CODE ANALYSIS

FOUNDATION BREWING COMPANY
ONE INDUSTRIAL WAY #5 & 7, PORTLAND, MAINE

NFPA 101 Life Safety Code - 2012 Edition

Building Classification:	Existing Industrial Partial Change of Use from Automotive to Brewery Total Floor Area (entire building) = 21,000 sf Brewery Use Area (Units #5 & 7) = 3,000 sf gross/2775 net
Hazard Classification:	Ordinary Hazard
Construction Type:	Type II (000)
Occupant Loads:	2,775 SF Industrial @ 100 sf/occupant = 28 occupants
Separation of Use Rating:	2 hour (1 hour)
Janitor, Mech, Stor Rating:	1 hour
Minimum Headroom:	7'-6" at occupied areas

Building Uses	**Industrial**
"(x)" denotes if building is fully sprinkled	
Max. Allowable Travel Distance:	200' (250')
Max. Allowable Common Path:	50' (100')
Max. Dead End Corridor Length:	50'
Minimum Egress Corridor Width:	44"/36" if >50 occ
Minimum Number of Required Exits	2 (1 if less than 30 occupants, less than 75' travel distance with full sprinkler system)
Minimum Horz Egress Enclosure rating:	1 hr (none)
Minimum Separation of exits:	38' (26')
Minimum Egress Door Width:	36"
Exit Lighting:	Required
Emergency Lighting:	Required
Fire Alarm System:	Not Required (required if over 100 occupants)
Fire Sprinkler System:	Not Required
Portable Fire Extinguishers:	Required
Exit Devices/Panic Hardware	Not Required (fewer than 50 occupants)

2009 International Building Code

"(x)" denotes if building is fully sprinkled

Building Use Group Classification:	Factory Industrial – Use Group F1 – Ordinary Hazard
Construction:	Type II – Non-Combustible, Unprotected
Change of Use:	F2 Low Hazard (Brewery under 16% ABV)
Occupant Loads:	F2 @ 100 sf/occupant = 28 occupants
Area Use Separation Ratings:	2 hour (1 hour)
Janitor, Mech & Storage Rooms:	1 hour
Building Limitations	
Construction Type:	IIB Unprotected
Maximum Height:	2 story / 20' (+1 story/20') @ F1
Maximum Area / Floor:	15,500 sf (Unlimited) @ F1
Actual Area/Height:	21,000 sf & 1 Story
Fire Resistance Ratings	
Load Bearing Exterior Walls:	None
Fire Separation of Uses:	2 Hours (1 hour)
Other Assemblies:	1 hour
Exit Corridors:	1 hour (none)
Minimum Number of Exits:	2 per occupancy type (1 if less than 49 occupants and 75' travel distance to exit)
Maximum Dead End Corridor Length:	20'
Maximum Common Travel Path:	75' (100')
Maximum Travel Distance:	300' (400')
Minimum Corridor Width:	44"/36" if >50 occupants
Minimum Ceiling Height:	7'-6"
Fire Alarm System:	Not Required
Fire Sprinkler System:	Required (Fire Area exceeds 12,000 sf)
Portable Fire Extinguishers:	Required
Exit Lighting	Required
Emergency Lighting	Required
Building Live Loads	
Office:	50 psf
Storage:	125 psf @ light; 250 psf @ heavy

End of Analysis

LEGEND
- SPRINKLER HEAD
- FIRE EXTINGUISHER
- EXIT LIGHT (DIRECTION)
- EXIT LIGHT/EMERGENCY LIGHT COMBO
- EMERGENCY LIGHT

(ALL PARTITIONS ARE EXISTING)

UNIT 5 & UNIT 7 PLAN

1/4" = 1'-0"

EXISTING CONDITIONS (W/ NO PLAN CHANGES) FULLY SPRINKLED PER NFPA 13 W/ CHANGE OF USE CLASSIFICATION ONLY

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/10/13

GRA ASSOCIATES

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SEAL

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

REVISIONS

DRAWING NAME

FOUNDATION BREWING CO
ONE INDUSTRIAL WAY – UNITS 5 & 7
PORTLAND, MAINE 04103
CHANGE OF USE

SHEET

UNITS 5 & 7

DATE SEPT 9, 2013

SCALE AS NOTED

DRAWN MFH

JOB NO. 130902

SHEET A-2

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