

CODE ANALYSIS, MIXED USE BUILDING

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LIFE SAFETY SYMBOLS

- EXIT LIGHT
- FIRE EXTINGUISHER
- EMERGENCY LIGHT
- "NOT AN EXIT" SIGN
- SMOKE DETECTOR w/ "SOUNDER" BELL
- SMOKE DETECTOR / CARBON MONOXIDE DETECTOR
- SPRINKLER HEAD
- EXISTING

NOTE: ALL SMOKE DETECTORS SHALL BE INTERCONNECTED ON ALL LEVELS

PARTITION LEGEND

TAG	DETAIL
(1) / (2)	(1) / (2)
(3) / (4)	(3) / (4)
(5) / (6)	(5) / (6)
(7) / (8)	(7) / (8)

SIGNS

(A)	(B)
(C)	(D)
(E)	(F)

NFPA 101 Life Safety Code - 2009 Edition

Building Classification: New Assembly Ch 12 (1,096 sf Gross)
 Existing Apartment Ch 31 (1,096 sf Gross)
 Construction Type: V (OOO)
 Hazard Classification: Class B - Ordinary Hazard
 Occupant Loads: Assembly: 700 sf net @ 7 sf/occ = 100
 700 sf net @ 15 sf/occ = 47
 (Actual seating capacity: 50 max)
 Staff areas: 216 sf @ 100 sf/occ = 3
 818 sf net @ 200 sf/occ = 4

Separation of Use Ratings:
 1 hour @ Storage / Assembly
 2 hours @ Assembly / Apartment
 Smoke Barrier Required
 Stair Rating: 2 hour
 44" or 36" if serving under 50 occupants
 Minimum Stair width: 7" maximum
 Minimum Tread width: 11" minimum
 Minimum Headroom: 6'-8" at stairs; 7'-6" at occupied spaces
 Maximum ht between landings: 12'-0"
 Guardrail Height: 42"
 Handrail Height: 34-38"
 Handrail top extension: 12" horz.
 Handrail bottom extension: 11" angled + 12" horz.
 Handrail diameter: 1-1/4" O.D.
 Maximum ballustrade open space: less than 4" (6" at tread / riser triangle)
 Max. Allowable Travel Distance: 200' @ Assembly; 125' @ Apartment
 Max. Allowable Common Path: 75' @ Assembly; 35' @ Apartment
 Max. Allowable Dead End Corridor: 20' @ Assembly; 50' @ Apartment
 Minimum Egress Corridor Width: 44" or 36" if less than 50 total occupants
 2 at Assembly
 1 at Apartment with Egress Windows at Living Areas / Bedrooms
 Minimum Number of Required Exits: 1 at Apartment with Egress Windows at Living Areas / Bedrooms
 Minimum Horz Egress Corridor ratings: 1 hour

NFPA 101 Life Safety Code - 2009 Edition (Cont.)

Panic Hardware: Required if over 50 occupants
 Fire Escapes as means of egress: Allowed
 36" (34" clear)
 Minimum Egress Door Width: Required
 Exit Lighting: Required
 Fire Extinguishers: Required
 Emergency Lighting: Required
 Fire Sprinkler System: Not Required at Assembly if under 300 occupants
 Fire Alarm System: Not Required at Assembly if under 300 occupants

International Building Code - 2009 Edition

Use Group Classification: Assembly (A-2) 1,096 of Gross
 Residential (R-2) 1,096 sf Gross
 Occupant Loads: Assembly: 700 sf net @ 7 sf/occ = 100
 700 sf net @ 15 sf/occ = 47
 (Actual seating capacity: 50 max)
 Staff areas: 216 sf @ 100 sf/occ = 3
 Residential: 818 sf @ 200 sf/occ = 4

Occupancy Separation Ratings: 2 hour at Assembly
 1 hour at Storage (S-2) / Assembly
 2 hours at Assembly / Residential
 1 hour

Janitor, Mech & Storage Rooms: 1 hour

Building Limitations: V-B Combustible / Unprotected / Non-Sprinkled
 Construction Type: 1 Story @ A-2; 2 Story @ R-2
 Maximum Height: 6,000 sf @ A-2; 7,000 sf @ R-2
 Maximum Area / Floor: 1 Story and 200%

International Building Code - 2009 Edition (Cont.)

