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MEANS OF EGRESS - 2ND, 3RD, & 4TH FLOOR (NON-SEPARATED USE)
RESIDENTIAL OCCUPANCY (MOST RESTRICTIVE)
EGRESS COMPONENT REQUIRED \* PROVIDED CODE REFERENCE
TRAVEL DISTANCE: 75' MAX. <75' NPPA 7.4.1.1
COMMON PATH OF TRAVEL 250' MAX. <250' NPPA TABLE A7.6
EXIT ACCESS 50' MAX. <20' NPPA TABLE A7.6
DEAD END CORRIDOR 44" MIN. >44" NPPA 101-2009 30.2.3.3
CORRIDOR WIDTH 32" (CLEAR) 34" (CLEAR) NPPA 101-2009 7.2.1.2.3.2
EGRESS DOOR WIDTH 44" MIN. 44" MIN. NPPA TABLE 7.2.2.2.1.2(B)
EGRESS STAIR WIDTH
\* - SPRINKLERED BUILDING

MEANS OF EGRESS - FIRST FLOOR (NON-SEPARATED USE)
ASSEMBLY OCCUPANCY (MOST RESTRICTIVE)
EGRESS COMPONENT REQUIRED \* PROVIDED CODE REFERENCE
NUMBER OF EXITS 3 PER FLOOR 7 NPPA 7.4.1.1
TRAVEL DISTANCE: 75' MAX. <75' NPPA TABLE A7.6
COMMON PATH OF TRAVEL 250' MAX. <250' NPPA TABLE A7.6
EXIT ACCESS 50' / 75' MAX. <20' NPPA TABLE A7.6
DEAD END CORRIDOR 44" MIN. >44" NPPA 101-2009 30.2.3.3
CORRIDOR WIDTH 32" (CLEAR) 34" (CLEAR) NPPA 101-2009 7.2.1.2.3.2
EGRESS DOOR WIDTH 44" MIN. 44" MIN. NPPA TABLE 7.2.2.2.1.2(B)
EGRESS STAIR WIDTH
\* - SPRINKLERED BUILDING

OCCUPANT LOADS
FLOOR RM.# ROOM NAME OCCUPANCY AREA SF/PERSON OCC. LOAD
1LB LOBBY LIBRARY ASSEMBLY 5,040 15 NET 336
1BK BREAKFAST AREA SERVICING ASSEMBLY 421 100 GROSS 5
1LS LOUNGE ASSEMBLY 1400 50 GROSS 28
1PR PREP ROOM ASSEMBLY 421 100 GROSS 5
1EX EXERCISE ASSEMBLY 1400 50 GROSS 28
1FD FRONT DESK VALET BUSINESS 607 100 GROSS 7
1WL GEN. MGR. AGM WORK ROOM BUSINESS 750 100 GROSS 8
1LR LAUNDRY BUSINESS 182 100 GROSS 2
1CM1 COMMUNITY RM MEETING MEETING ASSEMBLY 2,736 15 NET 163
1CM2 COMMUNITY RM MEETING MEETING ASSEMBLY 2,736 15 NET 163
1M31 MEETING MEETING ASSEMBLY 2,736 15 NET 163
1M32 MEETING MEETING ASSEMBLY 2,736 15 NET 163
1M33 MEETING MEETING ASSEMBLY 2,736 15 NET 163
1RC RECEIVING COLD STORAGE STORAGE 1530 500 GROSS 4
1CS STORAGE STORAGE 1530 500 GROSS 4
1SR1 STORAGE STORAGE 1530 500 GROSS 4
1SR2 STORAGE STORAGE 1530 500 GROSS 4
1SR3 STORAGE STORAGE 1530 500 GROSS 4
1SR4 STORAGE STORAGE 1530 500 GROSS 4
1SR5 STORAGE STORAGE 1530 500 GROSS 4
1SR6 STORAGE STORAGE 1530 500 GROSS 4
1SR7 STORAGE STORAGE 1530 500 GROSS 4
1SR8 STORAGE STORAGE 1530 500 GROSS 4
1SR9 STORAGE STORAGE 1530 500 GROSS 4
1LN LINEN LINEN 700 300 GROSS 3
1LC LINEN LINEN 700 300 GROSS 3
1MC MECHANICAL INCIDENTAL 700 300 GROSS 3

