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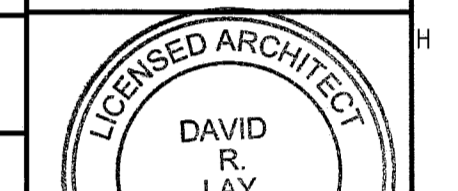
ARCHITECTURE  
ENGINEERING  
PLANNING  
INTERIOR DESIGN  
COMMISSIONING

**SMRT**

PROJECT NORTH

**C1** CODE DIAGRAM

1" = 20'-0" \*



**CODES AND STANDARDS APPLICABLE TO SCOPE OF PROFESSIONAL SERVICES REQUESTED:**

**LIFE SAFETY CODE:**  
A. NFPA, INCLUDING:  
101 LIFE SAFETY CODE, 2006 EDITION.  
AUTHORITY HAVING JURISDICTION:  
MAINE STATE DEPARTMENT OF PUBLIC SAFETY  
PHONE: 207-624-8737  
FAX: 207-624-8767

**BUILDING CODE:**  
A. THE INTERNATIONAL BUILDING CODE, 2003 EDITION  
AUTHORITY HAVING JURISDICTION:  
CITY OF PORTLAND BUILDING DEPARTMENT  
PHONE: 207-874-8715  
FAX: 207-874-8716

**HANDICAPPED ACCESSIBILITY STANDARD:**  
A. AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES  
AUTHORITY HAVING JURISDICTION:  
MAINE STATE DEPARTMENT OF PUBLIC SAFETY  
PHONE: 207-624-8737  
FAX: 207-624-8767

**OTHER REFERENCES:**  
NONE

**BASIC LIFE SAFETY AND BUILDING CODE CRITERIA:**  
**DESCRIPTION OF BUILDING FUNCTION:**  
EXISTING (1) STORY BUILDING RENOVATED AND FIT-UP TO ACCOMMODATE A SINGLE TENANT. THE WORK OF THIS CONTRACT WILL INCLUDE FIT-UP FOR THE INTERIOR AND APPLYING NEW EXTERIOR FINISHES TO PORTIONS OF BUILDING.

**OCCUPANT CLASSIFICATION(S):**  
NFPA 101 - THE LIFE SAFETY CODE:  
CHAPTER 39: EXISTING BUSINESS

**USE GROUP CLASSIFICATION(S):**  
THE INTERNATIONAL BUILDING CODE:  
BUSINESS GROUP B

**INCIDENTAL USE AREAS AND SPECIAL HAZARD PROTECTION AREAS:**  
THE INTERNATIONAL BUILDING CODE: TABLE 302.1.1

<b>DESCRIPTION:</b>	<b>SEPARATION:</b>
MECHANICAL RM. (NFPA 101)	SPRINKLERS + SMOKE PARTITIONS
ELECTRICAL ENTRANCE RM. (NFPA 70)	NOT REQUIRED
HAZ. STORAGE RMS. (NFPA 101)	SPRINKLERS + SMOKE PARTITIONS

**SPECIAL USE AND OCCUPANCY:**  
NONE IDENTIFIED

**OTHER PORTIONS OF THE BUILDING TO RECEIVE FIRE SEPARATION MEASURES:**

<b>DESCRIPTION:</b>	<b>SEPARATION:</b>
NONE IDENTIFIED	NOT REQUIRED

**ACCESSORY USE AREAS:**  
THE INTERNATIONAL BUILDING CODE: 302.2  
ASSEMBLY: (LESS THAN 10% OF THE AREA OF EACH STORY - NON-SEPARATED)  
KITCHEN  
CONFERENCE ROOMS

**TYPE OF CONSTRUCTION:**  
EXISTING CAST-IN-PLACE CONCRETE FOUNDATION WITH NEW SLAB-ON-GRADE. EXISTING STRUCTURAL STEEL FRAME AND WOOD PLANK DECK ROOF. METAL SHINGLES APPLIED TO PLYWOOD SHEATHING OVER EXISTING CONCRETE MASONRY BACK-UP WITH ALUMINUM STOREFRONT AND WINDOW SYSTEMS IN MASONRY OPENINGS AT EXTERIOR WALLS.

NFPA 101 - THE LIFE SAFETY CODE: NO REQUIREMENTS.  
THE INTERNATIONAL BUILDING CODE: TYPE 5B

BUILDING WILL BE PROTECTED THROUGHOUT BY AUTOMATIC FIRE SPRINKLERS IN CONFORMANCE WITH NFPA 13.

**MINIMUM FIRE RESISTANCE RATINGS OF BUILDING ELEMENTS:**  
(THE INTERNATIONAL BUILDING CODE, TABLE 602 & NFPA 220, TABLE 3-1)

<b>ELEMENT</b>	<b>SEPARATION</b>
STRUCTURAL FRAME	
COL., GIRDERS & TRUSSES	0 HR.
LOADBEARING EXTERIOR WALLS	1 HR. (WHERE APPLICABLE)
LOADBEARING INTERIOR WALLS	0 HR.
NONBEARING EXTERIOR WALLS/PARTITIONS	0 HR.
NONBEARING INTERIOR WALLS/PARTITIONS	0 HR.
FIRE SEPARATION ASSEMBLIES:	
EXIT ENCLOSURES	0 HR.
EXIT ACCESS CORRIDORS	0 HR.
ADJACENT BUILDING SEPARATION	2 HR. (EXISTING FIREWALL)
SMOKE BARRIERS	0 HR.
FLOOR CONSTRUCTION INCLUDING BEAMS	0 HR.
ROOF/CEILING:	0 HR.

