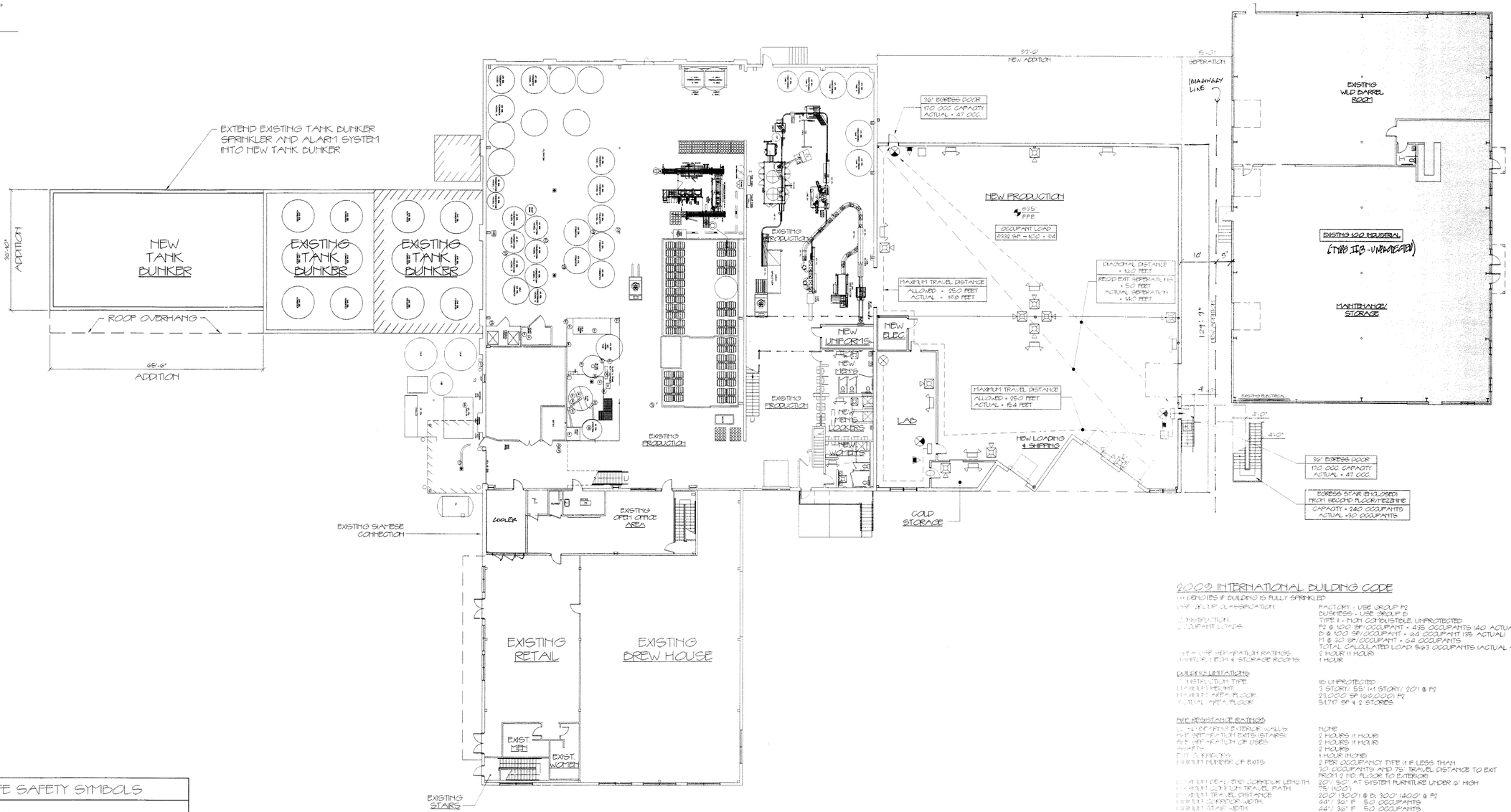
CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 09/15/14



FIRST FLOOR FACILITY CODE COMPLIANCE PLAN

SCALE: 1/16" = 1'-0"

CALLED NORTH

LIFE SAFETY SYMBOLS

- EXIT LIGHT
- FIRE EXTINGUISHER
- FIRE ALARM PULL MANUAL PULL STATION
- FACP — FIRE ALARM PANEL
- EMERGENCY LIGHT
- FIRE ALARM HORN/STROBE UNIT
- FIRE ALARM STROBE UNIT
- S — SMOKE DETECTOR
- A — ANUNCIATOR PANEL
- "NOT AN EXIT" SIGN
- K — KNOX BOX
- 1 HR. RATED PARTITION
- 2 HR. RATED PARTITION

LIFE SAFETY NOTES:

1. THE NEW BUILDING ADDITION SHALL HAVE AN NFPA 13 FIRE SUPPRESSION SPRINKLER SYSTEM INSTALLED. SPRINKLER SYSTEM SHALL BE INSTALLED BY A CERTIFIED SPRINKLER CONTRACTOR AND SHALL BE REVIEWED AND APPROVED BY THE STATE OF MAINE FIRE MARSHAL AS WELL AS THE LOCAL AUTHORITY HAVING JURADICTION. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR THE DESIGN AND INSTALLATION OF THE SYSTEM FOR OCCUPANCY.
2. THE SPRINKLER CONTRACTOR SHALL VERIFY THE EXISTING BUILDING SPRINKLER/FIRE ALARM SYSTEM HAS SUFFICIENT CAPACITY FOR EXTENDING INTO THE NEW BUILDING ADDITION.
3. THE CLOSEST FIRE HYDRANT TO THE BUILDING HAS A STATIC PRESSURE OF 80 SI AND A FLOW OF 2,348 GPM.
4. EXTEND THE EXISTING FIRE ALARM SYSTEM INTO THE NEW ADDITION AS REQUIRED FOR COMPLIANCE WITH NFPA 101 LIFE SAFETY CODE. COORDINATE WITH SPRINKLER SYSTEM MODIFICATION. VERIFY LOCATION OF ALARM AND NOTIFICATION PANELS WITH THE AUTHORITY HAVING JURISDICTION.
5. SEE SHEET A-12 - ACCESSIBILITY DETAILS FOR MOUNTING HEIGHTS OF LIFE SAFETY DEVICES.

