

REV/NO/DATE  
 10 MAY '16  
 24 MAY '16  
 27 MAY '16

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

CODE  
 COMPLIANCE  
 PLAN

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

1/8"=1'-0"  
**A1**  
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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
F	FIRE ALARM MANUAL PULL STATION
FACT	FIRE ALARM PANEL / ANNUNCIATOR
◀▶	EMERGENCY LIGHT
⊠	FIRE ALARM STROBE UNIT
◀▶	FIRE ALARM HORN / STROBE UNIT
S	SMOKE DETECTOR
H	HEAT DETECTOR
---	1 HR. RATED PARTITION
K	KNOX BOX
○	"NOT AN EXIT" SIGN

**CODE ANALYSIS**

FOUNDATION BREWING COMPANY  
 ONE INDUSTRIAL WAY UNITS #1, 3, 4, 5, #7 PORTLAND, MAINE

NFPA 101 Life Safety Code - 2009 Edition

Building Classification: Existing Industrial - Brewery  
 Total Floor Area (entire building) = 21,000 sf  
 5 Units @ 1,500 sf/each = 7,500 sf gross/936 net  
 Ordinary Hazard  
 Construction Type: Type III (OOO)  
 Occupant Loads: 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)

Separation of Use Rating:  
 Janitor, Mech, Stor Rating: 1 hour  
 Minimum Headroom: 7'-6" at occupied areas

Building Uses: Industrial (I) & Assembly (A)  
 ("I" 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" horiz.  
 Handrail bottom extension: 11" angled w/ 12" horiz.  
 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  
 Ext Devices/Panic Hardware: Required (50 occupants or more per occupancy)

City of Portland Compliance: NFPA 1 & PFD Technical Standards

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

Building Use Group Classification: Factory Industrial - Use Group F2 - Ordinary Hazard  
 Assembly - Use Group A-2 - Ordinary Hazard  
 Construction: Type IIIB - Non-Combustible, Unprotected

Brewery Use:  
 Occupant Loads: F-2 Low Hazard (Brewery under 1.6% ABV)  
 F-2 @ 100 sf/occupant = 61 occupants  
 A-2 @ 15 sf/occupant = 94 occupants  
 Bar @ 100sf/occupant = 2 occupants  
 Area Use Separation Ratings:  
 Janitor, Mech & Storage Rooms: 2 hour (1 hour)  
 1 hour

Building Limitations  
 Construction Type: IIIB Unprotected  
 Maximum Height: 3 story / 55' (+ 1 story/20') @ F2  
 Maximum Area / Floor: 18,000 sf (63,000) @ F 2  
 Actual Area/Height: 21,000 sf @ 4 1/2 Story

Fire Resistance Ratings  
 Load Bearing Exterior Walls: None  
 Fire Separation of Uses: 2 Hours (1 hour)  
 Other Assemblies: 1 hour  
 Ext 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