**BUILDING HEIGHT:**  
**ALLOWABLE:** (THE INTERNATIONAL BUILDING CODE, TABLE 503)  
TABULAR 2 STORIES, 40 FEET  
SPRINKLER MODIFICATION 3 STORIES, 60 FEET

**ACTUAL:** 1 STORY, 25 FEET+/-

**BUILDING AREA:**  
**ALLOWABLE:** (THE INTERNATIONAL BUILDING CODE, TABLE 503)

TABULAR	9,000 SF
STREET FRONTAGE INCREASE	2250 SF
SPRINKLER MODIFICATION	18,000 SF
MAX. ALLOWABLE AREA	29,250 SF

**ACTUAL:**

BUILDING WITHIN SCOPE OF WORK	11,979 SF
BOTH BUILDINGS	33,362 SF

**MEANS OF EGRESS:**  
**OCCUPANT LOAD:**  
FIRST FLOOR: 120

**MINIMUM NUMBER (39.2.4.1):** TWO, INCLUDING ALL ROOMS AND AREAS WITH OVER 50 OCCUPANTS.

**CAPACITY:**  
EXIT ACCESS: ALLOWABLE MINIMUM WIDTH 44 IN.  
DOORS: ALLOWABLE MINIMUM WIDTH 36 IN.

**ARRANGEMENT:**  
MAX. ALLOWABLE DEAD-END CORRIDOR (39.2.5.2): 50 FT.  
MAX. ALLOWABLE TRAVEL DISTANCE (39.2.6): 300 FT.  
MAX. ALLOWABLE COMMON PATH OF TRAVEL (39.2.5.3.1): 100 FT.

**ILLUMINATION OF MEANS OF EGRESS:**  
EGRESS WILL BE ILLUMINATED BY LIGHT FIXTURES ON A CIRCUIT POWERED BY AN EMERGENCY GENERATOR CONFORMING WITH NFPA 110.

**PROTECTION FROM HAZARDS:**  
WATER BASED AUTOMATIC FIRE PROTECTION SYSTEM CONFORMING WITH NFPA 13, TYPICAL THROUGHOUT THE BUILDING UNLESS NOTED OTHERWISE.

SPECIAL HAZARD PROTECTION AREAS WILL BE FIRE OR SMOKE SEPARATED AS IDENTIFIED ABOVE.

**PROTECTION OF VERTICAL OPENINGS:**  
VERTICAL OPENINGS WILL BE PROTECTED TO MAINTAIN THE INTEGRITY OF AREA SEPARATIONS. REFERENCE MINIMUM FIRE RESISTANCE RATINGS OF STRUCTURAL ELEMENTS ABOVE.

**INTERIOR FINISH:**  
**WALL AND CEILING FINISHES:**

<b>USE GROUP</b>	<b>EXITS</b>	<b>CORRIDORS</b>	<b>ROOMS</b>
CLASS:	A OR B	A OR B	A, B, OR C
FLAME SPREAD*:	0-75	0-75	0-200
SMOKE DEVELOPMENT**:	0-450	0-450	0-450

\*ASTM E84  
\*\*NFPA 255

**FLOOR FINISHES:**  
**USE GROUP**

<b>EXITS</b>	<b>CORRIDORS</b>	<b>ROOMS</b>
NO REQUIREMENTS	NO REQUIREMENTS	NO REQUIREMENTS
CLASS II (0.22 WATTS/CM2)		

\*NFPA 253  
\*\*IBC

**DETECTION, ALARM AND COMMUNICATION SYSTEMS:**  
A FIRE ALARM SYSTEM WILL BE REQUIRED IN ACCORDANCE WITH NFPA 101, 9.6.

**EXTINGUISHMENT:**  
PORTABLE EXTINGUISHERS IN ACCORDANCE WITH NFPA 101, 9.7.4.1.

**END OF CODE COMPLIANCE STRATEGY REPORT**

**GENERAL NOTES:**  
1. SEE GI001 FOR PROJECT GENERAL NOTES.

**CODE DIAGRAM LEGEND:**

- TRAVEL DISTANCE
- COMMON PATH OF TRAVEL
- 1 HOUR RATED FIRE SEPARATION
- 2 HOUR RATED FIRE SEPARATION
- SMOKE PARTITION
- PROXIMITY OF FIRE EXTINGUISHER LOCATION

**GRAPHIC SCALE:**  
0" 1"

**DEPARTMENT OF VETERAN AFFAIRS - PORTLAND**  
PORTLAND, MAINE

**ISSUE FOR SI-001**  
9-01-10

REV	DESCRIPTION	DATE
1	ISSUE FOR SI-001	9-01-10
0	ISSUED FOR CONSTRUCTION	8-09-10

**GRAPHIC SCALE:**  
0" 1"

**SCALE:** AS NOTED

**PROJECT MANAGER:** DRL  
**JC/DRAWN BY:** TCM/TCM  
**A/E OF RECORD:** DRL  
**CAD FILE:** AE001-10022  
**PROJECT NO:** 10022  
**DATE:** 8-09-10

**SHEET TITLE:**  
CODE COMPLIANCE INFORMATION

**SHEET No. AE001**  
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**A1** LIFE SAFETY AND BUILDING CODE COMPLIANCE STRATEGY REPORT

NONE \*

**A13** KEY PLAN

N.T.S. \*

**DEPARTMENT OF VETERAN AFFAIRS - PORTLAND**  
PORTLAND, MAINE

**ISSUE FOR SI-001**  
9-01-10

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0" 1"

**SCALE:** AS NOTED

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