



Stantec Consulting Services Inc.
3 Columbia Circle Suite 4
Albany, NY 12203-5159
Tel: (518) 452-4559 / Fax: (518) 452-9234
www.stantec.com

Copyright Reserved
The Contractor and user shall be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Stantec without delay.
The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Client
ImmuCell

Lot 11 - Second Tee Business Park
1039 Riverside Street
Portland, Maine 04103
Consultants

GENERAL NOTES

- 1. REFER TO ABBREVIATIONS, SYMBOLS AND GENERAL NOTES ON DRAWING A-001-B FOR ADDITIONAL INFORMATION.

CODE ANALYSIS
MAINE BUILDING CODE, 2015 INTERNATIONAL BUILDING CODE (IBC)
MAINE ENERGY CODE, 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
MAINE FIRE CODE, 2009 INTERNATIONAL FIRE CODE (IFC)
INTERNATIONAL CODE COUNCIL A117.1 2009 (ADA)
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 30, FLAMMABLE AND COMBUSTIBLE LIQUIDS CODE
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 88, STANDARD ON EXPLOSION PROTECTION BY DEFLAGRATION VENTING
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 69, STANDARD ON EXPLOSION PREVENTION SYSTEMS

TOPIC	CODE SECTION	REQUIRED (R) / ALLOWED (A) / NOT REQUIRED (NR) / NOT APPLICABLE (NA)	ACTUAL: NOT PROVIDED (NP) / PROVIDED (P) / NOT APPLICABLE (NA)	COMMENTS
IMMUCELL MANUFACTURING PLANT - NEW BUILDING				
OCCUPANCY CLASSIFICATION				
STORAGE GROUP S-1	BC-311.2	A	P	ALL SECOND FLOOR SPACES NOT INDICATED AS F-1 OCCUPANCY, REFER TO DRAWING G-102-B
FACTORY INDUSTRIAL GROUP F-1	BC-306	A	P	ALL FIRST AND SECOND FLOOR SPACES NOT INDICATED AS H OR S OCCUPANCY, REFER TO DRAWINGS G-101-B AND G-102-B
HIGH HAZARD GROUP H-2	BC-307.4	A	P	SOLVENT STORAGE (118), REFER TO DRAWING G-101-B
HIGH HAZARD GROUP H-3	BC-307.5	A	P	XP PURIFICATION (127), REFER TO DRAWING G-101-B
HIGH HAZARD GROUP H-4	BC-307.6	A	P	QUARANTINE (114), CALUSTICACID STORAGE (115), REFER TO DRAWING G-101-B
CONSTRUCTION TYPE				
CONSTRUCTION TYPE	BC-602	R	TYPE IIB	NON-COMBUSTIBLE, UNPROTECTED
HAZARDOUS MATERIAL				
CONTROL AREAS	BC-414.2	A	P	ENTIRE BUILDING CONTROL AREA EXCLUDING H OCCUPANCIES
PERCENTAGE OF MAXIMUM QUANTITIES	BC-Table 414.2.2	First Floor: 100% Second Floor: 75%	P	MATERIAL QUANTITIES ARE BELOW THE MAQ.
FIRE SEPARATION DISTANCES	BC-415.3	NR		

USE GROUP	BC-TABLE 504	ALLOWED PER BC-504	ACTUAL
(S-1) STORAGE			
HEIGHT	55	INCREASE 20' = 75'	41'-0"
STORIES	2	INCREASE 1 STORY = 3 STORIES	2 SECOND FLOOR SPACE
(F-1) FACTORY INDUSTRIAL			
HEIGHT	55	INCREASE 20' = 75'	41'-0"
STORIES	2	INCREASE 1 STORY = 3 STORIES	2
(H-2) HIGH HAZARD			
HEIGHT	55	NA	41'-0"
STORIES	1	NA	FIRST FLOOR SPACE
(H-3) HIGH HAZARD			
HEIGHT	55	NA	41'-0"
STORIES	2	NA	FIRST FLOOR SPACE
(H-4) HIGH HAZARD			
HEIGHT	55	INCREASE 20' = 75'	41'-0"
STORIES	3	INCREASE 1 STORY = 4 STORIES	FIRST FLOOR SPACE