Fire Resistance Design Criteria:
 Load Bearing Exterior Walls: None
 Structural Frame: None
 Roof / Floor Frame: None
 Load Bearing Interior Walls: None
 Fire Separation Exits (Stairs): 2 hours
 Elevator Hoistways: 2 hours (NA)
 Mechanical: 1 hour
 Exit Corridors: 1 hour
 Minimum Number of Exits: 2 per floor
 1 @ 1st floor A-2 if less than 50 occupants / 75' travel
 1 @ 2nd floor R-2 if less than 4 units / 50' travel

Maximum Dead End Corridor Length: 20'
 Maximum Common Travel Path: 75'
 Maximum Exit Travel Distance: 200'
 Minimum Stair / Corridor Width: 44" (36" if less than 50 occupants)
 Maximum Riser Height: 7"
 Minimum Tread Depth: 11"
 Minimum Ramp Width: 44" or 36" (if less than 50 occupants)
 Maximum Ramp Pitch: Same as NFPA 101
 Handrails & Guardrails: 7'-6" at occupied spaces; 7'-0" otherwise; 6'-8" at stairs
 Minimum Ceiling Height: Allowed
 Egress Fire Escapes: Not Required (A-2 < 300 occ.)
 Fire Alarm System: Not Required
 Fire Sprinkler System: Required
 Exit Lighting: Required
 Emergency Lighting: Required
 Portable Fire Extinguishers: Required
 Panic Hardware: Required if over 100 total occupants

International Building Code - 2009 Edition (Cont.)

Building Live Loads:
 Assembly, Corridors, Lobbies & Stairs: 100 psf (except 80 psf @ upper floor corridors)
 Fixed Seating: 60 psf
 Apartments: 40 psf

