Code Review

Ryan Senatore Architecture
565 Congress Street, Suite 304
Portland Maine 04101

63 Federal Street - Cloudport Fit-Up

Approved for Historic Preservation
Certificate of Appropriateness
Date: 04/11/16

	IBC 2009		NFPA 101 2009	
Sprinklers		NFPA 13		NFPA 13
Fire Alarm		Monitored Fire Alarm Required		Monitored Fire Alarm Required
Smoke and CO Detectors		Smoke and CO detectors required		Smoke and CO detectors required
Occupant Load	T 1004.1.1	First Floor - Business = 5,339 sf (100 gsf/oc) = 54	7.3.1.2	First Floor - Business = 5,339 sf (100 gsf/oc) = 54
		Training room = 715 sf = (tables and Chairs 15 net) = 48		Training rm = 715 sf = (tables and Chairs 15 net) = 48
		Basement - Business = 202 sf (100 gsf/oc) = 3		Basement - Business = 202 sf (100 gsf/oc) = 3
		Total Occupancy Load = 105		**Total Occupancy Load = 105**
Use Group(s)	304.1	Business	6.1.11	Business
	303.1 - ex 1	Assembly(training room) less than 50 occ. is a Business Use		
Construction Type	T 503	3B - mixed-combustible		III (200) mixed-combustible
Distances and Exits	1021.1	2 Exits required (less than 500 occ. per story)	7.4.1.1	2 Means of Egress required
	1016.1	300' Travel Distance to exits with Sprinklers	38.2.6.3	300' Travel distance from apt. door to exit
	1014	Common Path of Travel deleted per MUBEC	38.2.5.3.1	100' Common Path of Travel
	1018.4 ex. 2	50' Dead End with sprinkler	38.2.5.2.1	50' Dead End
Egress Corridors	1018.2	44" min. when Occ. > 50		
	1018.2	36" min. when Occ. <= 50		
	1018.2	24" min. at service corridors to mechanical equipment		