OCCUPANCY	BC-506 ALLOWABLE AREA [Aa]	ACTUAL AREA
(S-1) STORAGE	Aa = At + (Ns x If) = 64,400 SF BC-TABLE 506.2 TABLE AREA [AL NS] At = 52,500 SF Ns = 17,500 SF BC-506.3.3 FRONTAGE INCREASE [If] If = (F/P - 0.25) W / 30 = 0.68 F = 430' P = 460' W = 30'	2,262 SF
(F-1) FACTORY INDUSTRIAL	Aa = At + (Ns x If) = 57,040 SF BC-TABLE 506.2 TABLE AREA [AL NS] At = 46,500 SF Ns = 15,500 SF BC-506.3.3 FRONTAGE INCREASE [If] If = (F/P - 0.25) W / 30 = 0.68 F = 430' P = 460' W = 30'	13,873 SF
(H-2) HIGH HAZARD	Aa = At + (Ns x If) = 11,760 SF BC-TABLE 506.2 TABLE AREA [AL NS] At = 7,000 SF Ns = 7,000 SF BC-506.3.3 FRONTAGE INCREASE [If] If = (F/P - 0.25) W / 30 = 0.68 F = 430' P = 460' W = 30'	184 SF
(H-3) HIGH HAZARD	Aa = At + (Ns x If) = 23,520 SF BC-TABLE 506.2 TABLE AREA [AL NS] At = 14,000 SF Ns = 14,000 SF BC-506.3.3 FRONTAGE INCREASE [If] If = (F/P - 0.25) W / 30 = 0.68 F = 430' P = 460' W = 30'	570 SF
(H-4) HIGH HAZARD	Aa = At + (Ns x If) = 64,400 SF BC-TABLE 506.2 TABLE AREA [AL NS] At = 52,500 SF Ns = 17,500 SF BC-506.3.3 FRONTAGE INCREASE [If] If = (F/P - 0.25) W / 30 = 0.68 F = 430' P = 460' W = 30'	277 SF

INCIDENTAL USE AREAS		BC-509			
BOILER ROOM WITH EQUIPMENT > 15 PSI AND 10 HP	BC-TABLE 509	1 HR OR AUTOMATIC FIRE-EXTINGUISHING	AUTOMATIC SPRINKLER SYSTEM		
REFRIGERANT MACHINE ROOMS	BC-TABLE 509	1 HR OR AUTOMATIC SPRINKLER SYSTEM	AUTOMATIC SPRINKLER SYSTEM		
STORAGE ROOMS OVER 100 SF	BC-TABLE 509	1 HR OR AUTOMATIC FIRE-EXTINGUISHING	AUTOMATIC SPRINKLER SYSTEM		
ACCESSORY OCCUPANCIES					
STORAGE AREAS		AREA < 10%	4.80%		
SEPARATED OCCUPANCIES					
STORAGE GROUP S-1 AND FACTORY AND INDUSTRIAL GROUP F-1	BC-TABLE 508.4	NR	0 HRS		
STORAGE GROUP S-1 AND HIGH HAZARD H-4		1 HR	1 HR		
FACTORY AND INDUSTRIAL GROUP F-1 AND HIGH HAZARD H-2		2 HRS	2 HRS		
FACTORY AND INDUSTRIAL GROUP F-1 AND HIGH HAZARD H-3		1 HR	1 HR		
FACTORY AND INDUSTRIAL GROUP F-1 AND HIGH HAZARD H-4		1 HR	1 HR		
ALLOWABLE AREAS					
	BC-508.4.2				
	ALLOWABLE AREA [Aa]	ACTUAL AREAS	RATIO		
STORAGE GROUP S-2	64,400 SF	2,262 SF	0.04		
FACTORY AND INDUSTRIAL GROUP F-1	57,040 SF	13,873 SF	0.24		
HIGH HAZARD GROUP H-2	11,760 SF	184 SF	0.02		
HIGH HAZARD GROUP H-3	23,520 SF	570 SF	0.02		
HIGH HAZARD GROUP H-4	64,400 SF	277 SF	0.004		
			0.324	0.324 < 1	OK
CONSTRUCTION FIRE-RESISTANCE-RATED CONSTRUCTION					
BUILDING ELEMENTS					
EXTERIOR WALL	BC-TABLE 602				
	SEPARATION DISTANCE 40'-2"	0	0		
FLOOR CONSTRUCTION	BC-TABLE 601	0	0 HR AND 1 HR		RATING PROVIDED AS REQUIRED FOR SEPARATION OF OCCUPANCIES.
ROOF CONSTRUCTION	BC-TABLE 601	0	0		
EXTERIOR WALL OPENINGS	BC-TABLE 704.8	UNPROTECTED	UNPROTECTED		BC-704.8.1 AUTOMATIC SPRINKLER SYSTEM - UNPROTECTED AREAS EQUALS PROTECTED AREA (UNLIMITED) BC-TABLE 704.8 SUB NOTE 1 NOT REQUIRED TO BE RATED
FIRE WALLS	BC-705	SEPARATE F-1 = 3 HRS	3 HRS		
HORIZONTAL CONTINUITY	BC-705.5	18" EXTENSION	MINIMUM 2"		
VERTICAL CONTINUITY	BC-705.6	30" EXTENSION	MINIMUM 42"		
FIRE BARRIERS (HOURS)					
ENCLOSED EXIT STAIRWAYS	BC-1020	0	1		
OCCUPANCY SEPARATION	BC-TABLE 508.3.3	R	P		
FIRE STOPPING AT PENETRATIONS	BC-712	R	P		
FIRE-RESISTANT JOINT SYSTEMS	BC-713	R	P		
OPENING PROTECTIVE (HOURS)	BC-715	R	P		