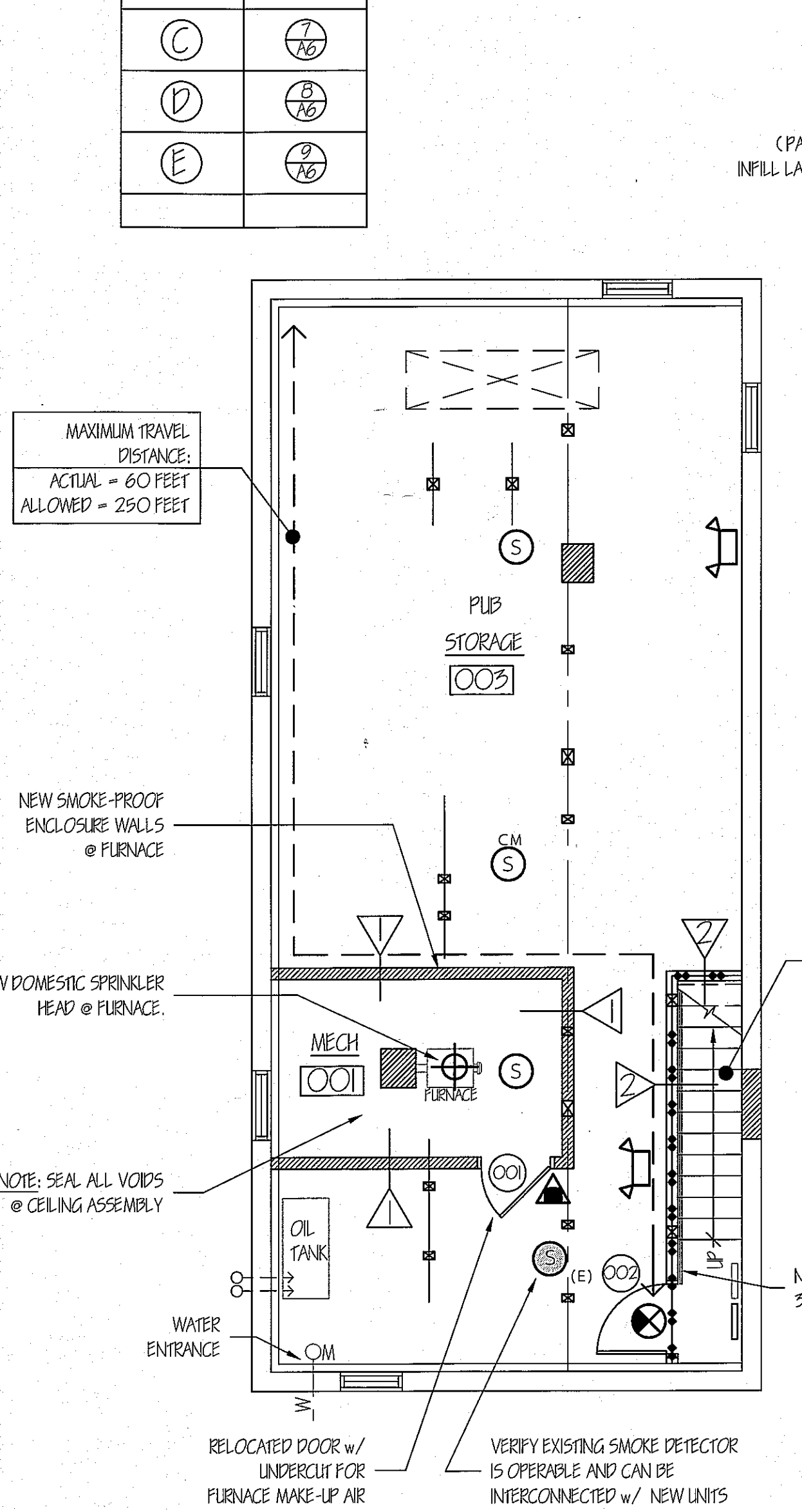
Maine State Plumbing Code / UPC

Occupancy Classification: Assembly
 Occupancy Area: 1,096
 Occupancy Load: 109 at Assembly

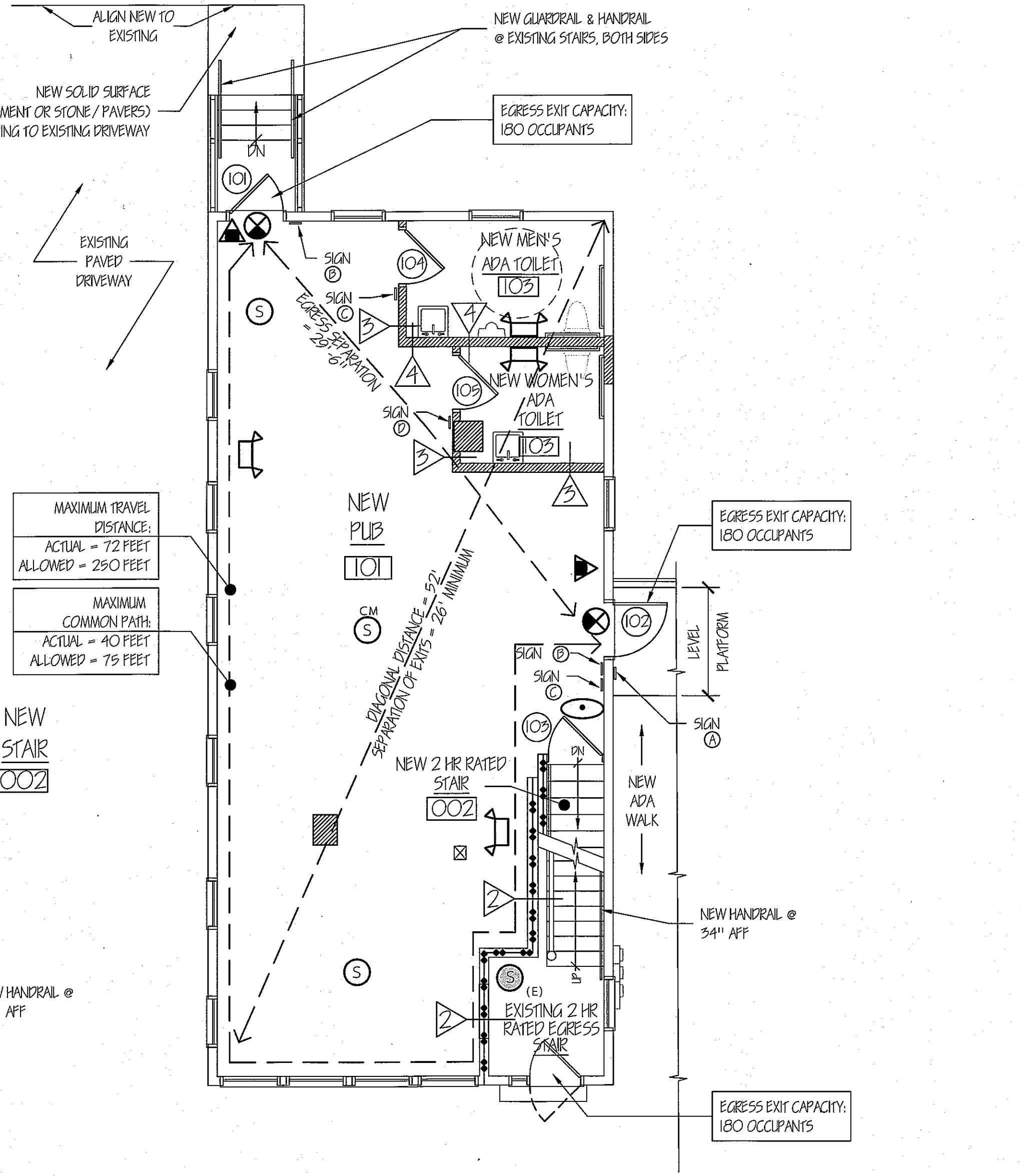
Assembly (Pub): 95 - 105 Occupants (50-50 split Male / Female)

