

Code Review - NFPA 101 (Life Safety) 2009

Chapter 6 - Classification of Occupancy

Section 6.1.11 - The tenant space is currently classified as "S - Storage" and shall change to meet requirements of Chapter 38 New Business Occupancy. The new business occupancy will have an ancillary Assembly Space.
 Section 6.1.4.1 - The occupancy shall be classified as Single Occupancy.
 Section 6.1.4.4.1 - 2.1 - Occupancy shall be classified as Business (B) Occupancy and adjacent tenants on the first floor. This is reduced to a 1-hour fire separation because the building is sprinklered.

Chapter 7 - Means of Egress

Section 7.1.3.2.1(1) - Egress connecting three stories or less shall be 1-hour fire rated.
 Section 7.1.3.2.1(4) - All doors connecting to exit enclosures shall have automatic door closers.
 Section 7.1.7 - Changes in level in means of egress over 21" shall fully meet new stair requirements. Existing change of level is 25".
 Section 7.1.8 - Guards are not required at existing change of level because it is less than 30".
 Section 7.1.10.2.1 - No furnishings or other objects shall obstruct exits or exit access.
 Section 7.2.1 - Doors shall comply with this section (including self-closing devices, section 7.2.1.8).
 Section 7.2.1.4 - Exterior exit doors are permitted to have key-operated locks from the egress side with panic hardware (see 38.2.2.2.4).
 Section 7.2.1.5.4 - Exterior exit doors are permitted to have key-operated locks from the egress side with panic hardware (see 38.2.2.2.4).
 Section 7.2.1.7 - Panic hardware is required at exit doors and must meet all requirements of this section. Bars shall be mounted not less than 34" and more than 42" above the floor. Stair width is 3'-6" inches, max. head is 7' - 0" min. riser height is 4" - 0" min. tread is 11 inches. New stair within egress access pathway shall meet these criteria.
 Section 7.2.2.2.4.1.1 - New stairs shall have handrails on both sides.
 Section 7.2.2.4.4 - New stairs shall meet all the criteria listed for handrail details.
 Table 7.3.1.2 - Occupant load: see Egress Plans.
 Section 7.3.1.2 - Occupant load: see Egress Plans.
 Assembly Spaces (Living Rooms and Conference Rooms): 1 person per 15 square feet, 1 person per 7 square feet (Lower Living Room)
 Business Use (Open Office Spaces): 1 person per 100 square feet

Chapter 8 - Features of Fire Protection

Table 8.2.1.2 - Construction Type shall be Type III (200)
 Section 8.2.2.3 - Fire and smoke barriers shall be continuous from outside wall to outside wall or from fire barrier to fire barrier, including continuity through all concealed spaces, such as those found above ceilings and other concealed spaces.
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 Section 8.3.4.2 - Fire door assemblies at elevator shaft shall be 90 minute.
 Section 8.3.5.1 - Penetrations in fire rated partitions shall be fire-stopped according to ASTM E 814 Standard Test Method for Fire Tests of Through Penetration Fire Stops or UL 1479, Standard for Fire Tests of Through-Penetration Firestops.

Chapter 9 - New Assembly Occupancies (Ancillary Use)

Section 12.2.2.3 - Exit doors in occupancies greater than 100 must have panic hardware complying with 7.2.1.7.

Section 12.2.2.2.4 - Locking devices complying with 7.2.1.5.4 are permitted with occupant load less than 500 and with panic hardware.

