Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/27/16

CODE ANALYSIS

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

NFPA 101 Life Safety Code – 2009 & 2012 Editions

Building Classification:	Existing Industrial - Brewery
	Total Floor Area (entire building) = 21,000 sf
Brewery Use Area	5 Units @ 1,500 sf/each = 7,500 sf gross/6,938 net
Hazard Classification:	Ordinary Hazard
Construction Type:	Type II (000)
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
Separation of Use Rating:	2 hour (1 hour – NFPA 13 Sprinkler System)
Janitor, Mech, Stor Rating:	1 hour
Minimum Headroom:	7'-6" at occupied areas

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 Horz 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"

Exit 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

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/27/16

Building Use Group Classification:	Factory Industrial – Use Group F1 – Ordinary Hazard Assembly – Use Group A-2 – Ordinary Hazard
Construction:	Type II – Non-Combustible, Unprotected
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 @ 100sf/occupant = 2 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') @ 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
Exit 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

CITY OF PORTLAND, MAINE RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/27/16

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
Unisex	1	0	1	NR

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

End of Analysis