OCCUPANT LOADS
FLOOR RM.# ROOM NAME OCCUPANCY AREA SF/PERSON OCC. LOAD
202-251 GUEST ROOMS RESIDENTIAL 9,604 200 GROSS 49
2HK HOUSE KEEP STORAGE STORAGE 271 500 GROSS 1
2SR STORAGE STORAGE 271 500 GROSS 1
2UT UTILITY MECHANICAL INCIDENTAL 896 300 GROSS 3
2MC MECHANICAL INCIDENTAL 896 300 GROSS 3
301-352 GUEST ROOMS RESIDENTIAL 14,310 200 GROSS 72
3HK HOUSE KEEP STORAGE STORAGE 271 500 GROSS 1
3SR STORAGE STORAGE 271 500 GROSS 1
3UT UTILITY INCIDENTAL 224 300 GROSS 1
401-452 GUEST ROOMS RESIDENTIAL 14,310 200 GROSS 72
4HK HOUSE KEEP STORAGE STORAGE 271 500 GROSS 1
4SR STORAGE STORAGE 271 500 GROSS 1
4UT UTILITY INCIDENTAL 224 300 GROSS 1
501-552 GUEST ROOMS RESIDENTIAL 14,310 200 GROSS 72
5HK HOUSE KEEP STORAGE STORAGE 271 500 GROSS 1
5SR STORAGE STORAGE 271 500 GROSS 1
5UT UTILITY INCIDENTAL 224 300 GROSS 1
601-652 GUEST ROOMS RESIDENTIAL 14,310 200 GROSS 72
6HK HOUSE KEEP STORAGE STORAGE 271 500 GROSS 1
6SR STORAGE STORAGE 271 500 GROSS 1
6UT UTILITY INCIDENTAL 224 300 GROSS 1

MEANS OF EGRESS - PER OCCUPANCY, SPRINKLERED
MEANS OF EGRESS - ASSEMBLY OCCUPANCY
EGRESS COMPONENT REQUIRED CODE REFERENCE
NUMBER OF EXITS 2 NPPA 7.4.1.1
EXIT ACCESS TRAVEL DISTANCE: 250' MAX. NPPA TABLE A7.6
COMMON PATH OF TRAVEL: 75' MAX. NPPA TABLE A7.6
DEAD END CORRIDOR 50' MAX. NPPA TABLE A7.6
CORRIDOR WIDTH 44" MIN. NPPA 101-2009 30.2.3.3
EGRESS DOOR WIDTH 32" (CLEAR - MIN.) NPPA 101-2009 7.2.1.2.3.2
EGRESS STAIR WIDTH 44" MIN. NPPA TABLE 7.2.2.2.1.2(B)

MEANS OF EGRESS - BUSINESS OCCUPANCY
EGRESS COMPONENT REQUIRED CODE REFERENCE
NUMBER OF EXITS 2 PER FLOOR NPPA 7.4.1.1
EXIT ACCESS TRAVEL DISTANCE: 300' MAX. NPPA TABLE A7.6
COMMON PATH OF TRAVEL: 100' MAX. NPPA TABLE A7.6
DEAD END CORRIDOR 50' MAX. NPPA TABLE A7.6
CORRIDOR WIDTH 44" MIN. NPPA 101-2009 30.2.3.3
EGRESS DOOR WIDTH 32" (CLEAR) NPPA 101-2009 7.2.1.2.3.2
EGRESS STAIR WIDTH 44" MIN. NPPA TABLE 7.2.2.2.1.2(B)