2009 INTERNATIONAL BUILDING CODE

(W/ EXCEPTIONS IF BUILDING IS FULLY SPRINKLED)

USE & OCCUP. CLASSIFICATION	FACTORY - USE GROUP F2 BUSINESS - USE GROUP B
CONSTRUCTION	TYPE II - NON COMBUSTIBLE, UNPROTECTED
OCCUPANT LOADS	F2 @ 100 SF/OCCUPANT = 435 OCCUPANTS (140 ACTUAL) B @ 100 SF/OCCUPANT = 64 OCCUPANT (35 ACTUAL) M @ 30 SF/OCCUPANT = 64 OCCUPANTS TOTAL CALCULATED LOAD: 563 OCCUPANTS (ACTUAL 139)
USE & OCCUP. SEPARATION RATINGS:	2 HOUR (1 HOUR)
EXIT ACCESS THROUGH M STORAGE ROOMS:	1 HOUR

BUILDING LIMITATIONS

CONSTRUCTION TYPE	2B UNPROTECTED
ALLOWABLE HEIGHT:	2 STORY/ 55' (1 STORY/ 2011 @ F2
ALLOWABLE AREA/FLOOR:	23,000 SF (69,000) F2
ACTUAL AREA/FLOOR	51,717 SF & 2 STORIES

FIRE RESISTANCE RATINGS

EXTERIOR FIRE RATED EXTERIOR WALLS	NONE
SEPARATION EXITS (STAIRS)	2 HOURS (1 HOUR)
SEPARATION OF USES	0 HOURS (1 HOUR)
SHAFTS	2 HOURS
EXIT ENCLOSURES	1 HOUR (NONE)
MINIMUM NUMBER OF EXITS	2 PER OCCUPANCY TYPE (1 IF LESS THAN 50 OCCUPANTS AND 75' TRAVEL DISTANCE TO EXIT FROM 2 ND. FLOOR TO EXTERIOR
MINIMUM DEAD END CORRIDOR LENGTH:	20'/ 50' AT SYSTEM FURNITURE UNDER 6' HIGH
MAXIMUM COMMON TRAVEL PATH	75' (100')
MAXIMUM TRAVEL DISTANCE:	200' (300') @ B; 300' (400') @ F2
MINIMUM CORRIDOR WIDTH:	44"/ 36" IF 50 OCCUPANTS
MINIMUM STAIR WIDTH:	44"/ 36" IF 50 OCCUPANTS
MAXIMUM RISER HEIGHT:	7"
MINIMUM TREAD DEPTH:	11"
MINIMUM DOOR WIDTH:	44"/ 36" IF 50 OCCUPANTS
MAXIMUM RAMP PITCH:	1:12
HANDRAILS:	SAME AS NFPA 101
MINIMUM CEILING HEIGHT	7'-6"
NFPA 13 - FIRE SYSTEM:	REQUIRED
FIRE SPRINKLER SYSTEM:	REQUIRED
PORTABLE FIRE EXTINGUISHERS:	REQUIRED
EXIT LIGHTING	REQUIRED
EMERGENCY LIGHTING	REQUIRED

BUILDING LIVE LOADS

ATTIC	50 PSF
FLOOR	100 PSF
MEZZANINE	60 PSF
ROOF	125 PSF @ LIGHT; 250 PSF @ HEAVY

Maine State Plumbing Code/UPC

Occupancy Classification: Factory & Ancillary Business/Mercantile
Occupancy Area: 51,717 sf
Occupancy Load: 563 (139 Actual per IBC exemption)

Factory: **75 Occupants - 38 male/37 female**
Actual – 57 Males / 18 Females

FIXTURES	TOILETS	URINALS	LAVS	SHOWERS
Men:	3	3	6	2
Women	2	0	2	1
Unisex	1	0	1	0

Drinking Fountain: 1 Bottle/Cup Water Fill Station (Employee Break Room)

Mercantile: **64 Occupants (32 male/32 female)**

FIXTURES	TOILETS	URINALS	LAVS	SHOWERS
Men	2	1	1	NR
Women:	2	0	1	NR

Drinking Fountain: 1 Bottle/Cup Water Fill Station (Tasting Room)

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LICENSED ARCHITECT
MICHAEL F. HAYS
No. 1724
STATE OF MAINE

REVISIONS

JOB TITLE
NEW ADDITION FOR ALLAGASH BREWING CO.
50 INDUSTRIAL WAY PORTLAND, MAINE

DRAWING TITLE
FIRST FLOOR FACILITY CODE COMPLIANCE PLAN

SCALE 1/16" = 1'-0"
DATE 8/5/2014
DRAWN BY SAM/MFH
JOB NO. 140560
DRAWING NO. AC-1

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