Code Review - NFPA 101 (Life Safety) 2009

Chapter 6 - Classification of Occupancy

Section 6.1.11 - This 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 6.1.14.1 - This occupancy shall be classified as a "Single Occupancy".
Table 6.1.14.4.1 - 2-Hour fire separation is required between 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) - Exits 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 7.2.1.5.4 - 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" nor more than 48" above the floor.
Section 7.2.2.2.1.1(a) - Minimum stair width is 3'-6" inches, max. riser is 7", min. riser height is 4", 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.
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 interstitial spaces.
Section 8.3.3.1 - Door openings to exit stairs shall be protected by approved, listed, labeled fire door assemblies and fire window assemblies and their accompanying hardware, including all frames, closing devices, anchorage, and sills in accordance with NFPA 80 *Standard for Fire Doors and Fire Windows*.
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 12 - New Assembly Occupancies (Ancillary Use)

Section 12.2.2.2.3 - 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 1" lettering 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 38.2.5.2 - Dead end corridors shall not exceed 50 ft.
Section 38.2.5.3.1 - Common path of travel shall not exceed 100 ft. in a sprinklered building.
Section 38.2.6.1 - Travel distance to an exit shall not exceed 300 ft. in buildings protected by and approved, supervised auto sprinkler system.
Section 38.2.8 - Means of Egress shall be illuminated in accordance with Section 7.8.
Section 38.2.9 - Emergency Lighting shall be provided in accordance with Section 7.9. Existing emergency lights are placed appropriately.
Section 38.2.10 - Means of egress signage shall be provided in accordance with Section 7.10.
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 302.2 - Structural upgrades shall comply with requirements for new construction.
Section 303.6 - Means of egress does not need to meet 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 hazard to life.
Section 308.6 - Alterations require compliance with Chapter 11 and IBC accessibility requirements where technically feasible.
Section 310.4 - Change 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 404.1 - Alteration Level 2 - Reconfiguration of space and systems. Work area does not exceed 50% aggregate area of the building, therefore 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 to meet 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 - Means of Egress requirements are required for work areas shared by more than one tenant (rear exit).
Section 705.4.1.1 - Two means of egress are required because occupant load is greater than 50 and travel distance exceeds 75 ft.
Section 705.4.3 - Doors to exit stairs must be self-closing by listed closing devises.
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 illumated signs will need be needed.
Section 708.1 - Electrical equipment and wiring in newly installed partitions and ceilings shall comply with all applicable requirements of NFPA 70.
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 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 7.11.1 - Level 2 alterations to existing buildings are permitted without requiring the entire building comply with the *International Energy Conservation Code*. Those 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 adherance to International Plumbing Code requirements.
Section 912 - All provisions of this Change of Occupancy section apply.
Section 912.4.3 - Means of Egress requirements shall meet IBC for new Business Occupancy.
Section 912.8 - Portions of existing buildings undergoing a change of use shall meet all of the following accessibility requirements:

- At least one accessible entry is required. This is provided by primary front entry door and Owner's common hallway with ramp to upper level.
- 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.

Code Review - IBC 2009

Chapter 11 - Accessibility

Section 1110.1 - 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-OF-HOUSE SPACE)
3. EXISTING FLOOR PLATE GROSS SQUARE FOOTAGE IS ??? SF
4. TENANT SQUARE FOOTAGE IS 7,625 SF
5. EXISTING BUILDING HAS A SUPERVISED AUTOMATIC SPRINKLER SYSTEM - VERIFY THAT SYSTEM MEETS NFPA 13 *STANDARD FOR INSTALLATION OF SPRINKLE*
6. EXISTING BUILDING HAS A FIRE ALARM SYSTEM - VERIFY CONFORMANCE WITH NFPA 72 *NATIONAL FIRE ALARM AND SIGNALING CODE.*
7. EXISTING BUILDING HAS A EMERGENCY LIGHTS - VERIFY CONFORMANCE WITH NFPA 110 *STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS.*

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

NOTE:

IBC 2009
NFPA 101 2009

DRAWING LEGEND	
SYMBOL	DESCRIPTION
	DEMISING WALL, FIRE RATING PER BUILDING OWNER / BUILDING ARCHITECT
	ONE HOUR RATED WALL, UL DESIGN NO. U404, 1 HR. NONBEARING WALL. ALL THROUGH PENETRATIONS TO BE UL RATED.
60	OPENING PROTECTIVE RATING IN MINUTES, TYPICAL
4**	DOOR TAG (** INDICATES DOOR IS PER BUILDING OWNER / BUILDING ARCHITECT)
22	NUMBER OF OCCUPANT EGRESS PER OPENING
	BARRIER-FREE LOCATION, CLEAR FLOOR AREA SHOWN WITH DASHED LINE OR CIRCLE

OCCUPANCY LEGEND	LOCATION	OCCUPANT LOAD PER IBC 2009
	OFFICE	1 OCCUPANT / 100 SF
	LIVING ROOM	SEE PLANS

OCCUPANT LOAD
BUILDING TOTAL

FLOOR	GROSS AREA	TOTAL OCCUPANT LOAD BY SQUARE FOOTAGE	TOTAL OCCUPANT LOAD BY SEAT COUNT
ENTRY LEVEL OCCUPANCY	7,658 SF	200 OCCUPANTS	288 OCCUPANTS

OCCUPANT LOAD ANALYSIS			
LOWER LIVING ROOM	129 O.L.	LOWER LIVING ROOM	129 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 CHAIR COUNT	131 O.L.
TOTAL	200 O.L.	TOTAL	288 O.L.

RESURGAM, MAINE CITY OF PORTLAND
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/13/16

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REGISTERED ARCHITECT
Nicholas Theis
STATE OF MAINE

ISSUED FOR PERMIT

SpotMe
935 W CHESTNUT STREET, SUITE 650
CHICAGO, IL 60642

PARTIAL LIFE SAFETY PLAN

ISSUED FOR/REVISION:
FOR PERMIT

DRAWN BY:
BAW

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SHEET SIZE:
22" x 34"

DATE:
10 / 12 / 2016

54/59 WASHINGTON AVE
PORTLAND, ME

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