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PROJECT
191 MARGINAL WAY
RETAIL CENTER

DRAWING
LIFE SAFETY CODE
STUDY

REVISIONS

DRAWING NUMBER
LS0.01
SCALE: AS NOTED
DATE: 02/10/2017

191 Marginal Way Retail Center - 16,698 SF BUILDING SHELL ONLY					Portland, ME					Permitting Set: January 16, 2017									
Code Analysis					IBC 2015					NFPA 101 - 2009					Proposed				
Category	Reference	Code Requirements	Reference	Code Requirements	Reference	Code Requirements	Reference	Code Requirements	Reference	Code Requirements	Reference	Code Requirements	Reference	Code Requirements	Reference	Code Requirements			
Use Group	304.1	B - Business Group			38.1.1.1	New Business Occupancy						Business Uses							
Building Construction	Table 601	Type III(B) - Noncombustible, Protected by approved automatic sprinkler system in accordance with Section 903.3.1.1			NFPA 220	Construction Type II (000) - Unprotected						Type II (B) (000)							
Primary Struct. Frame OHR*		NEW Structural Frame - steel joists & beams bearing on steel columns in EXISTING. Renovated Structural Frame - steel joists and beams bearing on CMU walls																	
NR		Foundation - Concrete frost wall and slab																	
Bearing OHR		CMU, non-rates																	
Non-Bearing OHR		Exterior walls - 6" metal stud with GWB interior finish. Cementitious lap siding and cementitious panel cladding exterior finish.																	
Non-Bearing OHR		Interior walls - Metal stud with GWB surfacing																	
Floor & Secondary Members OHR		Floors - Concrete slab on grade																	
Roof Construction & Secondary Members OHR		Roof - Metal trusses and steel deck with membrane roofing (finished ceilings to be designed for tenant fit-ups)																	
Height & Area Limitations	Table 508	23,000 SF per floor																	
Height Modifications	504.3 & 504.4	3 Stories / 85'																	
Maximum allowable height	504.3 & 504.4	Sprinkler increase - not used														Sprinklered - NFPA13			
Area Modifications	508.2	Street frontage increase - not used														1 story / 31'-6" height from lowest grade to highest roof			
Maximum allowable area	508.2	Sprinkler increase: 300%; 48,000 SF increase (not used)														16,698 SF Net			
Fire ratings	Table 602	Loadbearing Ext walls >30' = 0 hr														0 hour			
Fire ratings - cont.	Table 1018.1	Exit access corridors - 0 hour (with sprinkler system)			38.3.6.1	1 hour or sprinklered										NA			
	1022.1	Fire Enclosure of 3 story max Vertical Exit Enclosures - 1 hour			38.3.1.1 > 8.6.5	Exits: 1 Hour (Sprinklered)										NA			
	708.2.7	Shaft enclosures - 0 hr														NA			
	708.4	2 story Shafts & Elevator Hoistways - 1 hr			30.3.1.1.4	Shafts: 1 Hour (Sprinklered) and 1-hour doors										NA			
	Table 508.2.5	Boiler Rooms over 10 HP - 1 hour or automatic fire extinguishing			38.3.2.1 > 8.7	Boiler Rooms - 1 Hour or sprinkler										NA			
					38.3.2.1 > 8.7	Storage rooms - 1 hour OR sprinklers with smoke partitions										Sprinkler with Smoke partitions			