Chapter 38 - New Business Occupancies (Primary Use)

Section 38.1.6 - No specified Minimum Construction Requirements.
 Section 38.1.7 - Occupant Load is set by Table 7.3.1.2 - Business Occupancy shall be 100 SF per occupant. Concentrated Assembly Use without fixed seating shall be 7 net SF per occupant. Less Concentrated Assembly Use, without fixed seating shall be 15 net SF per occupant.
 Section 38.2.2.2.4 - Exterior doors with key-operated locks on the egress side complying with 7.2.1.5.4 are permitted. If used, a readily visible sign with "HOLDING" shall be placed reading: "THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED". A key must be immediately available to any occupant inside the building when it is locked.
 Section 38.2.3.2 - The clear width of any passageway serving an occupant load greater than 50 shall not be less than 44".
 Section 38.2.4.1 - Two separate exits are required if occupant load is 100 or greater. O.L. is 288 (max), and have two existing means.
 Section 38.2.4.2 - Dead end corridors shall not exceed 50 ft.
 Section 38.2.4.3 - Common part of travel shall not exceed 30 ft.
 Section 38.2.4.4 - Common part of travel shall not exceed 30 ft.
 Section 38.2.8 - Means of Egress shall be illuminated in accordance with Section 7.9. Existing emergency lights are placed appropriately.
 Section 38.2.9 - Emergency Lighting shall be provided in accordance with Section 7.9.
 Section 38.3.5 - A portable fire extinguisher is required next to each exit door in accordance with 9.7.4.1. Two wall mounted fire extinguishers will need to be added.

Code Review - IEBC 2009

Chapter 3 - Prescriptive Compliance Method

Section 302.1 - Alterations must comply with IBC for new construction. Occupancy will change from Storage to Business use.
 Section 302.6 - Means of egress shall be designed to meet the requirements of Section 1005.1 of the IBC. The components of the means of egress shall be considered complying in any alteration. If, in the opinion of the code official, they do not constitute a distinct departure to IBC.
 Section 306.8 - Alterations require compliance with Chapter 11 and IBC accessibility requirements where technically feasible.
 Section 310.4 - Changes of use may trigger accessibility upgrades.

Chapter 4 - Classification of Work

Section 401.3 - Occupancy and use as per IBC Chapter 3 shall be considered Group B, Business.
 Section 401.4 - Alteration Level 2 - Reconfiguration of space and systems. Work area does not exceed 50% aggregate area of the building. herefore does not trigger Level 3. Level 2 needs to meet requirements of Chapters 6 and 7.
 Section 406 - This project is a change of occupancy from Storage to Business use and shall comply with requirements of Chapter 9.

Chapter 7 - Alterations - Level 2

Section 701.3 - New construction elements, components, systems and spaces shall comply with the requirements of the IBC with the exception of windows, electrical and Section 708, dead-end corridors to meet Section 705.6 and min. ceiling height shall be 7'-0".
 Section 704.2.4 - NFPA 13 automatic sprinkler system is required in Group B because of occupant load greater than 30.
 Section 704.4 - Fire alarm and detection systems shall be installed in accordance with NFPA 72.
 Section 705.1.1 - Means of Egress requirements are required for work areas served by more than one tenant (rear exit).
 Section 705.4.3 - Doors to exit stairs must be self-closing by listed closing device.
 Section 705.4.4 - Panic Hardware is required at the two exit doors because of ancillary Assembly use within the primary Business use.
 Section 705.6.2 - Dead-end corridors shall not exceed 50 feet in Business Occupancies.
 Section 705.8 - Exit signs are required within the work area as per the requirements of the IBC. Additional illuminated signs will need to be added.
 Section 708.1 - Electrical equipment and wiring in newly installed partitions and ceilings shall comply with all applicable requirements of NFPA 70, in accordance with the International Mechanical Code.
 Section 709.1 - All reconfigured spaces within the work area and intended for occupancy shall be provided with natural or mechanical ventilation in accordance with the International Mechanical Code.
 Section 711.1 - Level 2 alterations to existing buildings are permitted without requiring the entire building comply with the International Energy Conservation Code. These portions within the work area shall conform to the IECC as they relate to new construction.

