Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/25/16

Building Code Study – Cellardoor Winery Warehouse

235 Presumpscot Street, Portland, Maine

Codes: 2009 International Building Code

2009 NFPA Life Safety Code

Use Group –IBC: S-2 Low-Hazard Storage and NFPA: Storage

Existing building also contains areas of Business (B) Use therefore the building will be classified as Mixed Use – Separated. Other occupancies may be added in the future as the building is leased out. Building is fully sprinklered and will have the existing fire alarm system re-zoned for each tenant. Emergency lighting will be installed per NFPA and IBC requirements in each tenant space.

Construction Type: IIB. Building is constructed of non-protected steel with a base of concrete masonry units.

Fire Resistance Rating Requirements (Table 601-IBC)

Primary Structural Frame	0 hours
Bearing Walls – Exterior	0 hours
Interior	0 hours
Non-bearing Walls – Exterior	0 hours
Interior	0 hours
Roof Construction	0 hours

Allowable Height and Square Footage per Floor (IBC -Table 503)

S-2 Allowable – 3 stories, 26,000 s.f.

B Allowable – 3 stories, 23,000 s.f.

Most restrictive is Business Occupancy. Actual building is single story with an area of 2-story Business occupancy. Actual 1st Floor square footage is 8, 150 s.f. +/-.

Occupancy for tenant space: Warehouse at 1 occupant per 500 s.f. 3,950 s.f./500= 8 occupants.

Table 1021.2 (IBC) – Stories with One Exit: Storage Occupancies with 29 occupants or less and 100' or less travel distance. Only one exit is required for Cellardoor Winery tenant space.

No separation required between S-2 and B occupancies and between S and S occupancies per Table 508.4 (IBC). 1-hour Fire separation will be constructed.