads and risers Stair riser	May 7"
Stair riser	Max 7" Min 4"
Stair tread	Min 11"
Sec 1009.5 Stairway Landings	There shall be a floor or landing at the top and bottom of each stairway. The width shall not be less than the width of the stairway. The length must be at least the same as the width but need not exceed 48" in s straight run.
Sec 1009.7 Vertical Rise	Max 12' vertical rise between landings or levels
Sec 1009.12 Handrails	Handrails shall be on both sides of stairways
Sec 1012 Handrails	Between 34" and 38" above nosing Handrail gripping surfaces shall be continuous, without interruption Handrails shall return to a wall, guard, or continuous. Handrails shall extend 12" horizontally above top riser and continue to slope fo the depth of one tread beyond the
	bottom riser
Sec 1013.1 Guards	
When more than 30" above floor Height	Guards required 3'-6"

3'-6"

Shall not pass through adjoining spaces, including kitchens and storage rooms

Sec 1014.2 Egress through intervening spaces

Sec 1017.4 Seating at tables	Seating at table or counter and adjacen to an aisle or aisle accessway, clear
	width of the aisle shall be the back of the seat (19" away from and parallel to the edge of the table or counter)
Sec 1017.4.1 Aisle accessway for tables and seating	Aisle accessways shall have sufficient clear width to conform to the capacity requirements of Sec 1005.1
Sec 1017.4.2 Table and seating accessway width	Aisle accessways shall provide a minimu of 12" of width plus 1/2" of width for each additional 1 foot, beyond 12' of aisle accessway length measured from
	the center of the seat farthest from ar aisle Exception: Portion of an accessway
Sec 1017.4.3 Table and seating air	having a length not exceeding 6' and used by not more than 4 persons sle Length of travel shall not exceed 30'
accessway lenght	from any seat to the point where a person has a choice of 2 or more path of egress travel to separate exits
Sec 1014.3 Common path of egree	ss travel Not more than 75'
Table 1015.1 Spaces with 1 exit Occupancy A	Max occupant load = 49
Sec 1015.2.1 Two exits	
When 2 are required	Not less than 1/3 overall diagonal when sprinklered
Exception	When exit enclosures are interconnected by a 1 hour rated corridor, separation shall be measured along the shortest direct line of travel within the corridor
Table 1016.1 Travel Distance Limita	
Occupancy A	250' (with sprinkler system)
Table 1018.1 Corridor Fire—Resistar Occupancy A, corridor serving more than 30	
Sec 1018.2 Corridor Width Min width	3'-8"
Req occupant capacity less than 5	
Sec 1018.4 Dead Ends	
Group A	Max 20'
Table 1021.2 Stories with One Exit First story or basement	Not limited when corridor is less than 2.5 times the least width of the corridor
	Not limited when corridor is less than 2.5 times the least width of the corridor (A)
First story or basement Sec 1022 Exit Enclosures Stairway enclosure	Not limited when corridor is less than 2.5 times the least width of the corridor (A) 49 Occupants and 75' travel distance
First story or basement Sec 1022 Exit Enclosures Stairway enclosure Sec 1027 Exit Discharge Exits shall discharge directly to the	Not limited when corridor is less than 2.5 times the least width of the corridor (A) 49 Occupants and 75' travel distance
First story or basement Sec 1022 Exit Enclosures Stairway enclosure Sec 1027 Exit Discharge	Not limited when corridor is less than 2.5 times the least width of the corridor (A) 49 Occupants and 75' travel distance
First story or basement Sec 1022 Exit Enclosures Stairway enclosure Sec 1027 Exit Discharge Exits shall discharge directly to the grade or direct access to grade.	Not limited when corridor is less than 2.5 times the least width of the corridor (A) 49 Occupants and 75' travel distance 1 Hour rating e exterior of the building and shall be at Max of 50% occupants permitted to egress through areas of exit discharge