CODE ANALYSIS
CODE SUMMARY: RETAIL/RESIDENTIAL
THE BUILDING IS DESIGNED IN COMPLIANCE WITH THE MAINE UNIFORM BUILDING AND ENERGY CODE (MUBEC) WITH AMENDMENTS WHICH INCLUDES IBC 2009, IECC 2009, MAINE STATE PLUMBING CODE, NEC 2011, STATE FIRE CODE SAF-C 6000, NPPA 101-2009, NPPA 1, AND ADAAG, (IC/ANSI A117.1-2003, ASME A17.1, AND ALL LOCAL, STATE AND FEDERAL CODES.
BUILDING DATA:
6 STORY
CONSTRUCTION TYPE IA LEVEL 1 & TYPE IIB LEVELS 2-6 (FULLY SUPERVISED AUTOMATIC SPRINKLER SYSTEM, IN ACCORDANCE WITH NPPA 13, NOT 130) (IBC SECTION 903.3.1.1).
OCCUPANCY: MIXED OCCUPANCIES (SEE SECTION 506.1)
THE FIRST FLOOR CONTAINS USE GROUPS A-2, A-3, B, AND ACCESSORY USE S. THE FLOOR HAS BEEN DESIGNED TO THE MOST RESTRICTIVE USE GROUP (A2) AND COMBINED INTO NON-SEPARATED USES AREA - ELEVATOR 1 TO COMPLY WITH IBC SECTION 903.2.4 TO ACCOMMODATE AN AMBULANCE STRETCHER 24"x84" WITH NOT LESS THAN 5' RADIUS CORNERS, IN THE HORIZONTAL, OPEN POSITION. THE ENTIRE FIRST FLOOR HAS BEEN SEPARATED FROM THE SECOND FLOOR BY A 3 HOUR FIRE-RESISTIVE HORIZONTAL ASSEMBLY PER IBC 509.2.
THE SECOND FLOOR CONTAINS USE GROUPS R-1, ACCESSORY USE S, SEPARATION IS NOT REQUIRED FOR AN ACCESSORY USE WITH AN AGGREGATE AREA LESS THAN 10% OF THE MAIN USE GROUP. GROUP R-2 OCCUPANCY MEETS THE HEIGHT AND AREA LIMITATIONS FOR ITS USE GROUP (IBC TABLE 503). INCIDENTAL ACCESSORY OCCUPANCY AREAS HAVE BEEN PROTECTED IN ACCORDANCE WITH THE REQUIREMENTS OF IBC TABLE 508.2.5. A HORIZONTAL ASSEMBLY PER IBC 712.3 EXCEPTION SEPARATES THE 3RD FLOOR.
THE THIRD, FOURTH, FIFTH AND SIXTH FLOORS CONTAIN USE GROUPS R-1 & ACCESSORY USE S. SEPARATION IS NOT REQUIRED FOR AN ACCESSORY USE WITH AN AGGREGATE AREA LESS THAN 10% OF THE MAIN USE GROUP. GROUP R-2 OCCUPANCY MEETS THE HEIGHT AND AREA LIMITATIONS FOR ITS USE GROUP (IBC TABLE 503). INCIDENTAL ACCESSORY OCCUPANCY AREAS HAVE BEEN PROTECTED IN ACCORDANCE WITH THE REQUIREMENTS OF IBC TABLE 508.2.5. A HORIZONTAL ASSEMBLY PER IBC 712.3 EXCEPTION SEPARATES THE 3RD FLOOR.
FIRE PROTECTION FEATURES:
THE ENTIRE BUILDING IS PROVIDED WITH A SUPERVISED FULLY AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH IBC SECTION 903.3.1.1 (NPPA 13). A CLASS 1 STANDPIPE IS LOCATED IN EACH STAIRWELL. FIRE ALARM, SMOKE, AND CARBON MONOXIDE DETECTION SYSTEMS ARE PROVIDED PER APPLICABLE CODES.

AREA MODIFICATION
Area Modification to IBC Table 506
Total building perimeter = 720 ft. Min. width of public way or open space = 30 ft.
Open building perimeter = 240 + 99 + 220 + 99 = 658
Perimeter ratio = 0.914
Area Increase - frontage = 664
% of Allowable tabular area, At (Table 503) = 100.00 %
% Increase for frontage, If (506.2) = + 66.40 %
% Increase for automatic sprinklers, Is (506.3) = + 200.00 %
Total percentage factor = 366.40 %
Area per story increase = 3.66
Total percentage factor / 100%

HEIGHT MODIFICATION
Height modification to IBC 504.2
Sprinkler Increase = Building height increased by 20ft
Maximum no. stories increased by 1
(Buildings equipped with automatic sprinkler system per IBC 903.1.1)

MIXED OCCUPANCIES
Mixed Occupancies Nonseparated - IBC Section 506.5.2 & 508.3.2
Story Group Tabular Bldg Area / Story Actual Bldg Area (s.f.) Allowable Bldg Area / Story Area Ratios Actual height Allowable height
1 A-2 UNLIMITED 19,458 UNLIMITED N/A 14 ft. 1 stories UNLIMITED
Permitted types of construction IA, IB, BA, IB, IIA, IIB, IV, VA Type specified IA
Story Group Tabular Bldg Area / Story Actual Bldg Area (s.f.) Allowable Bldg Area / Story Area Ratios Actual height Allowable height
2 R-1 16,000 14,165 53,600 .264 10 ft. 1 stories 75ft. 5 stories
Story Group Tabular Bldg Area / Story Actual Bldg Area (s.f.) Allowable Bldg Area / Story Area Ratios Actual height Allowable height
3 R-1 16,000 18,088 58,560 .309 20 ft. 2 stories 75ft. 5 stories
Story Group Tabular Bldg Area / Story Actual Bldg Area (s.f.) Allowable Bldg Area / Story Area Ratios Actual height Allowable height
4 R-1 16,000 18,088 58,560 .309 30 ft. 3 stories 75ft. 5 stories
Story Group Tabular Bldg Area / Story Actual Bldg Area (s.f.) Allowable Bldg Area / Story Area Ratios Actual height Allowable height
5 R-1 16,000 18,088 58,560 .309 40 ft. 4 stories 75ft. 5 stories
Story Group Tabular Bldg Area / Story Actual Bldg Area (s.f.) Allowable Bldg Area / Story Area Ratios Actual height Allowable height
6 R-1 16,000 18,088 58,560 .309 51 ft. 5 stories 75ft. 5 stories
Total Flrs 2-6 86,517 s.f. 1.5 Total sum of ratios <= 3
Permitted types of construction IA, IB, BA, IB, IIA, IIB, IV, VA Type specified IIB