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	Table 508.4	Separation of Occupancies: Business / Mercantile - 0 HR			38.3.7	Subdivision of building spaces - no requirements						0 Hour - Non-separated Use, provided as part of tenant fitups under separate permit							
	Table 601	Int. non-loadbearing walls - 0 hour			6.1.14.4.1(b)	Separation of Occupancies: Business / Mercantile - 0 HR						0 Hour							
	Table 601	Floor construction - 0 hour										0 hour							
	Table 601	Roof construction - 0 hour										0 hour							
Opening Protectives	Table 715.4	1/2 Hour Rated corridor partitions - 20 min.										NA							
		1 Hour Barriers - 45 min.										NA							
		1 Hour Shafts & Exits - 60 min.										NA							
Fire Window Assembly	Table 715.5	1/2 Hour Rated corridor partitions - 20 min.										NA							
Fire Protections Ratings		1 Hour Barriers - 45 min.										NA							
Fire Damper Rating	Table 716.3.2.1	Less than 3 hour rated assembly - 1-1/2 hour.										As required							
Ducts and Air Transfer Openings	7.16.5.2	Per exception 3, penetrations at 1-hour fire barriers need not have fire dampers when properly constructed.																	
	7.16.5.3	Ducts penetrating shafts shall be equipped with fire and smoke dampers.																	
	7.16.5.4	Ducts penetrating fire partitions shall be equipped with fire dampers.																	
Interior Flame Spread Index	Table 803.9	Required vertical exits and passageways - C permitted in buildings less than three stories above grade.			38.3.3.2.1	In exits - Class A or B						As required							
		Corridors providing exit access - A			38.3.3.2.1	Lobbies and corridors - Class A or B													
		Rooms or enclosed spaces - C			38.3.3.2.2	Other Spaces - Class A, B or C						As required							
					38.3.3.2.2	Exit enclosures and corridor floors - Class I or II													
Occupant Load	T 1004.1.1	Business Group Occupancy = 1/100 GSF			17.3.1.2	New Business occupant load = 1/100 SF						5158 SF @ 100 SF/occupant = 52 occupants							
		Mercantile Group Occupancy										New Mercantile on street level occupant load = 1/300SF				11,538 SF @ 30 SF/occupant = 384 occupants (all tenants to be applied for in the future)			
		Accessory storage areas, mechanical equipment rooms = 1/300 GSF										Storage areas, mechanical equipment rooms = 1/500 GSF				1 occupant			
		Assembly, Concentrated (Chairs only) = 1/7 NSF										Assembly, Concentrated (Chairs only) = 7 NSF				NA			
		Assembly, Non-concentrated use (Tables & chairs) = 1/15 NSF										Assembly, Non-concentrated use (Tables & chairs) = 1/15 NSF				NA			
Means of Egress	T 1005.1	Egress width per occupant @ stairways = 0.3' per occupant			17.3.3.1	Egress width per occupant @ stairways = 0.3' per occupant						NA until individual fitup permits applied for							

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	T 1005.1	Egress width capacity per occupant @ doors and corridors = .2' per occupant			17.3.3.1	Egress width capacity per occupant @ doors and corridors = .2' per occupant						NA until individual fitup permits applied for							
	1008.1.1	Minimum door opening width = 32"			7.2.1.2.4	Minimum door opening width = 32"						36"							
	T 1016.1	Length of travel < 300' (sprinklered)			38.2.6.2	Max travel to exit = 300'						NA until individual fitup permits applied for							
	1016.4	Dead ends < 50'			38.2.5.2.1	Dead ends = 50' max (sprinklered)						NA until individual fitup permits applied for							
	1014.3	Common path of travel < 100'			38.2.5.3.2	Common path of travel = 100' max (sprinklered)						NA until individual fitup permits applied for							
	1016.2	Minimum corridor width = 44"			7.3.4.1	Minimum corridor width = 36"						NA until individual fitup permits applied for							
	T 1021.1	Number of exits <500 occupants = 2			38.2.4	Minimum number of exits = 2						2 min							
Emergency Lighting	1008.1	Emergency lighting is required			38.2.9	Emergency lighting is required						NA until individual fitup permits applied for							
	1011.1 (exc. #2)	Exit Signs are required except at main exterior exit doors			7.10.1.2	Exit Signs are required except at main exterior exit doors						NA until individual fitup permits applied for							
Fire Suppression Systems	903.2.8	Fire suppression system not required			38.3.6	Not required						Sprinklers & fire extinguishers provided							
Standpipes	905.3	Not required			38.3.4	Not required						Not Provided							
Fire Alarm Systems	907.2.2	Not required (sprinklered)			38.3.4.1	Required						Provided							
					38.3.4.2	Fire Alarm Initiation shall be either manual or automatic						Automatic Provided							
Smoke Detectors	907.2.2	Not required			38.3.4	Not required						NA until individual fitup permits applied for							
Extinguishment requirements	906	Portable fire extinguishers shall be installed as per NFPA 10 (IFC 2009)			38.3.5	Not Required						NA until individual fitup permits applied for							