FIXTURES

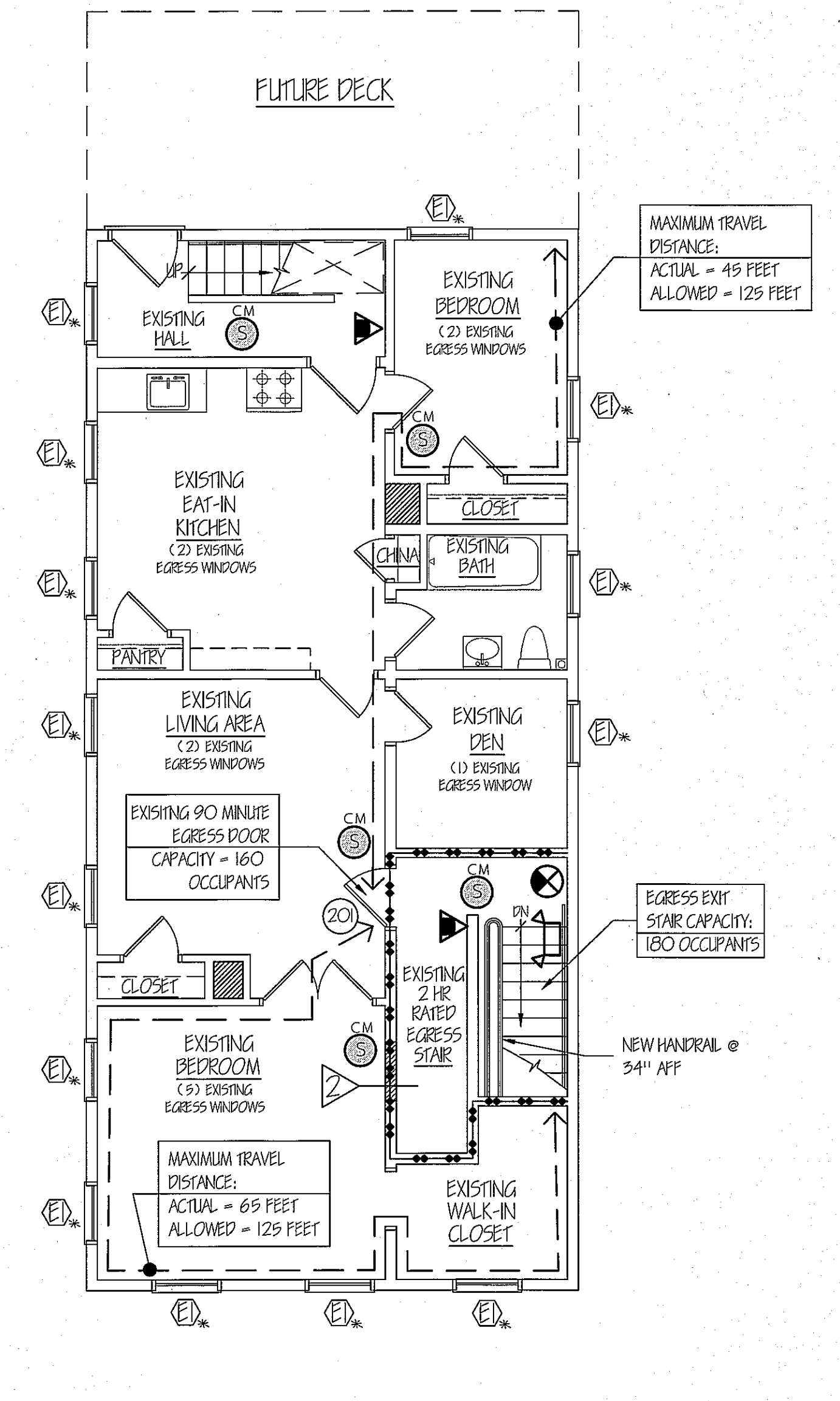
	TOILETS	URINALS	LAVS
Men			
Women		0	
Drinking Fountain:	None		