First story or basement Sec 1022 Exit Enclosures Stairway enclosure Sec 1027 Exit Discharge Exits shall discharge directly to the grade or direct access to grade.	Not limited when corridor is less than 2.5 times the least width of the corridor. (A) 49 Occupants and 75' travel distance. 1 Hour rating Max of 50% occupants permitted to egress through areas of exit discharge. Free and unobstructed path of travel are exit is readily visible. Area of exit discharge is 1 hour separated from areas below.
First story or basement Sec 1022 Exit Enclosures Stairway enclosure Sec 1027 Exit Discharge Exits shall discharge directly to the grade or direct access to grade.	Not limited when corridor is less than 2.5 times the least width of the corridor. (A) 49 Occupants and 75' travel distance. 1 Hour rating e exterior of the building and shall be at. Max of 50% occupants permitted to egress through areas of exit discharge. Free and unobstructed path of travel are exit is readily visible. Area of exit discharge is 1 hour.
First story or basement Sec 1022 Exit Enclosures Stairway enclosure Sec 1027 Exit Discharge Exits shall discharge directly to the grade or direct access to grade. Sec 1027.1 Exceptions	Not limited when corridor is less than 2.5 times the least width of the corridor. (A) 49 Occupants and 75' travel distance. 1 Hour rating Max of 50% occupants permitted to egress through areas of exit discharge. Free and unobstructed path of travel are exit is readily visible. Area of exit discharge is 1 hour separated from areas below. Egress path is sprinklered. Max of 50% occupants permitted to egress through a vestibule. Entire area of vestibule is 1 hour separated from areas below. Depth from exterior of building is not greater than 10' and length is not
First story or basement Sec 1022 Exit Enclosures Stairway enclosure Sec 1027 Exit Discharge Exits shall discharge directly to the grade or direct access to grade. Sec 1027.1 Exceptions	Not limited when corridor is less than 2.5 times the least width of the corridor. (A) 49 Occupants and 75' travel distance 1 Hour rating Max of 50% occupants permitted to egress through areas of exit discharge Free and unobstructed path of travel are exit is readily visible Area of exit discharge is 1 hour separated from areas below Egress path is sprinklered Max of 50% occupants permitted to egress through a vestibule Entire area of vestibule is 1 hour separated from areas below Depth from exterior of building is not greater than 10' and length is not greater than 30' Area is separated from remainder of exiting the corridor.
First story or basement Sec 1022 Exit Enclosures Stairway enclosure Sec 1027 Exit Discharge Exits shall discharge directly to the grade or direct access to grade. Sec 1027.1 Exceptions	Not limited when corridor is less than 2.5 times the least width of the corridor. (A) 49 Occupants and 75' travel distance 1 Hour rating Max of 50% occupants permitted to egress through areas of exit discharge Free and unobstructed path of travel are exit is readily visible Area of exit discharge is 1 hour separated from areas below Egress path is sprinklered Max of 50% occupants permitted to egress through a vestibule Entire area of vestibule is 1 hour separated from areas below Depth from exterior of building is not greater than 10' and length is not greater than 30' Area is separated from remainder of exiting the corridor.
First story or basement Sec 1022 Exit Enclosures Stairway enclosure Sec 1027 Exit Discharge Exits shall discharge directly to the grade or direct access to grade. Sec 1027.1 Exceptions	Not limited when corridor is less than 2.5 times the least width of the corridor. (A) 49 Occupants and 75' travel distance 1 Hour rating Max of 50% occupants permitted to egress through areas of exit discharge. Free and unobstructed path of travel at exit is readily visible. Area of exit discharge is 1 hour separated from areas below. Egress path is sprinklered. Max of 50% occupants permitted to egress through a vestibule. Entire area of vestibule is 1 hour separated from areas below. Depth from exterior of building is not greater than 10' and length is not greater than 30'. Area is separated from remainder of existed frames. Area is used only for mean of egress and exits directly to outside.
