Mainely Burgers Food Truck Co-op

NEW TENANT FIT-OUT
108 St John Street Portland ME 04101

PROJECT ARCHITECT
Caleb Johnson Studio
110 Exchange Street
Portland, ME 04101
207-283-8777

Point of Contact:
Patrick Boothe, AIA
740-418-5475
ME License #ARC4204

BUILDING OWNER:
Mainely Burgers, LLC
108 Saint John Street
Portland, ME 04101
Point of Contact:
Max Barber
207-317-6455

TENANT:
Mainely Burgers, LLC
108 Saint John Street
Portland, ME 04101
Point of Contact:
Max Barber
207-317-6455

CONTRACTOR:
Woodhull of Maine
110 Exchange Street
2nd Floor
Portland, ME 04101
207-283-8777

Point of Contact:
Greg Rossnagel
718-447-2804

PROJECT DESCRIPTION:
New tenant fit-out for Mainely Burgers Food Truck Co-op within an existing 1-story building. Primary scope of the renovations is new plumbing equipment and rough-ins to serve as a prep area for multiple food trucks. Other work includes: new above-floor grease interceptor, new interior paint, new exterior paint, new exterior storefront windows and doos, new roof including 4" of continuous rigid insulation for energy performance. See other scope noted within.

PROJECT LOCATION:

SHEET INDEX

ID	Name	Included
G-001	PROJECT INFORMATION, CODE REVIEW	☒
A-001	SITE PLAN	☒
A-101	PROPOSED 1ST FLOOR, ROOF AND DEMO PLAN	☒
A-102	PROPOSED EQUIPMENT PLAN ENLARGEMENT	☒
A-201	PROPOSED ELEVATIONS & SCHEDULES	☒
A-301	BUILDING SECTIONS AND DETAILS	☒

PHOTO OF EXISTING EXTERIOR:

3D VIEW OF PROPOSED:

QUICK BUILDING STATS

Construction Type:	V-B (IBC), V-000 (NFPA)
Occupany Types:	F-1 Moderate Hazard Factory Commercial Kitchen (with Accessory Business)
Sprinkler System:	None Existing, None Required
Occupancy:	7 (200sf/person, gross)
Fire Alarm:	Existing to Remain
Mixed-Use:	No
Required Separation:	None
Building Area:	**1,236sf total gross**
Work Area:	848sf (69% of Building)

EGRESS LEGEND

- See Notes — Exit Access Travel Distance (1016, Table A.7.6) Allowed Max = See Table Above
- Common Path of Travel (1014.3, Table A.7.6) Allowed Max = See Table Above
- Dead End Limit (1018.4, Table A.7.6) Allowed Max = See Table Above

EMERGENCY DEVICE KEY

- Exit Sign
- Emergency Lighting
- FE — Fire Extinguisher
- FA — Fire Alarm Audio/ Visual Device Wall Mounted
- P — Manual Pull Station
- Carbon Monoxide Detector
- SD — *Smoke Detector (Interconnected)

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

COMPREHENSIVE CODE REVIEW

Mainely Burgers Food Truck Cooperative
108 Saint John Street, Portland, ME
Regulatory Review prepared by Caleb Johnson Studio.
Patrick Boothe, AIA (ME License #4204)
11/16/2017

CALEB JOHNSON STUDIO

APPLICABLE CODES:

City of Portland, Maine Code of Ordinances	Maine Uniform Building and Energy Code (MUBEC)
1999 NFPA 70 - National Electrical Code	2009 International Residential Code (IRC)
2009 NFPA 101 - Life Safety Code	2009 International Building Code (IBC)
The Maine Subsurface Wastewater Disposal Rule	2009 International Energy Conservation Code (IECC)
The Maine State Plumbing Code	2009 Uniform Plumbing Code
2009 NFPA 1 Fire Code	2007 ASHRAE 62.1 - Ventilation for Acceptable Indoor Air Quality
	2007 ASHRAE 90.1 - Energy Standard for Buildings except Low Rise Residential Buildings w/out addenda

