

BUILDING DESIGN CODES:

AMERICAN WITH DISABILITIES ACT (ADA)
 UFAS - ACCESSIBILITY STANDARDS
 2009 NFPA 101 LIFE SAFETY CODE
 2009 IBC
 2009 MAINE STATE PLUMBING CODE
 2007 NEC

ACTUAL BUILDING AREA:

1ST FLOOR AREA 2,930 SF
 TOTAL BUILDING AREA 2,930 SF

ALLOWABLE BUILDING AREA (IBC):

GROUP "A-2" 9,500 SF/FLR
 SPRINKLER INCR (300%) 38,000 SF/FLR
 TOTAL ALLOW. AREA 47,500 SF/FLR

OCCUPANCY CLASSIFICATIONS:

IBC - FACTORY INDUSTRIAL LOW HAZARD "GROUP F-2"
 IBC - ASSEMBLY "GROUP A-2"
 NFPA - INDUSTRIAL (CHAPTER 40)
 NFPA - ASSEMBLY (CHAPTER 12)

CONSTRUCTION CLASSIFICATION:

IBC - TYPE 3B
 NFPA - TYPE IIIB (000)

NUMBER OF STORIES/BLDG HT. (IBC):

ACTUAL - 1 STORIES & 20 FEET
 ALLOWABLE W/ SPINKLER INCR - 3 STORIES & 75 FEET

OCCUPANT LOAD (IBC & NFPA):

INDUSTRIAL (1,442 SF)	1/100 SF	15 PERSONS
WAREHOUSE (121 SF)	1/500 SF	1 PERSONS
ASSEMBLY (1,097 SF)	1/15 SF	74 PERSONS
BUSINESS (121 SF)	1/100 SF	2 PERSONS
TOTAL OCCUPANCY		92 PERSONS

FIRE SUPPRESSION:

FULLY SPRINKLERED (NFPA 13)

SEPARATION REQUIREMENTS:

NO REQUIREMENT PER IBC

MEANS OF EGRESS (MOST RESTRICTIVE CODE):

NO. OF MEANS OF EGRESS	2
MAX. TRAVEL DISTANCES	250 FT. (FOR SPINKLERED BLDG)
MAX. DEAD END CORRIDOR	20 FT.
MAX. COMMON PATH OF TRAVEL	20 FT. (75 FT FOR LESS THAN 50 PERSONS)
MIN. CORRIDOR/STAIR WIDTH	44" (36" IF LOAD LESS THAN 50 PERSONS)

EXIT PLACEMENT (IBC & NFPA)

EXIT SEPARATION - 1/3 rd THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

FIRE RESISTANCE ASSEMBLY RATINGS (2009 IBC):

ELEVATOR SHAFTS	1 HOUR
STAIR SHAFTS	1 HOUR
EXIT ACCESS CORRIDORS	1 HOUR
FIRE BARRIERS	2 HOUR
FIRE WALLS	3 HOUR

FIRE ALARM & DETECTION SYSTEMS:

NOT REQUIRED WHEN OCCUPANCY IS LESS THAN 100 PER NFPA (INDUSTRIAL OCCUPANCY)
 NOT REQUIRED WHEN OCCUPANCY IS LESS THAN 300 PER NFPA (ASSEMBLY OCCUPANCY)
 NOT REQUIRED WHEN OCCUPANCY IS LESS THAN 500 PER IBC (GROUP A-2)

PORTABLE FIRE EXTINGUISHERS:

REQUIRED PER IBC FOR GROUP F OCCUPANCY

ILLUMINATION OF MEANS OF EGRESS:

REQUIRED PER NFPA

EMERGENCY LIGHTING:

REQUIRED PER NFPA

EXITS SIGNS

REQUIRED PER NFPA

GENERAL STAIR REQ'TS (IBC & NFPA)

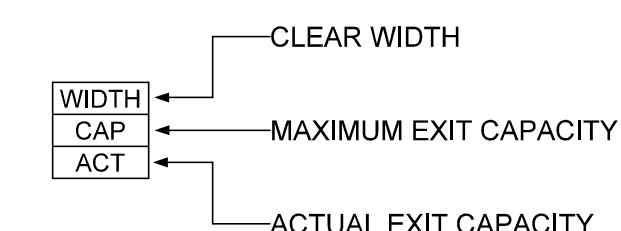
MIN. WIDTH	36" (<50 OCCUPANTS AT MEZZ.)
MAX. RISER HT.	7"
MIN. TREAD WD.	11"
MIN. HEADROOM	6'-8" AT STAIR
MAX. HT. BETWEEN LANDINGS	12'-0"
HANDRAIL HT.	34" TO 38" AT 42" GUARDRAIL
HANDRAIL TOP EXTENSION	12" HORIZ.
HANDRAIL BOT. EXTENSION	11" HORIZ.
HANDRAIL MIN. DIA.	1 1/4" O.D.

CODE INFO.

