

**Updated 5-17-16**

**Westfield Building 2009 IBC/NFPA Code Review**

17 Westfield Street, Portland, ME 04102

Project Description: Subdivision of existing 18,132 s.f. single tenant industrial building into (3) separate Factory F-1/F-2 tenant spaces **and (1) S1- Storage tenant space**. Installation of new automatic sprinkler system and fire alarm system.

**EXISTING CONDITIONS:**

CBL: 076 A031001

Zone: I-L

Construction Type: IIB w/inactive sprinkler system

Total Building Area: 18,180 s.f. (no proposed change)

Building Height: 1 story, 19'-3" (no proposed change)

Existing Use Group: Factory F-1

Historic District? NO

**2009 International Building Code Review**

(with reference to NFPA 101 Life Safety Code)

**Use Group:**

Tenant 1: Brewery, Factory F-2 (IBC 306.3) with A-Assembly Tasting Room, 8142 sf

Tenant 2: Woodworking, Factory F-1 (IBC 306.2), 1626 sf

Tenant 3: Clothing Manufacturer, Factory F-1 (IBC 306.2), 3986 sf

**Tenant 4: Portland Arch. Salvage, Storage Moderate Hazard S-1 (IBC 311.1)- No retail, 4157 sf**

**Allowable Heights and Areas:** (IBC Table 503)

Allowable Height: Factory F-1: 55 feet/2 stories

Allowable Area: 46,500 s.f. including increase for automatic sprinkler system (table 503 & section 506.3)

**Required Separation of Occupancies:**

Factory F-1 to Factory F-2: 1 hour w/sprinkler system (IBC Table 508.4)

Factory F-1 to S-1 Storage: 1 hour w/sprinkler system (IBC Table 508.4)

Factory F-2 to S-1 Storage: 1 hour w/sprinkler system (IBC Table 508.4)

Occupancy Load: (IBC Table 1004.1.1)

Industrial Areas (100 s.f./occ) Accessory Storage (300 s.f./occ) Storage (500sf/occ) Assembly 15sf/occ  
Total Occ

Tenant 1:	Assembly 1142 s.f. = 76 occ, Industrial 4000sf = 40 occ, Accessory Storage 3000 s.f. = 10 occ	126 total occ.
Tenant 2:	Industrial 1000 s.f. = 10 occ, Accessory Storage 626sf = 3 occ	15 total occ.
Tenant 3:	Industrial 2486 s.f. = 25 occ, Accessory Storage 1500 s.f. = 5 occ	30 total occ.
Tenant 4:	Storage 4157 s.f. = 8 occ	8 total occ.
Total Occupant Load		164 Total Occ.

Minimum Allowable Egress Door & Corridor Width: (IBC section 1005)

Tenant 1: $(0.2 * 126)/2 =$	12.6 inches minimum	128" provided
Tenant 2: $(0.2 * 15)/1 =$	3.0 inches	32" provided
Tenant 3: $(0.2 * 30)/2 =$	3.0 inches min.	64" provided
Tenant 4: $(0.2 * 8)/2 =$	0.8 inches min.	64" provided

Required number of exits: (IBC section 1015)

Tenant 1:	2 exits req'd.	3 provided
Tenant 2:	1 exit req'd	1 provided
Tenant 3:	1 exit req'd	2 provided
Tenant 4:	1 exit req'd	2 provided

Common Path of Travel: (IBC section 1014.1, exception 1)  
100 feet maximum

Exit Access Travel Distance: (IBC table 1016.1)

Factory F-1 sprinklered = 250' maximum  
Factory F-2 sprinklered = 400' maximum  
Storage S-1 sprinklered = 250' maximum

Required Plumbing Fixtures:

(2009 UPC Table 4-1, Categories- Industrial for employee use and Restaurants, Pubs & Lounges)

	<u>W/C</u>	<u>Ur</u>	<u>Lav</u>	<u>Ba/Sh</u>	<u>D/F</u>
Tenant 1:	2M/3W *	1	2M/2W*	0	1
Tenant 2:	<b>1 UNISEX</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>
Tenant 3:	2 UNISEX	0	2	0	1
<b>Tenant 4:</b>	<b>1 UNISEX</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>

\* Includes Unisex

Eyewash stations by Tenant as required.