

Definitive Brewing

IBC 2009			NFPA 101 2009	
1 floors above grade	502.1			
Sprinklers		None		None
Fire Alarm		TBD by Contractor		TBD by Contractor
Smoke and CO Detectors		TBD by Contractor		TBD by Contractor
Occupant Load	T 1004.1.1		7.3.1.2	
		Assembly (tables and chairs) 887 sf / 15 = 59 occ.		Assembly (tables and chairs) 887 sf / 15 = 59 occ.
		Assembly (bar seats) 10 = 10 occ.		Assembly (bar seats) 10 = 10 occ.
		Brewery Area 4119 sf / 100 sf = 42 occ.		Brewery Area 4119 sf / 100 sf = 42 occ.
		Business first floor 2563 sf / 100 = 26 occ,		Business first floor 2563 sf / 100 = 26 occ,
		Total Occupant load = 137 occ.		Total Occupant load = 137 occ.
Use Group(s)	309.1	Factory Industrial Low-Hazard (F-2) (brewery)	6.1.10	General Industrial Occupancy
	3031	(A-2) Assembly	12.1	Assembly (<300)
		Business		Business
Construction Type	T 503	3B - mixed combustible unprotected		III (200) combustible unprotected
Building Height and Area	T503	A2 = 2 stories and 9,500 sf footprint F2 = 3 story and 18,000 sf footprint		
Building Height		55'		
Building Elements	T 601	0 hr Structural Frame	12.1.6	Assembly allowed on first floor only 1 if under 1000 occ.
	T 602	2 hr Bearing Walls Exterior		In type III (000) building
	T 601	0 hr Bearing Walls Interior		
	T 601	0 hr Non-Bearing Walls Interior		
	T 602	0 hr Non-Bearing Walls Exterior (sep. dist >= 30')		
	T 602	1 hr Non-Bearing Walls Exterior (sep. dist <30')		

		705.5	Exterior Wall with >10' sep. needs rating only from inside		
		T 601	0 hr Floor Construction		
		T 601	0 hr Roof Construction		
Separations		508.3	Non Separated Occupancies	6.1.14.3	Mixed Occupancies
		508.2.5	Boiler room 1hr		
		708	1 hr Mechanical Shaft < 4 stories		
		1022.1	1 hr Stair Shaft < 4 stories		
		1018.1	1/2 hr Corridor	30.3.6.1.2	1/2 hr corridor
		508.2.5	1 hr Boiler Room	30.3.2.1.1	1 hr Boiler Room
		508.2.5	1 hr Trash Room	30.3.2.1.1	1 hr Trash Room
		508.2.5	1 hr Storage Room	30.3.2.1.1	1 hr Storage Room
Distances and Exits		1021.1	2 Exits required	7.4.1.1	2 Means of Egress required
		1016.1	200' Travel Distance to exits no sprinklers	12.2.6.2	200' Maximum Travel distance
			1/2 diagonal distance exit separation without sprinkler		
		1014.3	75' Common Path of Travel	12.2.5.1.2	20' Common Path of Travel for more than 50 occ.
		1018.4	20' Dead End	12.2.5.6.2	20' Dead End
Unprotected Openings		T 705.8	15% when exterior wall sep. dist. is 3'>5'		
		T 705.8	45% when exterior wall sep. dist. is 10'>15'		
		T 705.8	75% when exterior wall sep. dist. is 15'>20'		
		T 705.8	Unlimited when exterior wall sep. dist. is 25'>30'		
		T 705.8	Unlimited when exterior wall sep. dist. is >30'		
Egress Stairs		1009.1	Occ. Load >50 = 44" min width	24.2.5.4	36" min. stair width
		1009.1	Occ. Load <=50 = 36" min width	7.2.2.2.1.2(B)	44" min. over 50 occ.
		1003.3	Handrails can protrude into stair 4.5" max	7.2.2.2.1.2	Handrails can protrude into stair 4.5" max
		1005.2	Door Swings may not reduce egress width by > 1/2		
		1009.2	80" min headroom	7.2.2.2.1.1(a)	6'-8" min. headroom
		1009.3	7" max. riser	7.2.2.2.1.1(a)	7" max. riser
		1009.3	11" min Tread depth	7.2.2.2.1.1(a)	11" min. tread
		1009.6	12' max. total rise between floors or landings	7.2.2.2.1.1(a)	12' max. height between landings
Ramps		1010.2	1:12 (8%) Max slope	7.2.5.2(a)	1:12 max. slope

		1010.6	60" long landings at top and bottom		
		1010.6	2% max slope of landings	7.2.5.2(a)	1:48 max. cross slope
		1010.8	>6" rise must have handrails on both sides of ramp		
Egress Corridors		1018.2	44" min. when Occ. > 50		
		1018.2	36" min. when Occ. <= 50		
		1018.2	24" min. at service corridors to mechanical equipment		
Accessibility		Ch 11 of IBC 2009 does not apply as State of ME did not adopt it as part of MUBEC			
		Must meet ADA 2010			
Plumbing					
		Assembly	69 occupants		
			35 Males		
			1 male toilet, 1 male urinal, 1 lavatory		
			35 Females		
			2 female toilets, 1 lavatory		
		Brewery	10 occupants		
			5 Males		
			1 male toilet, 1 lavatory		
			5 Females		
			1 female toilet, 1 lavatory		