



HARRIMAN

AUBURN PORTLAND MANCHESTER

IMMUCELL CORPORATION ADDITION

PORTLAND, MAINE

Harriman Project No: 14326

Key Plan

CODE COMPLIANCE REQUIREMENTS

**BUILDING DESIGN CODES:**  
 AMERICANS WITH DISABILITIES ACT (ADA)  
 NFPA 101 LIFE SAFETY CODE / 2009  
 INTERNATIONAL BUILDING CODE / 2009  
 MAINE UNIFORM BUILDING AND ENERGY CODE  
 2009 UNIFORM PLUMBING CODE  
 INTERNATIONAL MECHANICAL CODE / 2009  
 ASHRAE / IES STANDARD 90.1 - 2007  
 NFPA 70 NATIONAL ELECTRIC CODE / 2009

**NUMBER OF STORIES:**  
 ACTUAL : 2  
 ALLOWABLE: 2 + SPRINKLER INCREASE

**BUILDING HEIGHT:**  
 ACTUAL : 23'-0"

**FIRE SUPPRESSION:**  
 FULLY SPRINKLERED WITH SUPERVISED SYSTEM

**TRAVEL DISTANCE:**  
 200'-0" MAX (NFPA 101 & IBC)

**OCCUPANT LOADS:**  
 FIRST FLOOR: MANUFACTURING 200 GROSS - 18  
 SECOND FLOOR: WAREHOUSE 500 GROSS - 6

**BUILDING AREA:**  
 ALLOWABLE (IBC)  
 GROUP B - BUSINESS - 23,000 SF  
 GROUP F-1: INDUSTRIAL MODERATE - 15,500 SF  
 B - SPRINKLER: 200% (23,000 X 2) = 46,000 SF  
 F-1 SPRINKLER: 200% (15,500 X 2) = 31,000 SF  
 TOTAL ALLOWABLE BUILDING AREA: 115, 500 SF

**BUILDING AREA - ACTUAL**

EXISTING FIRST FLOOR:	B	- 6,706 SF
EXISTING FIRST FLOOR:	F-1	- 8,770 SF
NEW FIRST FLOOR ADDITION:	F-1	- 3,659 SF
EXISTING SECOND FLOOR:	B	- 5,146 SF
EXISTING SECOND FLOOR:	F-1	- 8,078 SF
NEW SECOND FLOOR ADDITION:	F-1	- 3,659 SF
<b>TOTAL BUILDING AREA:</b>		<b>36,018 SF</b>

