

LIFE SAFETY NOTES	
NFPA 101 LIFE SAFETY (2012 ED.)	157 (OCC. TABLE)
IBC (2012 ED.)	157 (OCC. TABLE)
ACTUAL SEATING COUNT (A-2)	94
ACTUAL EMPLOYEE COUNT (F-2)	10

- LIFE SAFETY NOTES**
- MODIFY EXISTING NFPA 13 FIRE SUPPRESSION SPRINKLER SYSTEM AS REQUIRED. SPRINKLER SYSTEM MODIFICATIONS SHALL BE REVIEWED AND APPROVED BY THE STATE OF MAINE FIRE MARSHAL AS WELL AS THE LOCAL AUTHORITY HAVING JURISDICTION. THE SPRINKLER CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR THE DESIGN AND INSTALLATION OF THE SYSTEM FOR OCCUPANCY.
  - THE BUILDING SHALL HAVE A FIRE ALARM SYSTEM AS REQUIRED FOR COMPLIANCE WITH NFPA 101 LIFE SAFETY CODE. COORDINATE WITH SPRINKLER SYSTEM. VERIFY LOCATION OF ALARM AND NOTIFICATION PANELS WITH THE AUTHORITY HAVING JURISDICTION.
  - SEE ACCESSIBILITY DETAILS FOR MOUNTING HEIGHTS OF LIFE SAFETY DEVICES.
  - VERIFY KNOX BOX & FIRE PANEL LOCATIONS WITH AUTHORITY HAVING JURISDICTION.

NFPA LEGEND	
SYMBOL	DESCRIPTION
⊗	EXIT LIGHT
⚠	ABC FIRE EXTINGUISHER w/ BRACKET
⚠	ABC FIRE EXTINGUISHER IN CABINET
Ⓜ	FIRE ALARM MANUAL PULL STATION
Ⓜ	FIRE ALARM PANEL / ANNUNCIATOR
⏏	EMERGENCY LIGHT
Ⓜ	FIRE ALARM STROBE UNIT
Ⓜ	FIRE ALARM HORN / STROBE UNIT
Ⓜ	SMOKE DETECTOR
Ⓜ	HEAT DETECTOR
---	1 HR. RATED PARTITION
Ⓜ	KNOX BOX
Ⓜ	"NOT AN EXIT" SIGN

**CODE ANALYSIS**

**NFPA 101 Life Safety Code - 2012 Edition**

Building Classification: Existing Industrial - Brewery  
 Total Floor Area (entire building) = 21,000 sf  
 5 Units @ 1,500 sf/each = 7,500 sf gross/6,938 net  
 Ordinary Hazard  
 Type II (000)  
 6050 SF Industrial @ 100 sf/occupant = 61 occupants  
 1400 SF Assembly @ 15 sf/occupant = 94 occupants  
 150 SF Bar @ 100 sf/occupant = 2 occupants  
 2 hour (1 hour - NFPA 13 Sprinkler System)  
 1 hour  
 7'-6" at occupied areas

Separation of Use Rating:  
 Janitor, Mech, Stor Rating:  
 Minimum Headroom:

Building Uses  
 Industrial (I) & Assembly (A)  
 "(X)" denotes if building is fully sprinkled

Max. Allowable Travel Distance: 200' (250)  
 Max. Allowable Common Path: 50' (100) @ I; 20' @ A  
 Max. Dead End Corridor Length: 50' @ I; 20' @ A  
 Minimum Egress Corridor Width: 44"/36" if >50 occ  
 Minimum Number of Required Exits: 2 per occupancy  
 Minimum Horiz Egress Enclosure rating: 1 hr (none)  
 Minimum Separation of exits: 0.5 Diagonal (0.33)  
 Minimum Egress Door Width: 36"

Minimum Stair width: 44" clear; 36" if less than 50 occupants  
 Maximum Riser height: 7"  
 Minimum Tread width: 11"  
 Minimum Headroom: 6'-8" at stairs; 7'-6" at occupied areas  
 Maximum ht between landings: 12'-0"  
 Handrail height: 34"-38" @ 42" guardrail  
 Handrail top extension: 12" horz.  
 Handrail bottom extension: 11" angled + 12" horz.  
 Handrail diameter: 1-1/4" O.D.  
 Maximum baluster open space: less than 4"