AUTOMATIC SPRINKLER SYSTEM	BC-903.2.5	REQUIRED H OCCUPANCIES	ENTIRE BUILDING PROTECTED
ALTERNATIVE FIRE EXTINGUISHING SYSTEM	BC-904	A	P
PORTABLE FIRE EXTINGUISHERS	FC-906.1	R	P
FIRE ALARM SYSTEMS	BC-907	R	P
MEANS OF EGRESS			
OCCUPANCY LOAD			
	BC-TABLE 1004.1.1		
BUSINESS AREAS		100 SF PER PERSON	
STORAGE/MECHANICAL EQUIPMENT SPACES		300 SF PER PERSON	
INDUSTRIAL AREAS		100 SF PER PERSON	
LOCKER ROOMS		50 SF PER PERSON	
WAREHOUSE		500 SF PER PERSON	
FIRST FLOOR OCCUPANCY LOAD			126 OCCUPANTS
SECOND FLOOR OCCUPANCY LOAD			28 OCCUPANTS
STAIRS			
	BC-1009		
WIDTH	BC-1011.2	36" WITH < 50 OCCUPANTS)	42"
TREADS	BC-1011.5.2	MIN. 11"	11"
RISERS	BC-1011.5.2	MIN. 4" - MAX. 7"	BETWEEN 6" & 7"
HANDRAILS			
	BC-1014		
HEIGHTS	BC-1014.2	34" - 38"	36"
GUARDS			
	BC-1015		
HEIGHTS	BC-1015.3	MIN 42"	42"
EXIT ACCESS			
	BC-1016		
EGRESS THROUGH INTERVENING SPACES	BC-1016.2	A	PROVIDED THROUGH LOWER HAZARD SPACES
COMMON PATH OF TRAVEL	BC-TABLE 1008.2.1	S-1: 100' F-1: 100' H-2: 25' H-3: 25' H-4: 75'	REFER TO DRAWINGS 100' ALLOWED BASED ON SPRINKLER SYSTEM
EXIT ACCESS TRAVEL DISTANCE	BC-TABLE 1017.2	S-1: 250' F-1: 250' H-2: 100' H-3: 100' H-4: 175'	REFER TO DRAWINGS
PLUMBING FIXTURES			
WATER CLOSETS			
	PC-TABLE 2902.1		
MALE	1 PER 100	1	3
FEMALE	1 PER 100	1	3
LAVATORIES			
MALE	1 PER 100	1	3
FEMALE	1 PER 100	1	3
DRINKING FOUNTAINS			
	1 PER 400	1	1
SERVICE SINKS			
		1	1
EMERGENCY SHOWERS			
		4	11
			AT ALL HAZARDOUS MATERIAL LOCATIONS, MECHANICAL ROOMS, AND IN PROCESS ROOM

Revision	By	App'd	J.M.	DATE
A			J.M.	08/05/2016
Revision				
PACKAGE C - INTERIOR FIT-OUT				
PACKAGE B - SUPERSTRUCTURE & SHELL				
PACKAGE A - FOUNDATIONS & BELOW SLAB				
ISSUED				

Permit-Seal

Client/Project
IMMUCELL

Lot 11 - Second Tee Business Park
1039 Riverside Street
Portland, Maine 04103

Title
CODE SUMMARY (FOR REFERENCE ONLY)

Project No. 191504176
Revision A

Scale As indicated
Drawing No. G-001-B

C:\Users\11341\Documents\AutoCAD\191504176.dwg
 2016/08/05 10:00 AM
 191504176.dwg