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CODE REVIEW SUMMARY:
PORTLAND ZONING ORDINANCE REVIEW:

ITEM #	ITEM	SECTION	REQUIREMENT/DESCRIPTION	PROPOSED COMPLIANCE
			CITY OF PORTLAND, MAINE CODE OF ORDINANCES (Chapter 14 Land Use Code)	
0.1	**ZONING USE STANDARDS**			
	Zoning Map	14-246	I-Mb Industrial	
	Zoning Purpose		The I-Ma, I-Ma and I-Mb industrial zones are intended toprovide for larger industrial buildings and for the limited orcontrolled use of areas outside of structures for storage ofmaterials and machinery. These facilities often require largevolumes of imported materials and products which result in large volumes of shipping and receiving. Often uses may behighway-oriented and transportation-related, thus relying oncitywide and regional transportation infrastructure.Industrial uses in the moderate impact industrial zones may require separation from higher impact uses, which should be directed to the high impact industrial zone.	
	Existing Zoning Land Use	Property Card	"Manufacturing and Construction"	
	Proposed Zoning Use	14-247(k)	"Commercial Kitchens or other food	**Proposed Use is allowed however with the caveat "that the food is not prepared for service on the premises"**
		14-247(m)	"Food processing for human consumption"	**Proposed Use is allowed**
0.2	**DIMENSIONAL REQUIREMENTS**			
	Minimum Lot Size	14-250(a)	None	Existing Lot size is 17,000sf +/-
	Maximum Impervious	14-250(b)	100% Coverage	
	Maximum Building Height	14-250(c)	75 Feet	
	Minimum Side Yard Setback	14-250(d)	Principal and Accessory Structures in I-Mb: None	
	Minimum Rear Yard Setback	14-250(e)	Principal and Accessory Structures in I-Mb: None	
	Minimum Front Yard	14-250(f)	Principal and Accessory Structures in I-Mb: None	
	Minimum Street Frontage	14-250(g)	60 Feet	Existing is 200' +/-
	Pavement Setback from Lot Boundaries	14-250(h)	10 Feet	
0.3	**OTHER NOTABLE REQUIREMENTS**			
	Storage of Materials	14-251(f)	Any storage of new materials, finished products, orrelated equipment must be suitably screened from the public wayand from abutting properties by a solid fence at least five (5)feet in height, or by a solid evergreen planting strip.	
	Storage of Waste	14-251(g)	All waste shall be stored in covered containers that do not leak or otherwise permit liquids or solids to escape fromthe container	
	Timeframe of Removal of Waste	14-251(h)	All food processing waste shall be stored within acompletely enclosed structure and if not refrigerated shall beremoved from the site in an enclosed container withinforty-eight (48) hours of its generation. All enclosed andexterior food processing waste storage areas shall be cleanedand sanitized on a regular basis	
	Outdoor Storage	14-251(j)	Any permitted outdoor storage of materials shall be done in such a manner as to prevent the breeding and harboring of insects or vermin, to prevent the transfer of such materials from the site by natural causes or forces and to contain fumes, dust, or other materials which constitute a fire hazard. This storage shall be accomplished within enclosed containers or by one (1) or more of the following methods: raising materials above ground, separating materials, preventing stagnant water, or by some other means. No outdoor storage shall be permitted between the front of any building on the site and the street	
	Noise	14-252(a)	Seventy (70) dBA between the hours of 7:00a.m. and 10:00 p.m. Fifty-five (55) dBA between the hours of 10:00 p.m. and 7:00 a.m., as measured at or within the boundaries of any residential zone.	
	Off-Street Parking	14-332(j)	If "Offices, Professional and Public buildings." One space for each 400 sf of of floor area exclusive of bulk storage	