First story or basement Sec 1022 Exit Enclosures Stairway enclosure Sec 1027 Exit Discharge Exits shall discharge directly to the grade or direct access to grade. Sec 1027.1 Exceptions Exceptions Exceptions Sec 1027.3 Exit discharge location Exterior balconies, stairways, ramps Sec 1028.2 Assembly Main Exit Group A with occupant load greate	Not limited when corridor is less than 2.5 times the least width of the corridor (A) 49 Occupants and 75' travel distance 1 Hour rating Max of 50% occupants permitted to egress through areas of exit discharge Free and unobstructed path of travel are exit is readily visible Area of exit discharge is 1 hour separated from areas below Egress path is sprinklered Max of 50% occupants permitted to egress through a vestibule Entire area of vestibule is 1 hour separated from areas below Depth from exterior of building is not greater than 10' and length is not greater than 30' Area is separated from remainder of exischarge with equivalent of wired glass in steel frames Area is used only for mean of egress and exits directly to outside.
First story or basement Sec 1022 Exit Enclosures Stairway enclosure Sec 1027 Exit Discharge Exits shall discharge directly to the grade or direct access to grade. Sec 1027.1 Exceptions Exceptions Sec 1027.3 Exit discharge location Exterior balconies, stairways, ramps Sec 1028.2 Assembly Main Exit	Not limited when corridor is less than 2.5 times the least width of the corridor (A) 49 Occupants and 75' travel distance 1 Hour rating Max of 50% occupants permitted to egress through areas of exit discharge Free and unobstructed path of travel are exit is readily visible Area of exit discharge is 1 hour separated from areas below Egress path is sprinklered Max of 50% occupants permitted to egress through a vestibule Entire area of vestibule is 1 hour separated from areas below Depth from exterior of building is not greater than 10' and length is not greater than 30' Area is separated from remainder of exdischarge with equivalent of wired glass in steel frames Area is used only for mean of egress and exits directly to outside.
First story or basement Sec 1022 Exit Enclosures Stairway enclosure Sec 1027 Exit Discharge Exits shall discharge directly to the grade or direct access to grade. Sec 1027.1 Exceptions Exceptions Exceptions Sec 1027.3 Exit discharge location Exterior balconies, stairways, ramps Sec 1028.2 Assembly Main Exit Group A with occupant load greate than 300 shall be provided with a	Not limited when corridor is less than 2.5 times the least width of the corridor (A) 49 Occupants and 75' travel distance 1 Hour rating Max of 50% occupants permitted to egress through areas of exit discharge Free and unobstructed path of travel are exit is readily visible Area of exit discharge is 1 hour separated from areas below Egress path is sprinklered Max of 50% occupants permitted to egress through a vestibule Entire area of vestibule is 1 hour separated from areas below Depth from exterior of building is not greater than 10' and length is not greater than 30' Area is separated from remainder of exdischarge with equivalent of wired glass in steel frames Area is used only for mean of egress and exits directly to outside.