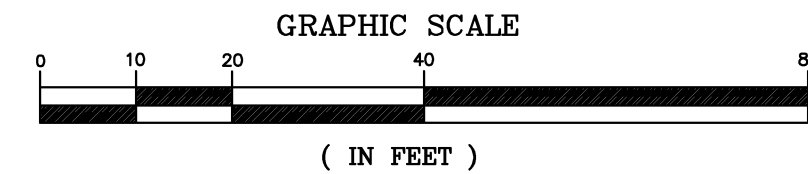
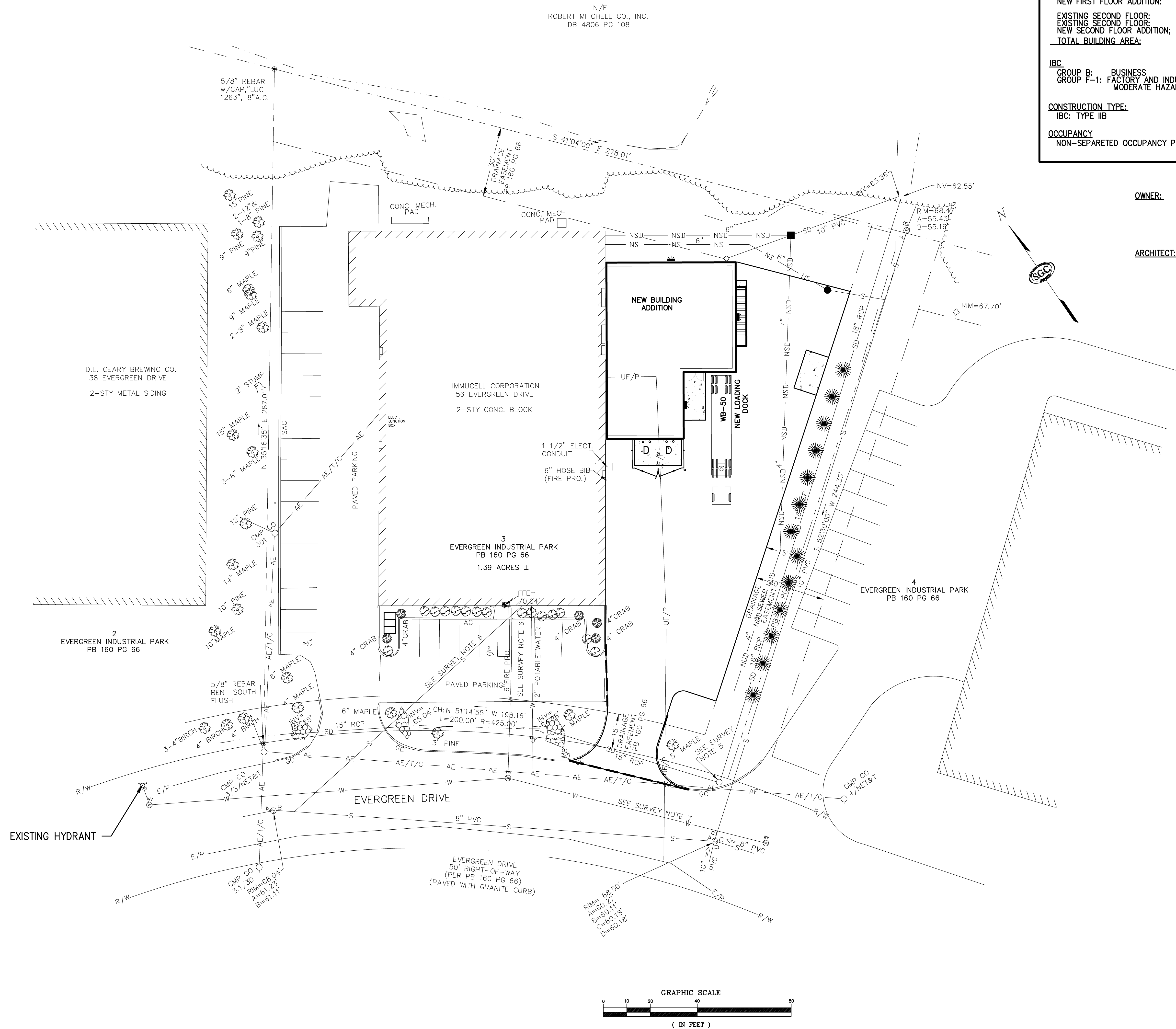
**IBC:**  
 GROUP B: BUSINESS  
 GROUP F-1: FACTORY AND INDUSTRIAL MODERATE HAZARD

**CONSTRUCTION TYPE:**  
 IBC: TYPE IIB

**OCCUPANCY**  
 NON-SEPARATED OCCUPANCY PER SECTION 508.3

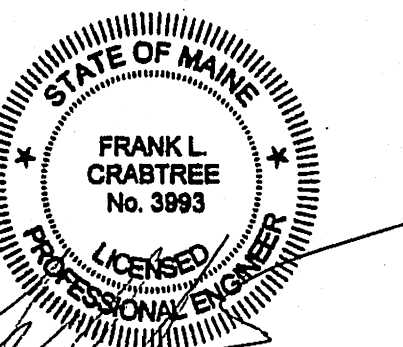
**OWNER:** IMMUCELL CORPORATION  
 56 EVERGREEN DRIVE  
 PORTLAND, MAINE 04103  
 CONTACT: MICHAEL BRIGHAM  
 TEL. (207) 878-2770

**ARCHITECT:** HARRIMAN  
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 AUBURN, MAINE 04210  
 CONTACT: DAN ROBBINS  
 TEL (207) 784-5100



Issues and Revisions

Mark	Date	Description
	05-22-14	PLANNING BOARD REVIEW



PA/PE: FLC  
 Drawn By: PLS  
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FIRE DEPARTMENT PLAN

F1