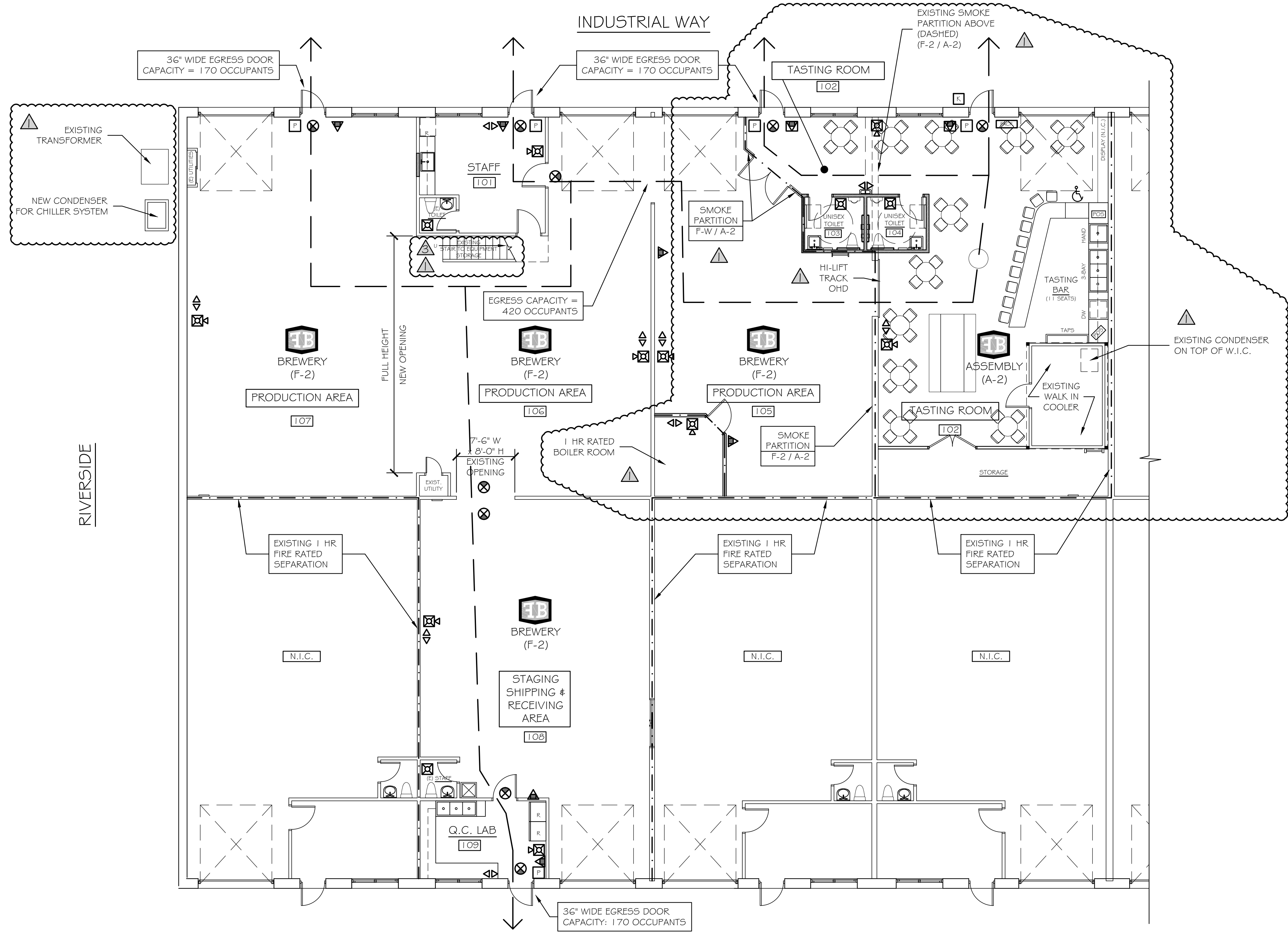
Building Live Loads  
 Office: 50 psf  
 Lobby/Tasting Area: 100 psf  
 Corridors: 80 psf  
 Manufacturing/Storage: 125 psf @ light; 250 psf @ heavy

Maine State Plumbing Code/UPC

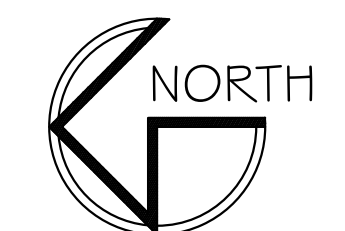
Occupancy Classification: Brewery  
 Occupancy Area: 7500 sf gross  
 Occupancy Load: 153 per IBC Table Method  
 Actual Brewery Staff Occupant Load = 8 occupants  
 Actual Total Occupant Load = 102 occupants

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: (or water station)	1/150 Occupants - 1 Required				
Factory / Employees:	10 Occupants - 5 male/5 female (actual) Maine Plumbing Code Exemption for Brewing Equipment areas				
FIXTURES	TOILETS	URINALS	LAVS	SHOWERS	
Unsex	1	0	1	NR	
Drinking Fountain: (or water station)	1/150 Occupants - 1 Required				

End of Analysis



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



- NOTES:**
- EXISTING GLYCOL SYSTEM CONDENSER IS LOCATED ON THE ROOF
  - SEE SHEET AG FOR ADA COMPLIANCE NOTES & DIMENSIONAL CRITERIA