First story or basement Sec 1022 Exit Enclosures Stairway enclosure Sec 1027 Exit Discharge Exits shall discharge directly to the grade or direct access to grade. Sec 1027.1 Exceptions Exceptions Exceptions Sec 1027.3 Exit discharge location Exterior balconies, stairways, ramps Sec 1028.2 Assembly Main Exit Group A with occupant load greate than 300 shall be provided with a main exit Chapter 11 Accessibility	Not limited when corridor is less than 2.5 times the least width of the corridor. (A) 49 Occupants and 75' travel distance 1 Hour rating Max of 50% occupants permitted to egress through areas of exit discharge. Free and unobstructed path of travel arexit is readily visible. Area of exit discharge is 1 hour separated from areas below. Egress path is sprinklered. Max of 50% occupants permitted to egress through a vestibule. Entire area of vestibule is 1 hour separated from areas below. Depth from exterior of building is not greater than 10' and length is not greater than 30'. Area is separated from remainder of existency with equivalent of wired glass in steel frames. Area is used only for mean of egress and exits directly to outside. Shall accommodate not less than 1/2 the occupant load. Min 60% entrances
First story or basement Sec 1022 Exit Enclosures Stairway enclosure Sec 1027 Exit Discharge Exits shall discharge directly to the grade or direct access to grade. Sec 1027.1 Exceptions Exceptions Exceptions Sec 1027.3 Exit discharge location Exterior balconies, stairways, ramps Sec 1028.2 Assembly Main Exit Group A with occupant load greate than 300 shall be provided with a main exit Chapter 11 Accessibility	Not limited when corridor is less than 2.5 times the least width of the corridor 2.5 times the least width of the corridor 3.5 times the least width of the corridor 3.5 times the least width of the corridor 4.9 Occupants and 75' travel distance 4.9 Travel of the building and shall be at 4.9 Max of 50% occupants permitted to 4.1 egress through areas of exit discharge 5.1 Free and unobstructed path of travel are 6.2 exit is readily visible 6.1 Area of exit discharge is 1 hour 6.2 separated from areas below 6.2 Egress path is sprinklered 7.1 Max of 50% occupants permitted to 6.2 egress through a vestibule 6.2 Entire area of vestibule is 1 hour 6.2 separated from areas below 7.2 Depth from exterior of building is not 7.2 greater than 10' and length is not 7.2 greater than 30' 8.2 Area is separated from remainder of 6.2 existence 6.2 Expenses 6.3 Located at least 10' from lot lines 6.4 Cocassible entrances 7.3 Accessible entrance 7.4 Accessible entrance 7.5 Accessible entrance 7.5 Travel distance 6.4 Accessible 6
First story or basement Sec 1022 Exit Enclosures Stairway enclosure Sec 1027 Exit Discharge Exits shall discharge directly to the grade or direct access to grade. Sec 1027.1 Exceptions Exceptions Exceptions Sec 1027.3 Exit discharge location Exterior balconies, stairways, ramps Sec 1028.2 Assembly Main Exit Group A with occupant load greate than 300 shall be provided with a main exit Chapter 11 Accessibility Sec 1105.1 Public entrance	Not limited when corridor is less than 2.5 times the least width of the corridor 2.5 times the least width of the corridor 3.5 times the least width of the corridor 3.5 times the least width of the corridor 4.9 Occupants and 75' travel distance 4.9 Travel of the building and shall be at 4.9 Max of 50% occupants permitted to 4.1 egress through areas of exit discharge 5.1 Free and unobstructed path of travel are 6.2 exit is readily visible 6.1 Area of exit discharge is 1 hour 6.2 separated from areas below 6.2 Egress path is sprinklered 7.1 Max of 50% occupants permitted to 6.2 egress through a vestibule 6.2 Entire area of vestibule is 1 hour 6.2 separated from areas below 7.2 Depth from exterior of building is not 7.2 greater than 10' and length is not 7.2 greater than 30' 8.2 Area is separated from remainder of 6.2 existence 6.2 Expenses 6.3 Located at least 10' from lot lines 6.4 Cocassible entrances 7.3 Accessible entrance 7.4 Accessible entrance 7.5 Accessible entrance 7.5 Travel distance 6.4 Accessible 6

