

175 Anderson Street - Change of Use		7/14/2016	
Portland, ME			
Code Analysis			
Category	IBC 2009 Code Requirements	NFPA 101 - 2009 Code Requirements	Proposed 0 Hour
Reference Table 601	Roof construction - 0 Hour	36.3.2 > 8.7	No applicable conditions
1009.6.3	Enclosures under stairs shall be 1 hour fire rated construction		Existing stair storage area finishes may need to be upgraded to provide 1-hour finish rating
Table 715.4	No applicable conditions	Table 8.3.4.2	No applicable conditions
Table 715.5	No applicable conditions	Table 8.3.4.2	No applicable conditions
Table 705.8	Area Limitations - 10' from property line, unprotected, unsprinklered - 15%		No openings at nearest property line
Table 716.3.2.1	No applicable conditions		No applicable conditions
716.5.1	Fire Walls - Fire Dampers required		No applicable conditions
716.5.1.1	Fire Walls in Horizontal Exits - Smoke Barriers required		No applicable conditions
716.5.2.1	Fire Barriers in Horizontal Exits - Smoke Dampers required		No applicable conditions
716.5.3	Shaft Enclosures - Fire Dampers and Smoke Dampers required		No applicable conditions
716.5.4	Fire Partitions - Ducts penetrating fire partitions shall be equipped with fire dampers.		No applicable conditions
Table 803.9	Required exit enclosures and passageways - B permitted in buildings	36.3.3.2	Walls & ceilings - Class A or B
	Corridors - B	36.3.3.3.2	Exit enclosure floors - Class I or II
	Rooms or enclosed spaces - C	36.3.3.3.1	Other floors - Class A, B or C
Table 1004.1.1	Mercantile Group Occupancy = 1/30 GSF Accessory business use spaces = 1/100 GSF Accessory mechanical / storage use spaces = 1/300 GSF	Table 7.3.1.2	New Mercantile occupant load: 1/30 SF Offices in Mercantile = 1/100 SF Storage areas, mechanical equipment rooms: 1/500 GSF
	1st Floor Mercantile: 110 OCC		1st Floor Mercantile: 110 OCC
	2nd Level Business: 9 OCC		Second Level Offices: 9 OCC
	2nd Level Mechanical: 1 OCC		Second Level Mechanical: 1 OCC
	Total = 120 Occupants		Total = 120 Occupants
1005.1	Egress width per occupant @ stairways = 0.3' x 10 = 3" Egress width capacity per occupant @ doors and corridors = .2' x 120 = 24"	Table 7.3.3.1	Egress width per occupant @ stairways = 0.3' x 10 = 3" Egress width capacity = 0.2' per occupant @ level components & ramps .2 x 120 = 24"
1009.1	Exception 1. Stairways serving an Occupant Load of < 50 shall have a width of not less than 36"	7.2.2.2.1.2	OCC Load < 50: 36" min clear (allowing 4-1/2" obstructions at or below handrail
1008.1.1	Minimum door opening width = 32" clear	7.2.1.2.3	Minimum door opening width = 32" clear Typ. = 36" Doors = 34" net clear opening