Ext Lighting: Required  
 Emergency Lighting: Required  
 Fire Alarm System: Required (Mixed Use / over 100 occupants)  
 Fire Sprinkler System: Required (Mixed Use)  
 Portable Fire Extinguishers: Required  
 Exit Devices/Panic Hardware: Required (50 occupants or more per occupancy)

City of Portland Compliance: NFPA 1 & PFD Technical Standards

**2009 International Building Code**  
 "(X)" denotes if building is fully sprinkled

Building Use Group Classification: Factory Industrial - Use Group F1 - Ordinary Hazard  
 Assembly - Use Group A-2 - Ordinary Hazard  
 Type II - Non-Combustible, Unprotected

Construction:  
 Brewery Use: F-2 Low Hazard (Brewery under 16% ABV)  
 Occupant Loads: F-2 @ 100 sf/occupant = 61 occupants  
 A-2 @ 15 sf/occupant = 94 occupants  
 Bar @ 100s/occupant = 2 occupants  
 2 hour (1 hour)

Area Use Separation Ratings:  
 Janitor, Mech & Storage Rooms: 1 hour

Building Limitations  
 Construction Type: IIB Unprotected  
 Maximum Height: 2 story / 20' (+ 1 story/20') @ F  
 Maximum Area / Floor: 15,500 sf (Unlimited) @ F  
 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  
 Maximum Dead End Corridor Length: 20'  
 Maximum Common Travel Path: 75' (100) @ F-2; 30' @ A-2  
 Maximum Travel Distance: 300' (400) @ F-2; 200' (250) @ A-2  
 Minimum Corridor Width: 44"/36" if >50 occupants  
 Minimum Ceiling Height: 7'-6"

Stair Criteria: Same as NFPA 101 Life Safety Code above

Fire Alarm System: Required (Mixed use)  
 Fire Sprinkler System: Required (Fire Area exceeds 12,000 sf)  
 Portable Fire Extinguishers: Required  
 Ext Lighting: Required  
 Emergency Lighting: Required

Building Live Loads  
 Office: 50 psf  
 Lobby/Tasting Area: 100 psf  
 Corridors: 80 psf  
 Manufacturing/Storage: 125 psf @ light; 250 psf @ heavy

**Maine State Plumbing Code/UPC**

Occupancy Classification: Brewery  
 Occupancy Area: 7500 sf gross  
 Occupancy Load: 153 per IBC Table Method  
 Actual Brewery Staff Occupant Load = 10 occupants  
 Actual Total Occupant Load = 104 occupants