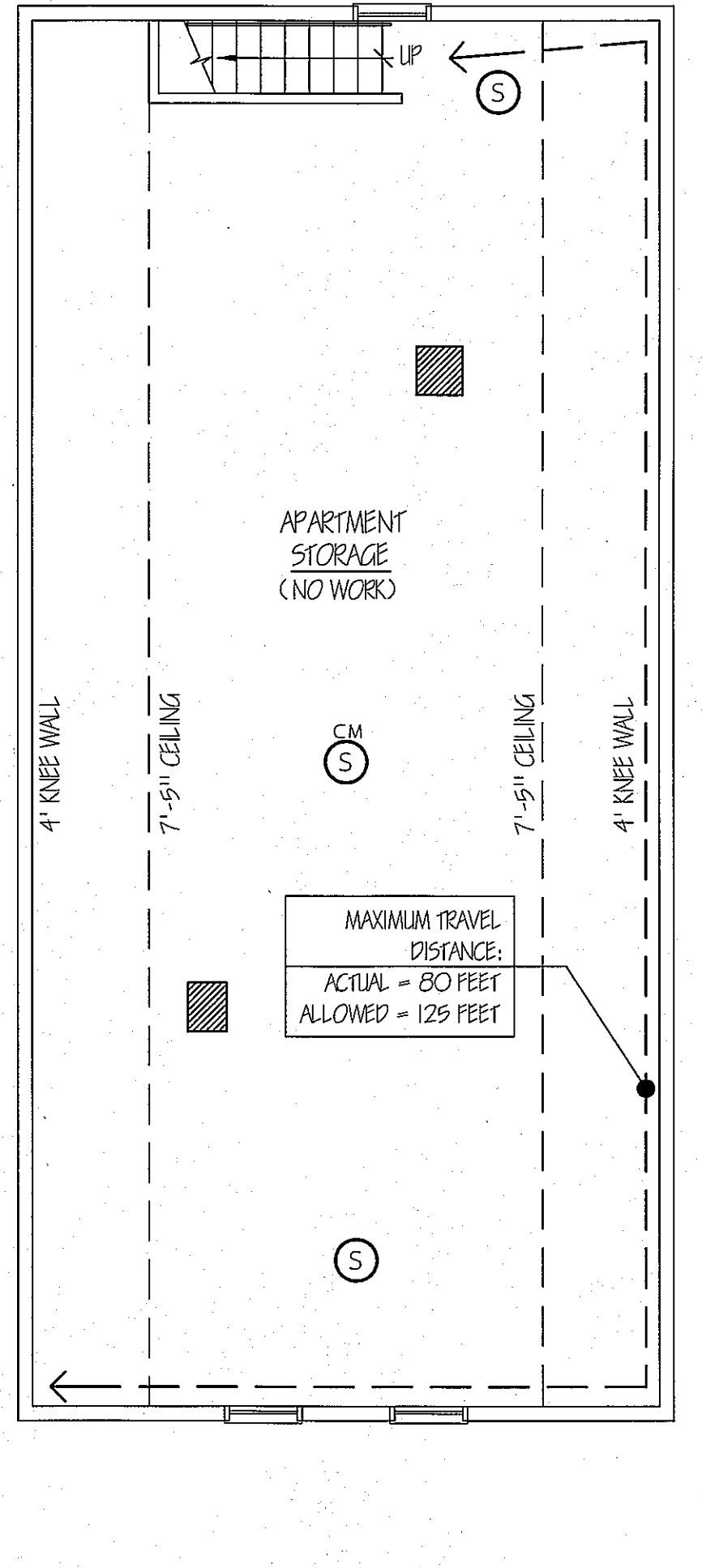
CODE COMPLIANCE BASEMENT PLAN
 SCALE: 3/16" = 1'-0"
 MECHANICAL & PUB (ASSEMBLY) STORAGE
 OCCUPANT LOAD = 4 OCCUPANTS