NTS

C2

-  EXG EMERGENCY LIGHT
-  NEW EMERGENCY LIGHT
-  EXG FIRE EXTINGUISHER
-  NEW FIRE EXTINGUISHER
-  EXG ILLUMINATED EXIT SIGNS
-  NEW ILLUMINATED EXIT SIGNS
-  PATH OF EGRESS
-  2 HOUR FIRE RATED BARRIER
-  TACTILE EXIT SIGN LOCATION



MAINE STATE PLUMBING CODE (UPC)

92 OCCUPANTS - 46 MALE / 46 FEMALE

FIXTURES	WATER CLOSETS (1:50)	URINALS (1:150)	LAVATORIES (1:50)
MEN	1	1	1
WOMEN	1	0	1

DRINKING FOUNTAINS: (1:150) OR A WATER STATION @ BAR

PLUMBING FIXTURES

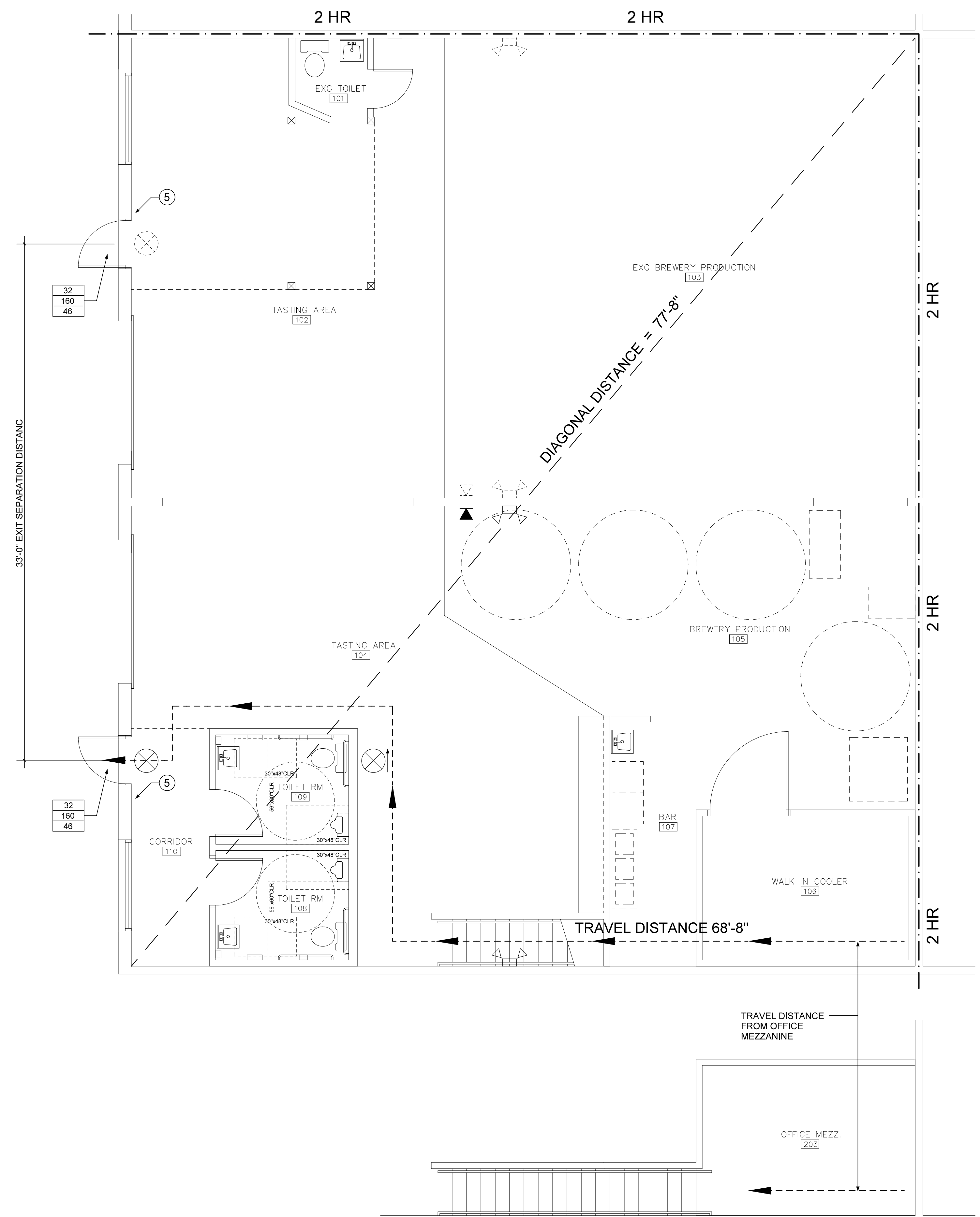
NTS

A3

SYMBOLS LEGEND

NTS

A2



FIRST FLOOR LEVEL PLAN

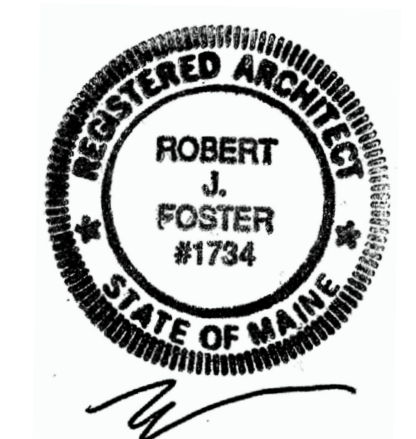
1/4" = 1'-0"

A1

ROBERT J. FOSTER ARCHITECT

36 Groveside Road, Portland, Maine 04102

(207) 761-3822



Project Title

BATTERY STEELE RENOVATIONS

1 INDUSTRIAL WAY, UNIT #12
 PORTLAND, MAINE

01 - 18 - 18 CONSTRUCTION DRAWINGS

Mark Date Description

Issue Dates

Drawing Title

CODE REVIEW FLOOR PLAN

Drawing Number

A05.1