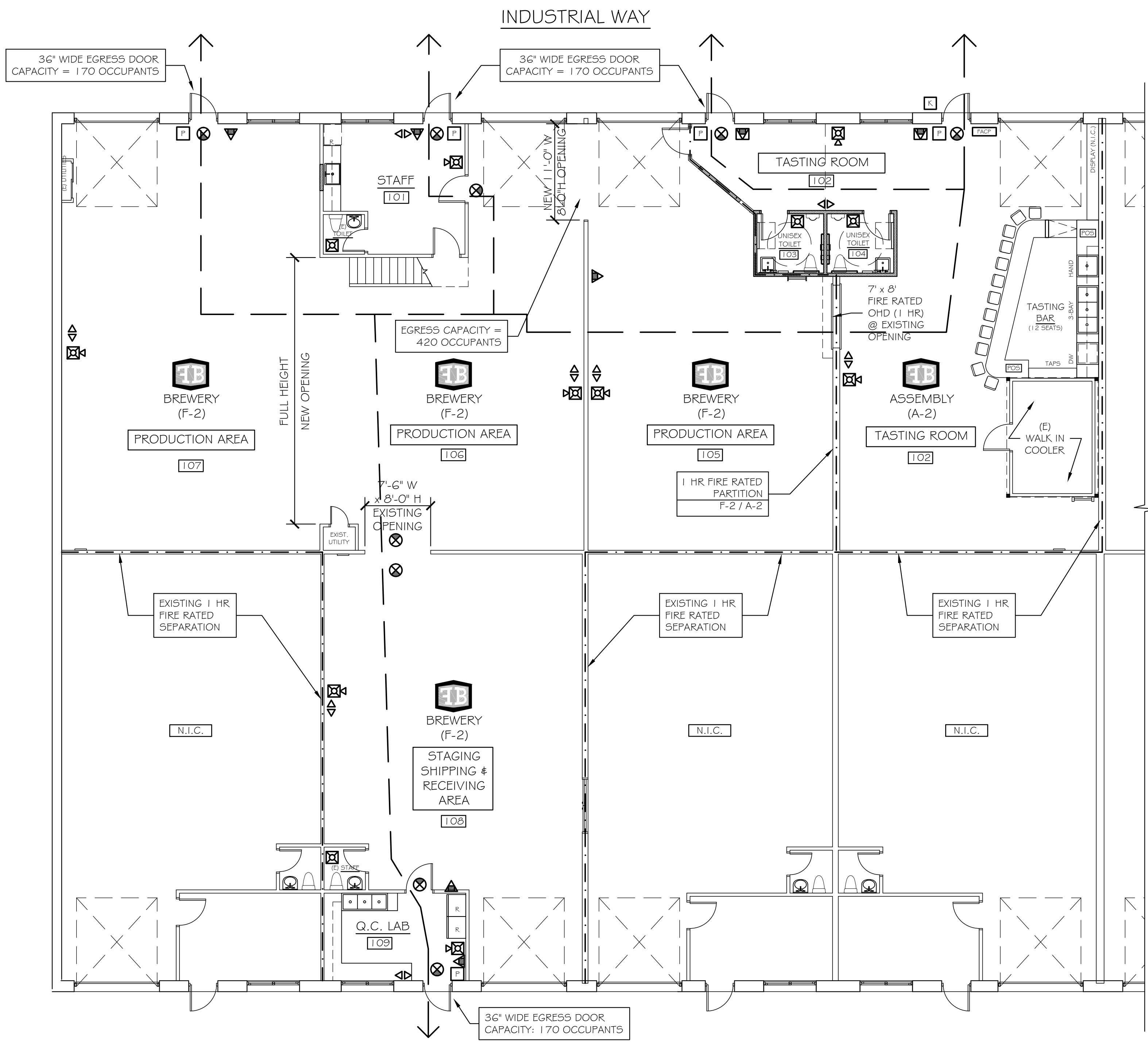
Assembly / Tasting Room: 94 Occupants - 47 male/47 female	
FIXTURES	TOILETS URINALS LAVS SHOWERS
Men	1 1 1 NR
Women	1 0 1 NR

Drinking Fountain: 1/150 Occupants - 1 Required  
 (or water station)

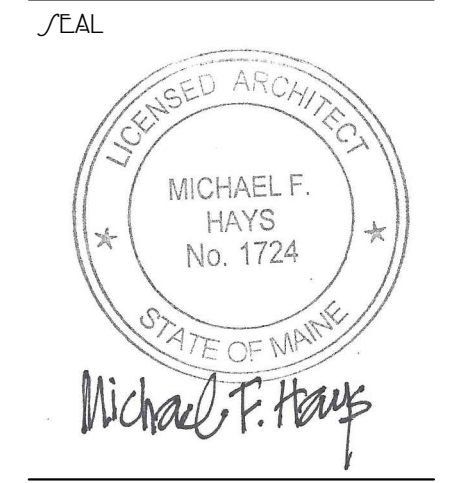
Factory / Employees: 10 Occupants - 5 male/5 female	
FIXTURES	TOILETS URINALS LAVS SHOWERS
Unsex	1 0 1 NR

Drinking Fountain: 1/150 Occupants - 1 Required  
 (or water station)

End of Analysis



**CODE COMPLIANCE PLAN**  
 SCALE: 1/8" = 1'-0"



PROJECT NAME: **foundation BREWING COMPANY EXPANSION**  
 PORTLAND, MAINE 04103

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 PORTLAND, MAINE 04103

**CODE COMPLIANCE PLAN**

DATE: 15 MAR '16  
 SCALE: 1/8" = 1'-0"  
 DRAWN: MFH/mgk  
 JOB NO.: 160201  
 SHEET: **A1**

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