When sprinklered, aggregate length of balconies on each floor shall not be limited

	Sec 3.3.168.2	Assembly Occupancy used for gathering over 50 or more persons
	pter 7 Means of Egress	
u	Sec 7.1.3.1 Exit Access Corridor	1 Hour when occupant load exceeds 30
	Exception	Does not apply to existing buildings if occupancy classification does not change
	Sec 7.1.3.2 Exits	Indicates 1 hour separation for exits if 3
		or less stories
		Openings in exit enclosures shall be limited to door assemblies from normally occupied spaces and corridors
		An exit enclosure shall provide a continuous protected path of travel to an
	C. 7454 Nov. of con-	exit discharge
	Sec 7.1.5.1 Means of egress headroom	Not less than $7'-6"$ with projections not less than $6'-8"$
	Sec 7.1.5.1.1 Existing building	Not less than 7'-0"
	Sec 7.2.1.4.3 Door Leaf	During its swing, any door leaf in a means of egress shall not leave less
	Encroachment	than 1/2 of the required width of a
		corridor, and shall not project more than 7" into the required width when fully
		opened.
	Table 7.2.2.2.1.1 New Stairs	
	Min width	36" when occupant load less than 50
		44" when occupant load less than 2000
	Max riser	7"
	Min riser Min tread depth	0'-11"
	Min head room	6'-8"
	Max height between landings	12'-0"
	Sec 7.2.2.3.4 Stair landings	Not required to exceed 48"
	· · · · · · · · · · · · · · · · · · ·	·
	Sec 7.2.2.4.1 Handrails	Stairs and ramps shall have handrails on both sides
	Sec 7.2.2.4.1.2 New stairs exceeding $6'-3"$ in width	Handrails shall be provided within 30" of all portions of req egress width
	San 722452 Curred det-1-	Chande shall be a little to the control of the cont
	Sec 7.2.2.4.5.2 Guard details	Guards shall be not less than 42" high Existing guards on existing stairs shall be
		permitted to not less than 30" high
	Sec 7.2.2.4.5.3 Open guards	4" Sphere must not pass though any opening to a height of 34"
		Triangular openings at stairs, 6" opening
	Sec 7.2.2.5.2 Exposure	max Where nonrated walls or unprotected
	000 7.2.2.0.2 Exposure	openings enclose the exterior of a stairway, and the walls are exposed by
		other parts of the building at an angle less than 180 degrees, the building
		enclosure walls within 10' horizontally of
		the nonrated wall shall be 1 hour constructed
	Sec 7.2.2.5.3 Usable Space	Enclosed usable space shall be permitted under stairs when separated with 1 hour
		construction and entrance is not from the same stair enclosure
	Table 7.3.1.2 Occupant Load	
	Ground Floor (refer to drawings)	246 Occupants
	Total Occupants	246 Occupants
	At-grade Patio Seating	49 Occupants
	Sec 7.7.2 Discharge Through Areas	Not more than 50% of the required
	on Level of Exit Discharge	number of exits and egress capacity shall discharge through LED
		Discharge shall lead to a free and
		unobstructed way to the exterior of the building.
		LED shall be protected by a sprinkler
+		system.
na	pter 12 New Assembly Occupancies	
	Table 12.1.6 Construction Type Limitat	· · · · ·
	Sprinklered	One story in height is acceptable
- 1	Sec 12.2.3.6.2 Main entrance	If bar shall have live entertainment, main
		entrance shall be of width to
		accommodate 2/3 of total occupant load
		accommodate 2/3 of total occupant load In assembly occupancies without live
		accommodate 2/3 of total occupant load
		In assembly occupancies without live entertainment, main entrance shall accommodate 1/2 of total occupant load. Main entrance shall be at LED or shall connect to a stair/ramp leading to a
	Sec 12.2.3.7 Other exits	In assembly occupancies without live entertainment, main entrance shall accommodate 1/2 of total occupant load. Main entrance shall be at LED or shall
		accommodate 2/3 of total occupant load In assembly occupancies without live entertainment, main entrance shall accommodate 1/2 of total occupant load Main entrance shall be at LED or shall connect to a stair/ramp leading to a street
		In assembly occupancies without live entertainment, main entrance shall accommodate 1/2 of total occupant load. Main entrance shall be at LED or shall connect to a stair/ramp leading to a street. Additional exits (other then main exit) shall accommodate not less than 1/2 total occupant load. Width of any exit access corridor serving.
	Sec 12.2.3.7 Other exits	In assembly occupancies without live entertainment, main entrance shall accommodate 1/2 of total occupant load. Main entrance shall be at LED or shall connect to a stair/ramp leading to a street. Additional exits (other then main exit) shall accommodate not less than 1/2 total occupant load.
	Sec 12.2.3.7 Other exits	In assembly occupancies without live entertainment, main entrance shall accommodate 1/2 of total occupant load. Main entrance shall be at LED or shall connect to a stair/ramp leading to a street. Additional exits (other then main exit) shall accommodate not less than 1/2 total occupant load. Width of any exit access corridor serving 50 or more persons shall not be less than 44". Shall not exceed 20' for any number of
	Sec 12.2.3.7 Other exits Sec 12.2.3.8 Minimum corridor width Sec 12.2.5.1.2 Common path of	In assembly occupancies without live entertainment, main entrance shall accommodate 1/2 of total occupant load. Main entrance shall be at LED or shall connect to a stair/ramp leading to a street. Additional exits (other then main exit) shall accommodate not less than 1/2 total occupant load. Width of any exit access corridor serving 50 or more persons shall not be less than 44"
	Sec 12.2.3.7 Other exits Sec 12.2.3.8 Minimum corridor width Sec 12.2.5.1.2 Common path of travel	In assembly occupancies without live entertainment, main entrance shall accommodate 1/2 of total occupant load. Main entrance shall be at LED or shall connect to a stair/ramp leading to a street. Additional exits (other then main exit) shall accommodate not less than 1/2 total occupant load. Width of any exit access corridor serving 50 or more persons shall not be less than 44". Shall not exceed 20' for any number of occupants and 75' for not more than 50.