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS
FLOOR 1 - TYPE IA CONSTRUCTION (IBC TABLE 601)
TYPE I (332) CONSTRUCTION (NPPA 101 A.8.2.1.2)
BUILDING ELEMENT REQUIRED PROVIDED
STRUCTURAL FRAME 3 3
BEARING WALLS 3 3
EXTERIOR\* 3 0
INTERIOR 3 0
NONBEARING WALLS 0 0
EXTERIOR\* 0 0
INTERIOR 0 0
FLOOR CONSTRUCTION 2 SLAB ON GRADE
ROOF CONSTRUCTION 1 1/2 HORIZ. SEPERATION 3 HRS

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS
FLOORS 2, 3, 4, 5, 6 TYPE 2B CONSTRUCTION (IBC TABLE 601)
TYPE II (000) CONSTRUCTION (NPPA 101 A.8.2.1.2)
BUILDING ELEMENT REQUIRED PROVIDED
STRUCTURAL FRAME 0 0
BEARING WALLS 0 0
EXTERIOR\* 0 0
INTERIOR 0 0
NONBEARING WALLS 0 0
EXTERIOR\* 0 0
INTERIOR 0 0
FLOOR CONSTRUCTION 0 0
ROOF CONSTRUCTION 0 0

INTERIOR WALL & CEILING FINISH REQUIREMENTS - IBC TABLE 803.9
USE GROUP EXIT ENCLOSURES AND EXIT PASSAGEWAYS CORRIDORS ROOMS AND ENCLOSED SPACES
A2-RESTAURANTS B B C
A3-MEETING ROOM B B C
R1-HOTEL B B C
WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84 OR UL 723
CLASS A: FLAME SPREAD 0-25; SMOKE-DEVELOPMENT 0-450
CLASS B: FLAME SPREAD 26-75; SMOKE-DEVELOPMENT 0-450
CLASS C: FLAME SPREAD 76-200; SMOKE-DEVELOPMENT 0-450

INTERIOR FLOOR FINISH REQUIREMENTS - IBC 804.1
NOTE: INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS IN EXIT ENCLOSURES, EXIT PASSAGEWAYS AND CORRIDORS SHALL BE CLASS II, AS TESTED IN ACCORDANCE WITH AND CLASSIFIED PER NPPA 253 .

INTERIOR TRIM REQUIREMENTS - IBC 806.5
INTERIOR TRIM SHALL MEET CLASS C FLAME SPREAD AND SMOKE-DEVELOPED INDEX PER ASTM E 84 OR UL 723 - MAX 10% OF WALL/CEILING AREA.

MEANS OF EGRESS - RESIDENTIAL OCCUPANCY
EGRESS COMPONENT REQUIRED CODE REFERENCE
NUMBER OF EXITS 2 PER FLOOR NPPA 7.4.1.1
EXIT ACCESS TRAVEL DISTANCE: 250' MAX. NPPA TABLE A7.6
COMMON PATH OF TRAVEL: 75' MAX. NPPA TABLE A7.6
DEAD END CORRIDOR 50' MAX. NPPA TABLE A7.6
CORRIDOR WIDTH 44" MIN. NPPA 101-2009 30.2.3.3
EGRESS DOOR WIDTH 32" (CLEAR - MIN.) NPPA 101-2009 7.2.1.2.3.2
EGRESS STAIR WIDTH 44" MIN. NPPA TABLE 7.2.2.2.1.2(B)