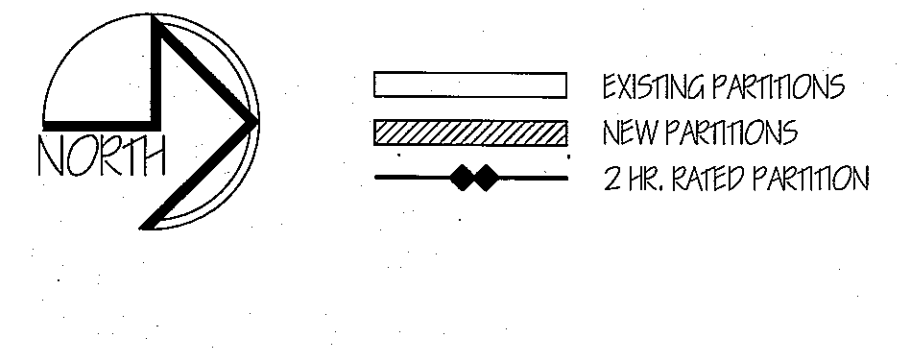
PROPOSED FIRST FLOOR CODE COMPLIANCE PLAN
 SCALE: 3/16" = 1'-0"
 PUB - ASSEMBLY USE
 OCCUPANT LOAD = 103 CONCENTRATED
 OCCUPANT LOAD = 50 NON-CONCENTRATED



PROPOSED SECOND FLOOR CODE COMPLIANCE PLAN
 SCALE: 3/16" = 1'-0"
 SINGLE FAMILY APARTMENT
 OCCUPANT LOAD = 4 OCCUPANTS



PROPOSED THIRD / ATTIC CODE COMPLIANCE PLAN
 SCALE: 3/16" = 1'-0"
 SINGLE FAMILY APARTMENT
 (NON-OCCUPIED LEVEL)



REVISIONS

NO.	DESCRIPTION

ALTERATIONS TO
38 WASHINGTON AVE
 PORTLAND, MAINE, 04101
 JOB TITLE

GRANT HAYS ARCHITECTURE INTERIOR DESIGN
 P.O. BOX 6179 FALMOUTH, MAINE 04105
 (207) 871-5900 (207) 871-9308

PROPOSED CODE COMPLIANCE PLANS

SCALE: NO SCALE
 DATE: 16 Jun '11
 DRAWN BY: MFH/mck
 JOB NO: 110701
 DRAWING NO: **A-2**