LIFE SAFETY CODE REVIEW BY SECTION: IBC and NFPA 101

ITEM #	ITEM	MUBEC / 2009 IBC SECTION	REQUIREMENT/CONDITION	2009 NFPA 101 - Life Safety Code SECTION	REQUIREMENT/CONDITION	PROPOSED COMPLIANCE
1.0	**USE AND OCCUPANCY**					
	Primary: Factory Industrial (F-1) Secondary: Business (B)	**306.2** 303. 1 exp 1	**Industrial - Moderate Hazard Occupancy** Assembly with less than 50 occupants	**40** 38	**General Industrial Occupancies** Secondary: New Business Occupancies	
				3.3.178.11 Hazard Class 6.2.2	**Multiple Occupancy Ordinary Hazard**	
2.0	**CONSTRUCTION TYPE & GENERAL BUILDING HEIGHT AND AREA LIMITATIONS**					
	Construction Type	Table 503 and 506. 3	Type VB	Table A. 8. 2. 1. 2	Type V-000	
	Area Limitation:	Table 503 and 506. 3	F-1: 8,500 SF per story.	NFPA 5000 7. 4. 1	NFPA 5000 Table not adopted by SFMO	
	Story Limitation:	Table 503 and 504. 2	F-1: 1 Story	NFPA 5000 7. 4. 1	"	
	Height Limitation:	Table 503 and 504. 2	40 Feet	NFPA 5000 7. 4. 1	"	**Building is under 40'**
3.0	**BUILDING SEPARATION & EXPOSURE PROTECTION**					
	Exterior Walls: Load Bearing & Non-load Bearing	602	A/R/5-2: Distance X < 5ft = 1 Hour A/R/5-2: Distance 5 ≤ X < 10ft = 1 Hour A/R/5-2: Distance 10 ≤ X < 30 ft = 1 Hour A/R/5-2: Distance X ≥ 30 ft = 0 Hour	NFPA 220, Table 4. 1. 1	NFPA 220 Table not adopted by Maine State Fire Marshal Office	
	Exterior Openings	Table 705.8 Unprotected, Nonprinkler ed	Distance 3 to less than 5 = Not permitted Distance 5 to less than 10 = Not permitted Distance 10 to less than 15 = 15% Distance 15 to less than 20 = 25% Distance 20 to less than 25 = 45% Distance 25 to less than 30 = 70% Distance 25 to less than 30 = No Limit			
	Separation of Occupancies	Table 508. 4	No separation required between F-1 and B			
	Accessory Use Separation	508. 2. 4	No separation is required between accessory uses and the main occupancy			
4.0	**FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS**					
	Primary Structural Frames	Table 601	0 hr	Table A. 8. 2. 1. 2	NFPA 5000 Table not adopted by Maine State Fire Marshal Office, there is no construction type table within NFPA 101 for type Industrial use	
	Exterior Bearing Wall	Table 601	0 hr			
	Interior Bearing Wall	Table 601	0 hr			
	Non-bearing Exterior Walls	Table 602	0 hr			
	Non-bearing Interior Walls	Table 601	0 hr			
	Floor Construction and Secondary Members	Table 601	0 hr			
	Roof Construction and Secondary Members	Table 601	0 hr			
5.0	**FIRE AND SMOKE PROTECTION FEATURES**					
	Automatic Sprinkler Systems	903 / 903.3	Not required throughout building with F-1 use where fire area is less than 12,000sf	40. 3. 2	Not required in General Industrial Occupancies	
	Exit Enclosure	1022. 1	1 Hour connecting 3 stories or less 2 Hours connecting 4 stories or more	7. 1. 3. 2	1 Hour connecting 3 stories or less 2 Hours connecting 4 stories or more	**Building is 1 story only**
	Interior Wall and Ceiling Finish Requirements (Class)	Table 803.9	Exit Enclosures: B Corridors: C Rooms and Enclosed Spaces: C			
6.0	**MEANS OF EGRESS**					
	Occupant Load	Table 1004. 1. 1		7. 3. 1. 2		**See Occupancy Chart**
	Egress Width per Occupant	1005. 1	.3" per person Stairways .2" per Person Horizontal	7. 3. 3. 1	.3" per person Stairways .2" per Person Horizontal	
	Minimum Door Widths	1008. 1. 1	32" Minimum Clear Width	7. 2. 1. 2. 3	32" Minimum Clear Width	**Provided at all doors for egress passage**