Chapter 9 - Change of Occupancy

Section 901.4 - A certificate of occupancy will be required for change from Storage use to Business use.
 Section 910.1 - Because of increased plumbing demand, project requires adherence to International Plumbing Code requirements.
 Section 912.4.1 - Provisions of existing buildings undergoing a change of use shall meet all of the following accessibility requirements:
 Section 912.4.2 - Provisions of existing buildings undergoing a change of use shall meet all of the following accessibility requirements:
 • At least one accessible route from an accessible building entrance to primary function areas. Provided by primary entry door and Owner's common hallway with ramp to upper level.
 • Signage complying with Section 1110 of the IBC must be provided.
 • Accessible parking must be provided.
 • At least one accessible passenger loading zone, if and where loading zone is provided.
 • At least one accessible route connecting accessible parking and accessible passenger loading zone to an accessible entry.
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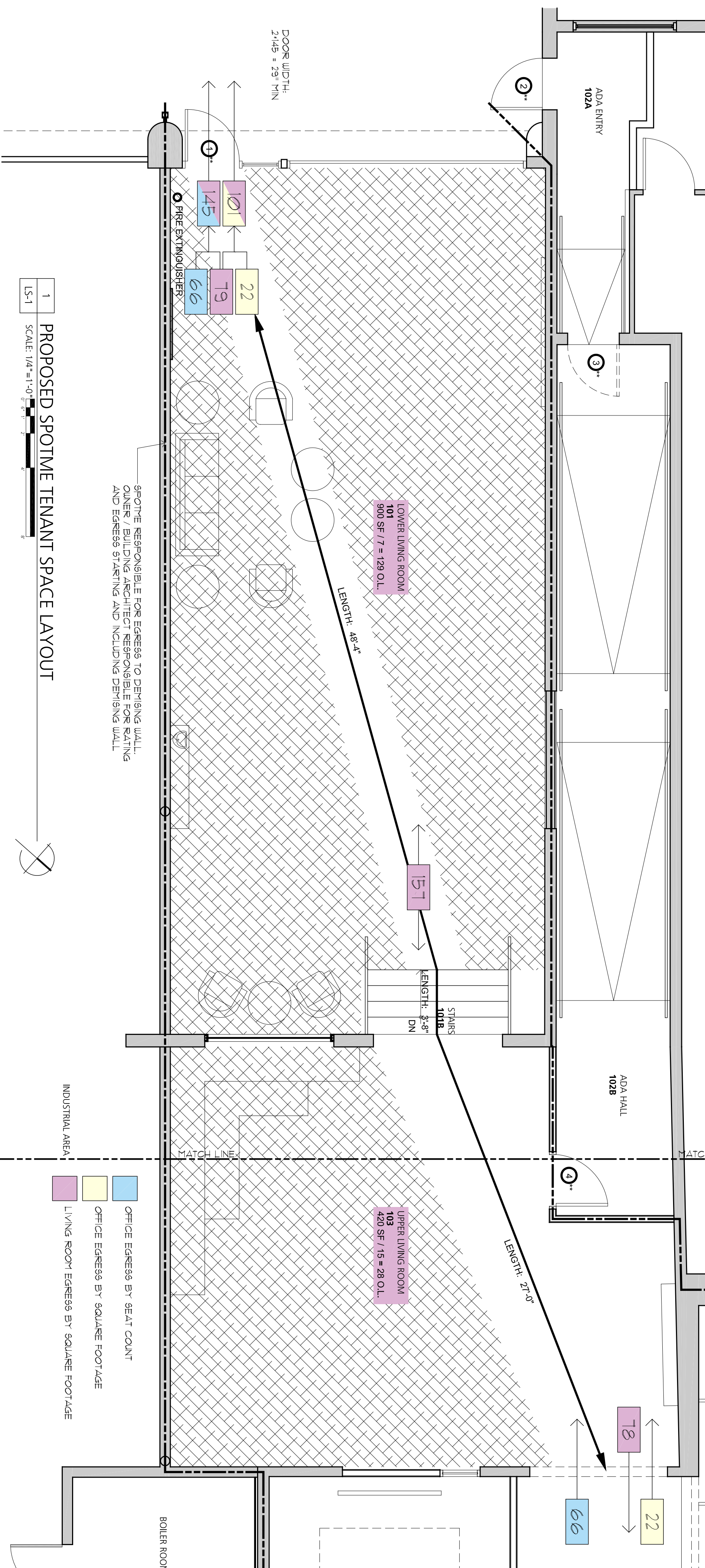
Code Review - IBC 2009

Chapter 11 - Accessibility

Section 1101.1 - Required accessible elements shall be identified by the International Symbol of Accessibility.
 Section 1110.2 - Directional signage indicating route to accessible elements shall be installed and include International Symbol of Accessibility.

