

DAVID M. WHITE, ARCHITECT

54 TODD FARM LANE
P.O. Box 817
NEW LONDON, NH 03257
603-763-1335
EMAIL: DMWARCH@COMCAST.NET

LIFE SAFETY CODE SUMMARY

Project: Bay House
Middle Street
Portland, ME

Date: 13 March 2013

NFPA 101 Life Safety Code - 2009	
Items Common to all Occupancies	
	Provided Compliance w/ LSC
Occupancy Classifications	
Lower Level	Storage Mercantile
Building 1	Apartment
Building 2	Apartment
Multiple Occupancies	Separated Occupancy
Storage to Mercantile	> 1 Hour with sprinkler
Mercantile to Apartment	> 1 Hour with sprinkler
Storage to Apartment	> 1 Hour with sprinkler
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	Provide 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

Chapter 30 New Apartment Buildings	
Occupant Load per Floor	
Building 1 per Floor	80
Building 2 per Floor	84
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	
Building 1: $1/3 \times 224.84' = 74.95'$	123.75'
Building 2: $1/3 \times 233.0' = 77.67'$	139.25'
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	$42 \times .3 = 13''$
Ramp Width	> 44"
Ramp Slope	< 1:12
Ramp Cross Slope	< 1:48
Rise Between Landings	< 30"
Ramp Landing	60"
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
Chapter 36 New Mercantile Occupancy	
Sub-classification of Occupancy	Class C
Occupant Load	
Building 1 Space	95
Building 2 Space	96
Min Egress Width Based on Occupants	$96 \times .3 = 19"$
Number Exits	3
or if 3 Retail Spaces	1 per each space
Travel Distance to Exit	< 100'
Exits Remoteness	
Building 1: $1/3 \times 86.3' = 28.77'$	49.16'
Building 2: $1/3 \times 88.0' = 29.33'$	49.16'
Interior Wall and Ceiling Finishes	Class A
Interior Floor Finishes	> Class II
Portable Fire Extinguishers	Required

Chapter 42 Storage Occupancy	
Occupant Load	No requirements
Number of Exits	3
Delayed egress locks	Provided
Access Controlled Egress Doors	Provided
Exit enclosures	> 1 hour fire rated
Exits Remoteness $1/3 \times 293.16' = 97.72'$	188'
Exit Enclosure Doors	> 1 hour fire rated
Stair Riser Height	> 4" & < 7"
Stair Tread Depth	11"
Stair Headroom	> 6'-8"
Stair Width	> 44"
Exit Passageway Enclosure	> 1 hour fire rated
Exit Passageway Width	> 44"
Dead End Corridor	0
Common Path Travel	0
Travel Distance to Exits	< 200'
Interior Wall and Ceiling Finishes	Class A
Interior Floor Finishes	> Class II
Mechanical Room Common Path of Travel	< 100'
Electrical Room Number of Egress Doors	2
Portable Fire Extinguishers	No requirements