	Corridor/Stair Width	1018. 2	44" min when occupancy > 50 36" min when occupancy < 50	12. 2. 3. 8	44" min when occupancy > 50 36" min when occupancy < 50	**Minimum widths have been provided. No stairs in project.**
	Common Path of Travel	1014.3 / 1028. 8	F-1: 75 Feet B: 100 Feet	Table A.7.6	**Industrial (General): 50 Feet** **Business: 75 Feet**	Common Path Travel Distances between the more strict between IBC and NFPA has been provided.
	Travel Distance	Table 1016.1 / 1028.7	F-1: 200 Feet B: 200 Feet	Table A.7.6	**Industrial (General): 200 Feet** **Business: 200 Feet**	Travel Distances between the more strict between IBC and NFPA has been provided.
	Dead End Corridors	1018. 4	**F-1: 20 Feet**	Table A.7.6	Industrial (General): 50 Feet	Dead End Corridors
	Minimum Number of Exits per Occupancy Type	Table 1021. 1	1 Exit required			
	Spaces with One Exit or Exit Access	Table 1015. 1				
	Exit Separation	1015. 2	1/2 the diagonal of room served in non-sprinklered buildings	7. 5. 1. 3. 2	1/2 the diagonal of room served in non sprinklered buildings	Refer to Life Safety Plan
	Exit Discharge	1027. 1	Exits shall discharge directly to the exterior.			
7.0	**SPECIAL OCCUPANCY REQUIREMENTS**					
	Electrical Closets w/ transformers > 112.5 KVA		N/A	NFPA 70, 450. 21	1 Hour	
	Electrical Closets w/ transformers < 112.5 KVA		N/A	NFPA 70, 450. 21	0 Hour	**Contractor to verify KVA of existing interior transformer**
	Electrical Switchgear Rooms		N/A	NFPA 70, 450	2 Hour, or 1 Hour with Automatic Extinguishing System	No no switchgear to be installed
	Mechanical Rooms		N/A		N/A	
	Storage Rooms with Hazardous Material		N/A	12. 3. 2. 1. 2. 1	1 Hour or Automatic Extinguishing System and smoke partition	None in Project Scope
8.0	**STAIRWAYS**					
	Stairs	1009. 1	44" Min (36" min. for <50 Occupants)	7. 2. 2. 2. 1. 2	44" Min (36" min. for <50 Occupants)	
	Handrails	1009. 12	Handrails required on both sides	7. 2. 2. 4. 1. 1	Handrails required on both sides	
	Handrail Height	1012. 2	34" min and 36" max above stair tread nosing	7.2.2.4.4.1	34" min and 36" max above stair tread nosing	
	Handrail Graspability	1012.1.1	Must comply with Type I		N/A	
	Handrail Extensions	1012. 6	must extend 12" beyond top riser and depth of 1 tread beyond bottom riser	7. 2. 2. 4. 4. 10	must extend 12" beyond top riser and depth of 1 tread beyond bottom riser	
	Guard Rails	1013. 1	Required on landings > 30" high			No new guardrails in Project Scope
9.0	**INTERIOR ENVIRONMENT REQUIREMENTS**					
	Ventilation	1203. 1	Required to follow International Mechanical Code (not adopted by the State of Maine) Refer to ASHRAE 62.1 2007			Project to comply with ASHRAE 62.1 2007
	Minimum Ceiling Heights	1208. 2	Not Less than 7'-6" in occupiable spaces, 7'-0" in bathrooms, kitchens, storage rooms			At least minimum provided throughout
	Fire Alarm Detection System	907. 2. 4	Fire Alarm Detection System not required in building with occupancy type, however existing system will remain and be modified with new scope			Existing Fire Alarm System in building to remain and modified as required per NFPA 72 Standards with new Tenant Fit-out scope
10.0	**EMERGENCY SIGNAGE**					
	Exit Signs	1011.1	Exit signs not required in rooms with only one required means of egress			

