WHIPPLE-CALLENDER ARCHITECTS

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/31/14

October 24, 2014

City of Portland Inspections Office
389 Congress Street
Portland, Maine 04101

RE: 828 Riverside St., Portland Me.

Outlined below is the info for the General Code and Fire Department requirements:

Portland Zoning- 2009- Relevant sections;

14-250 Dimensional Req.:

Side and rear setbacks in the I-M zone are 1' of setback for 1' of bldg. height. We are compliant with 16'9" building height to top of roof framing and 16'9 setback minimum. Our existing front yard setback is 50'.

Max. permitted imperv. Surface ratio- 75%. Based upon the site plan, we are at 8,630 s.f of impervious with a 15,101.8 s.f. site or 57.1 % impervious.

Max. permitted bldg. height is 75', we are at 16'-9" in height.

Parking- Incidental office space is 372 s.f. / 400 s.f. per =1 car. Manuf. space is 3,834 s.f./ 1,000 s.f. per =4 spaces. Existing single family requires 1 parking spot. Provide a total of 6 spaces, one handicapped.

IBC- 2009- Relevant sections;

Per Section 306, the building use is defined in F-1 Moderate Factory Hazard as it is a woodworking facility.

Per IBC Table 503, the new structure is not required to be sprinkled as type 5B per table 601. The proposed structure (1 story, 4,534 s.f.) is under the limit of 2 stories, 14,000 s.f. for 5B / Type F-1. **NOTE: PER NFPA 1 REQUIREMENT 13.3.2.26 WOODWORKING OPERATIONS AND 903.2.4.1 WOODWORKING OPERATIONS, WE WILL SPRINKLE THE STRUCTURE.**

Mezzanine- Per 505.3 Egress, Two means required from all spaces see exception Section 1015.1. Per Table 1015.1 with less than 49 occupants in the mezzanine we are permitted to have one means of egress from the space. The mezzanine is storage and has a capacity of two people at the most. **THE COMMON PATH OF TRAVEL FROM THE MEZZANINE TO THE BASE OF THE STAIRS IS 50' , PER 1014.3 WE MAY NOT EXCEED 75', WE ARE COMPLAINT WITH COMMON PATH OF TRAVEL.**

Table 601- Type 5B has no requirements for rated construction.

Section 906- Portable fire extinguishers shall be provided in type F. We will provide fire extinguishers in the shop and office areas.

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Table 1004.1.1 Max. floor area allowances per occupant.
A. MANUFACTURING AREA- 200 GROSS S.F. PER OCCUPANT-1/2 OF OPEN WAREHOUSE SPACE AS FABRICATION-2,000 S.F. EQUALS 10 OCCUPANTS
B. WAREHOUSE AREA- 500 GROSS S.F. PER OCCUPANT-1/2 OF OPEN WAREHOUSE SPACE AS FABRICATION-2,000 S.F. EQUALS 4 OCCUPANTS

C. STORAGE MEZZ.- 300 GROSS PER OCCUPANT-455 S.F. EQUALS 2 OCCUPANTS
D. BUSINESS AREA- 100 GROSS S.F. PER OCCUPANT IN OFFICE AND MEETING ROOM-600 S.F. EQUALS 6 OCCUPANTS

TOTAL OCCUPANCY EQUALS 22

Fire Department checklist- please refer to plan for travel distance, F.E. locations, emergency lighting, exit signs.

1. Owner- **Papi and Romano Builders, 828 St., Portland, Me. 04104 (775-3381)**
2. Architect- **Whipple Callender Architects, PO Box 1276 Portland, Maine 04101 (775-2696)**
3. Proposed use- **New F-1 use**
4. Square footage of structure- **4,534 s.f.**
5. Elevation of all structures**- 16'-9"**
6. Proposed fire protection of all structures- **sprinkled**
7. Hydrant Locations- **Riverside St.**
8. Water main sizes and locations- **6" main**
9. Access to any Fire Department Connections-**street hydrant**
10. Access to all structures (2 sides Min.)- **Clear access to all sides**
11. A code summary shall be included referencing NFPA and all fire department technical standards-

NFPA 101-2009 – Chapter 40: Industrial Occupancies

40.1.1.2 Industrial occupancies shall include factories making products of all kinds and properties used for operations such as processing, assembling, mixing, packaging, finishing or decorating , repairing and similar operations. The proposed structure will be a woodworking shop.

40.1.1.5 Classification of Hazard of Contents. Classification of Hazard of Contents shall be in accordance with Section 6.2.

6.2.2.3 Ordinary Hazard Contents. Ordinary Hazard contents shall be classified as those likely to burn with moderate rapidity or to give off a considerable volume of smoke. The product is dimensional and sheet wood material with no explosive properties. An exterior dust collector controls airborne wood particles.

40.1.7 Occupant load. Refer to table 7.3.1.2. Table has occupancy level as either NA or 46.5 s.f. The occupant load will be 5 people (4 in the shop and one in the office).

40.2 Means of egress requirements. We are providing two remotely located means of egress directly to grade according to Chapter 7.

40.2.4.1.1 Not less than 2 means of egress shall be provided from every story or section, and not less that one exit shall be reached without traversing another story. We are providing two remotely located means of egress directly to grade according to Chapter 7.

Table 40.2.5- Arrangement of Means of Egress. We are limited to and comply with the 50' common path of travel limit under General Industrial

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Table 40.2.6- Max. Travel Distance to exits. We comply with the 200' maximum travel limit under General Industrial.

40.2.9.1 Emergency lighting shall be provided in accordance with Section 7.9. Refer to plans for emergency lighting.

40.3.4.1 Detection, Alarm and Communication System. General. A fire alarm system shall be required in accordance with Section 9.6 for industrial Occupancies, unless the total occupant load of the building is under 100 persons and unless, of these, no more than 25 persons are above or below the level of exit discharge. The maximum personnel on site is approximately 5 and all are located at egress grade. Fire Alarm not required.

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