

175 Anderson Street - Change of Use Portland, ME						
Code Analysis						
Category	Reference	Code Requirements	Reference	Code Requirements	Proposed	
Use Group	304.1	Unseparated Mixed Use, M-Mercantile + B-Business	3.3.178.9	M - Mercantile (Class C per 36.1.4.2.1)	Sales on lower level only	
Building Construction	Tables 601 & 602	Type II (B)	NFPA 220	Construction Type II (000) - Unprotected		
Primary Struct. Frame OHR	NR	CMU Exterior Walls and Steel Frame - steel joists bearing on steel beams and CMU exterior walls.				
Bearing OHR	NR	Foundation - Concrete frost wall and slab				
Non-Bearing OHR		Exterior - 8 and 12 inch CMU.				
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Non-Bearing OHR		Interior walls - Wood stud with GWB surfacing				
Secondary Members OHR		Floors - metal deck with concrete slab and suspended GWB and ACT ceilings				
Roof		Floors - metal deck with suspended GWB and ACT ceilings				
Construction & Secondary Members OHR						
Table 503		Most Restrictive (M): 12,500 SF Per Floor			3,307 SF	
		2 Stories / 55'			2 stories / 23'-2" height from lowest grade to midpoint of highest roof plane	
Height & Area Limitations					Not Sprinklered	
					Not Sprinklered	
Height Modifications	504.2	Automatic Sprinkler System Increase - not used				
Maximum allowable height	504.2	Automatic Sprinkler System increase - not used				
Area Modifications	506.2	Street Frontage Increase - not used				
	506.3	Automatic Sprinkler Increase - not used				
Maximum allowable area	506.3	12,500 SF Per Floor - No increases used				
Mezzanines	505.2	1/3 area max: 3,307 / 3 = 1,102 s.f. max	8.6.9.2.1	1/3 area max: 3,307 / 3 = 1,102 s.f. max	1,067 s.f.	
	505.3	Single exit permitted per 1014.3	36.2.4.3	Minimum number of exits = 1 where travel distance < 75'	Single Exit	
	505.4	Not required to be open per exception 1: 10 occupants	8.6.9.3.1	Not required to be open per exception: does not exceed 10 occupants	Not open to floor below	
Fire ratings - Exterior	Table 602	Loadbearing Ext walls >30' = 0 hr Nonloadbearing Ext walls >30' = 0 hr Exterior walls 10'-30' from adjacent structures - 0 Hr				
Fire Ratings - Interior	Table 1018.1	Exit access corridors - 0 Hour (with sprinkler system)	36.3.6	Exit Access Corridors need not be rated if occupied by a single tenant	NA - none	
	1022.1 (1)	Stairway is not required to be enclosed when the stairway serves an occupant load of < 10	36.3.1 (2)	Unprotected opening to mezzanine is permitted	Unprotected stair to office space at mezzanine shall remain	
	708.2 (7)	Shaft enclosures - 0 hr			No applicable conditions	
	Table 601	Int. nonloadbearing walls - 0 Hour			0 Hour	
	Table 601	Floor Construction - 0 Hour	36.3.7	Subdivision of Building Spaces: None	0 Hour	