ACCESSIBILITY CODE REVIEW BY SECTION: 2010 ADA Standards by be US Department of Justice (Code Standard Adopted by the State of Maine)

Accessibility Compliance Summary	Title III	With the limited proposed renovations and new use of the building the scope will include incorporating a dedicated accessible parking spot both public and employee use. Other improvements will be added where such are technically feasible and not disproportionate to the overall cost of alteration in accordance with §35.151

COMMON ABBREVIATIONS

ABV	Above
ACT	Acoustic Ceiling Tile
AD	Area Drain
ADJ	Adjustable
AFF	Above Finished Floor
ALUM	Aluminum
ALT	Alternate
APPROX	Approximate
ANOD	Anodized
BLDG	Building
BLKG	Blocking
B.O.	Bottom of
BLKHD	Bulkhead
CAB	Cabinet
CIP	Cast in Place
CEO	Code Enforcement Officer
CFCI	Contractor Furnished, Contractor Installed
CLG	Ceiling
CLR	Clear
CMU	Concrete Masonry Unit
COL	Column
CONC	Concrete
CONT	Continuous
CPT	Carpet
CT	Ceramic Tile
CTR	Center
DBL	Double
DIA	Diameter
DIM(S)	Dimension(s)
DN	Down
DR	Door
DW	Dishwasher
DWG	Drawing
EA	Each
EL	Elevation
ELEC	Electrical
ELEV	Elevator
EOS	Edge of Slab
EQ	Equal
ETR	Existing to Remain
EQUIP	Equipment
EXT	Exterior
FA	Fire Alarm
FAP	Fire Annunciator Panel
FD	Floor Drain
FE	Fire Extinguisher
FEC	Fire Extinguisher Cabinet
FH	Fire Hydrant
FLR	Floor
FT	Feet
GA	Gauge
GAL	Gallon
GALV	Galvanized
GL	Glass
GYP	Gypsum Board
GWB	Gypsum Wall Board
HT	Height
HM	Hollow Metal
HORIZ	Horizontal
HWH	Hot Water Heater
IBC	International Building Code
ID	Inside Diameter
IECC	International Energy Conservation Code
INSUL	Insulation
INT	Interior
IRC	International Residential Code
MAX	Maximum
MECH	Mechanical
MIN	Minimum
MISC	Misc
MO	Masonry Opening
MTL	Metal
MUBEC	Maine Uniform Building and Energy Code
NIC	Not in Contract
OC	On Center
OFCI	Owner Furnished, Contractor Installed
PCC	Pre-Cast Concrete
PLUMB	Plumbing
PLY	Plywood
PNT	Paint
PT	Pressure-Treated
PSF	Pounds per square foot
PSI	Pounds per square inch
RBR	Rubber
RCP	Reflected Ceiling Plan
REQ	Required
RM	Room
SIM	Similar
SPEC	Specified or Specification
SPK	Sprinkler
SS	Stainless Steel
STC	Sound Transmission Coefficient
STL	Steel
STRUCT	Structural
TELE	Telephone
T.O.	Top of
TYP	Typical
UNO	Unless Noted Otherwise
VIF	Verify in Field
W/	With
WD	Wood

/Volumes/Network Files/CJAB/PROJECTS/B COMMERCIAL STUDIO/1 Current Projects/17-C-020_Mainely Burgers/1 DESIGN/DRAWINGS/Mainely Burger_Current_Permit.pln

CALEB JOHNSON
110 EXCHANGE ST, 2ND FLOOR, PORTL
T: 207.283.8777

Reviewed for Code Compliance
Inspection Division
Approved as Noted
Date: 01/08/18

LICENSED ARCHITECT
CALEB M. JOHNSON
No. ARC4209
STATE OF MAINE

DRAFTSPERSON: Patrick Boothe, AIA
DATE OF ISSUE: 11/16/17
PROJECT STATUS: PreDesign

Mainely Burgers Food Truck Co-op
Mainely Burgers
108 St John Street Portland ME 04101

PERMIT SET

PROJECT INFORMATION, CODE REVIEW
G-001