Sec 12.2.6 Travel distance to exits Shall not exceed 250' if sprinklered

	Sec 12.3.3.2 Interior wall and ceiling	inish
	Corridors and lobbies	Class A or B
	Enclosed stairways	Class A
	Assembly areas less than 300	Class A, B, or C
	Assembly areas more than 300	Class A or B
	Projection screens	Class A or B
	Interior floor finish in exit enclosures	Class II
	Sec 12.4.5.11.1 Flame—Retardant Requirements	Combustible materials of cloth, vegetation (dry) shall meet NFP
		vegetation (ary) shall meet wit
		vegetation (ary) shall meet with
Mai	ne State Internal Plumbing Code (Unifo	
Mai		rm Plumbing Code 2009)
Mai	ne State Internal Plumbing Code (Unifo	rm Plumbing Code 2009)
Mai	ne State Internal Plumbing Code (Unifo	rm Plumbing Code 2009) 228 Occupants / 114 men, 11
Mai	ne State Internal Plumbing Code (Unifo	rm Plumbing Code 2009) 228 Occupants / 114 men, 11- 2 WC required 1 Urinal required Per discussions with Portland Conforcement Officer, reducing on
Mai	ne State Internal Plumbing Code (Unifo	rm Plumbing Code 2009) 228 Occupants / 114 men, 11 2 WC required 1 Urinal required Per discussions with Portland Conforcement Officer, reducing of
Mai	ne State Internal Plumbing Code (Uniformation Total occupant load Male	rm Plumbing Code 2009) 228 Occupants / 114 men, 11- 2 WC required 1 Urinal required Per discussions with Portland Conforcement Officer, reducing or closet and adding one urinal is

Sec 413.6 Food Service Establish

With occupant load more than 100, shall be provided with separate facilities for employees and customers

David Matero Architecture
100 Front Street Suite 40 Bath, Maine 04530 207.671.6820

Plan

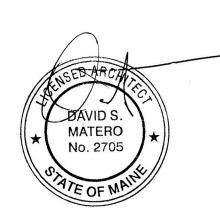
david@davidmatero.com

<u>Consultants</u>

Revisions

10.28.14 Portland CEO Comments
11.10.14 Revisions to Public Dining

TIQA
311 Commercial Street
Portland, Maine



Job Number: 14.025 Date: 11.10.14 Scale: NTS

Drawina Titl

Drawing Title:

Code

Coae Analysis

R.2

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