

DAVID M. WHITE, ARCHITECT

Attachment B

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**LIFE SAFETY CODE & CHAPTER 10 SUMMARY**

Project: Bay House Phase 2  
Newbury Street  
Portland, ME

Date: 24 July 2013

Only the items specific to the referenced project are addressed here.

<b>NFPA 101 Life Safety Code - 2009</b>	
<b>Items Common to all Occupancies</b>	
	<b>Provided Compliance w/ LSC</b>
Occupancy Classifications	
Garage Rear	Storage
Floor 1 Front & Floors 2 - 4	Apartment
Multiple Occupancies / Mixed Occupancies	
Hazard Classification	Ordinary Hazard
Minimum Construction Requirements	No special requirements
Fully Sprinklered	NFPA 13
Number of Means of Egress	Min of 2 provided.
Number of stories	4
Total Cumulative Occupant Load	< 2000 persons & < 500
Exit Door Tactile Signage	Provided at each Exit door
NFPA 13 Sprinkler System Details	Provided by Others
Fire Alarm System Details	Provided by Others
Emergency Lighting System	Provided by Others

<b>Chapter 30 New Apartment Buildings</b>	
Occupant Load per Floor	
	Floor 1 32
	Floors 2 - 4 78
Door Size inside Dwelling Unit	> 28" wide & > 6'-6" high
Hallway Size in Dwelling Units	> 36" wide & > 7' high
Means of Egress from Dwelling Unit	1
Secondary Means of Egress	Not required w/ sprinkler
Egress Door Width from Dwelling Unit	≥ 32" clear width
Travel Distance within Dwelling Unit	< 125'
Exit Access Corridors Enclosure	1 hour fire rated
Exit Access Corridors Width	> 44"
Egress Door Width	≥ 32" clear width
Egress Door Swings	In direction of travel
Number of Exits Accessed from Corridors	2
Common Path of Travel	< 50'
Dead End Corridor	< 50'
Travel Distance from Dwelling Unit Entrance	< 200'
Exit enclosures	> 1 hour fire rated w/ sprinkler
Exits Remoteness	$1/3 \times 226' = 75.33'$ 154.5'
Exit Enclosure Doors	> 1 hour fire rated w/ sprinkler
Stair Riser Height	> 4" & < 7"
Stair Tread Depth	11"
Stair Headroom	> 6'-8"
Height Between Landings	< 12'-0"
Stair Width	> 44"
Min Stair Width Based on Occupants	$39 \times .3 = 12''$
Handrail Height	> 34" & < 38"
Handrail Diameter	> 1 1/4" OD & < 2" OD
Handrail Top Extension	12" Horiz & Return to Wall
Handrail Bottom Extension	11" Sloped, Horiz & Return to Wall
Guard Height	> 42"
Baluster Opening	< 4"
Area of Refuge	Entire floor w/ sprinkler

Vertical Openings Fire Barrier	> 1 hour fire rated w/ sprinkler
Interior Wall and Ceiling Finishes	Class A
Interior Floor Finishes	> Class II
Trim and Incidental Finish	< 10%
Fire Rated Doors Hardware	Latchsets & Closers
Dwelling Separation Walls	1 hour fire rated
Portable Fire Extinguishers	Not required w/ sprinkler system
<b>Chapter 42 Storage Occupancy</b>	
Occupant Load	No requirements
Number of Exits	> 2
Delayed egress locks	NA
Access Controlled Egress Doors	Provided
Exit enclosures	> 1 hour fire rated
Exits Remoteness	$1/3 \times 226' = 75.33'$
Exit Enclosure Doors	> 1 hour fire rated
Stair Riser Height	> 4" & < 7"
Stair Tread Depth	11"
Stair Headroom	> 6'-8"
Stair Width	> 44"
Dead End Corridor	0'
Common Path Travel	< 100'
Travel Distance to Exits	< 200'
Discharge Through Areas on LED	NA
Interior Wall and Ceiling Finishes	Class A
Interior Floor Finishes	> Class II
Mechanical Room Common Path of Travel	< 100'
Portable Fire Extinguishers	No requirements

**City of Portland Code of Ordinance Chapter 10**

	<b>Provided Compliance w/ Ch 10</b>
Special Hazard Dwelling Unit Building Information	Proposal to be provided for review and coordination with PFD
Low Proximity Signage	To be indicated in the Contract Documents
Knox Boxes Coordination	Provided by Electrical Contractor as specified and where designated by PFD
Fire Fighter Safety Building Marking System	PFD to provide project specific instructions for this item