MEANS OF EGRESS - BUSINESS OCCUPANCY
EGRESS COMPONENT REQUIRED CODE REFERENCE
NUMBER OF EXITS 2 PER FLOOR NPPA 7.4.1.1
EXIT ACCESS TRAVEL DISTANCE: 300' MAX. NPPA TABLE A7.6
COMMON PATH OF TRAVEL: 100' MAX. NPPA TABLE A7.6
DEAD END CORRIDOR 50' MAX. NPPA TABLE A7.6
CORRIDOR WIDTH 44" MIN. NPPA 101-2009 30.2.3.3
EGRESS DOOR WIDTH 32" (CLEAR) NPPA 101-2009 7.2.1.2.3.2
EGRESS STAIR WIDTH 44" MIN. NPPA TABLE 7.2.2.2.1.2(B)

MEANS OF EGRESS - STORAGE OCCUPANCY (ORDINARY HAZARD)
EGRESS COMPONENT REQUIRED CODE REFERENCE
NUMBER OF EXITS 2 PER FLOOR NPPA 7.4.1.1
EXIT ACCESS TRAVEL DISTANCE: 400' MAX. NPPA TABLE A7.6
COMMON PATH OF TRAVEL: 100' MAX. NPPA TABLE A7.6
DEAD END CORRIDOR 30' MAX. NPPA TABLE A7.6
CORRIDOR WIDTH 44" MIN. NPPA 101-2009 30.2.3.3
EGRESS DOOR WIDTH 32" (CLEAR) NPPA 101-2009 7.2.1.2.3.2
EGRESS STAIR WIDTH 44" MIN. NPPA TABLE 7.2.2.2.1.2(B)

GYPSUM BOARD MATERIALS AND ACCESSORIES
GYPSUM BOARD MATERIALS AND ACCESSORIES SHALL COMPLY WITH THE FOLLOWING:
ACCESSORIES FOR GYPSUM BOARD ASTM C 1047
ADHESIVES FOR FASTENING GYPSUM WALLBOARD ASTM C 557
EXTERIOR SOFFIT BOARD ASTM C 931
FIBER-REINFORCED GYPSUM PANEL ASTM C 1278
GLASS MAT GYPSUM BACKING PANEL ASTM C 1178
GLASS MAT GYPSUM SUBSTRATE ASTM C 1177
GYPSUM BACKING BOARD AND GYPSUM SHAFTLINER BOARD ASTM C 442
GYPSUM CEILING BOARD ASTM C 1395
GYPSUM SHEATHING ASTM C 79
GYPSUM WALLBOARD ASTM C 36
JOINT REINFORCING TAPE AND COMPOUND ASTM C 474; C 475
STEEL SCREWS ASTM C 954; C 1002
STEEL STUDS, NONLOAD BEARING ASTM C 645
STANDARD SPECIFICATION FOR GYPSUM BOARD ASTM C 1396
TESTING GYPSUM AND GYPSUM PRODUCTS ASTM C 22; C 472; C 473
WATER-RESISTANT GYPSUM BACKING BOARD ASTM C 630

GYPSUM BOARD MATERIALS AND ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
GYPSUM BOARD GA-216; ASTM C 840
GYPSUM SHEATHING ASTM C 1280
STEEL FRAMING FOR GYPSUM BOARDS ASTM C 754; C 1007

GUEST ROOM COUNT BREAKDOWN
GRD FL 2ND FLR 3RD FLR 4TH FLR 5TH FLR 6TH FLR TOTAL
ONE BEDROOM 1 1 2 2 2 8
KING STUDIO 12 21 21 21 21 96
QUEEN QUEEN STUDIO 12 13 13 13 14 64
ACCESSIBLE KING STUDIO 1 1 1 1 3
ACCESSIBLE QUEEN QUEEN STUDIO 1 1 1 1 4
ACCESSIBLE ONE BEDROOM 1 1 1 1 4
TOTAL 26 38 38 38 38 178

ACCESSIBLE ROOM MATRIX - IBC 1107.6.1.1
REQUIRED BATHING TYPE RECD PROVD ROOM NUMBERS
ACCESSIBLE ROLL-IN SHOWER 2 2 308,408
ACCESSIBLE TUB or SHOWER 6 6 208, 344, 346, 446, 508, 546
TOTAL 8 8

ACCESSIBLE ROOM MATRIX - COMMUNICATION FEATURES
ROOM TYPE RECD PROVD ROOM NUMBERS
ONE BEDROOM 1 344
KING STUDIO 3 346, 446, 546
QUEEN QUEEN STUDIO 4 208, 308, 408, 508
TOTAL 8



AC HOTELS by MARRIOTT
Fore Street / Hancock Street / Thames Street
Portland, Maine

REVISION:

ISSUED: 08-12-16 FOUNDATION & STEEL PERMIT

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LIFE SAFETY CODE INFORMATION

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