GENERAL NOTES:

1. THIS PORTION OF THE BUILDING COMPLEX IS ONE STORY, SLAB ON GRADE.
2. PROPOSED WORK AREA IS SECOND FLOOR (NOT OWNER OCCUPIED BACK-OFF-HOUSE SPACE)
3. EXISTING FLOOR PLATE GROSS SQUARE FOOTAGE IS 725 SF
4. TENANT SQUARE FOOTAGE IS 725 SF
5. EXISTING BUILDING HAS A SUPERHEATED AUTOMATIC SPRINKLER SYSTEM - VERIFY THAT SYSTEM MEETS NFPA 13 STANDARD FOR INSTALLATION OF SPRINKLE
6. EXISTING BUILDING HAS A FINE ALARM SYSTEM - VERIFY CONFORMANCE WITH NFPA 72 (AUTOMAL FIRE ALARM AND SIGNALING CODE)
7. EXISTING BUILDING HAS AN EMERGENCY LIGHTS - VERIFY CONFORMANCE WITH NFPA 110 STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS



PROPOSED SPOTME TENANT SPACE LAYOUT
 SCALE: 1/4" = 1'-0"
 LS-1

GROUP RESPONSIBLE FOR EGRESS TO DEMING WALL, OWNER / BUILDING ARCHITECT RESPONSIBLE FOR RAILING AND EGRESS STAIRING AND INCLUDING DEMING WALL.

- OFFICE EGRESS BY SEAT COUNT
- OFFICE EGRESS BY SQUARE FOOTAGE
- LIVING ROOM EGRESS BY SQUARE FOOTAGE

DRAWING LEGEND			
SYMBOL	DESCRIPTION		
---	DRIPPING WALL, FIRE RATING PER BUILDING OWNER / BUILDING ARCHITECT		
---	ONE HOUR RATED WALL, UL DESIGN NO. U1004, 1 HR. NONWEAVING WALL. ALL THROUGH PENETRATIONS TO BE UL RATED, OPENING PROTECTIVE RATING IN MINUTES TYPICAL		
⊙	DOOR TAG (⊙ INDICATES DOOR IS PER BUILDING OWNER / BUILDING ARCHITECT)		
22	NUMBER OF OCCUPANT EGRESS PER OPENING		
♿	BARREER-FREE LOCATION, CLEAR FLOOR AREA 6'0"0" WITH DASHED LINE OR CIRCLE		
OCCUPANT LOAD ANALYSIS			
FLOOR	GROSS AREA	TOTAL OCCUPANT LOAD BY SQUARE FOOTAGE	TOTAL OCCUPANT LOAD BY SEAT COUNT
ENTR. LEVEL OCCUPANT BUILDING TOTAL	1655 SF	200 OCCUPANTS	288 OCCUPANTS
OCCUPANT LOAD ANALYSIS			
LOWER LIVING ROOM	19 O.L.	LOWER LIVING ROOM <td>19 O.L.</td>	19 O.L.
UPPER LIVING ROOM	28 O.L.	UPPER LIVING ROOM	28 O.L.
OFFICE / CONF PER BUSINESS LOAD	43 O.L.	OFFICE / CONF PER SEAT COUNT	131 O.L.
TOTAL	200 O.L.	TOTAL	288 O.L.

NOTE:

IBC 1009
 NFPA 702009

PARTIAL LIFE SAFETY PLAN

SHEET SIZE: 22" x 34"

ISSUED FOR/REVISION: FOR PERMIT

DATE: 10 / 12 / 2016

DRAWN BY: B+W

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SpotMe

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