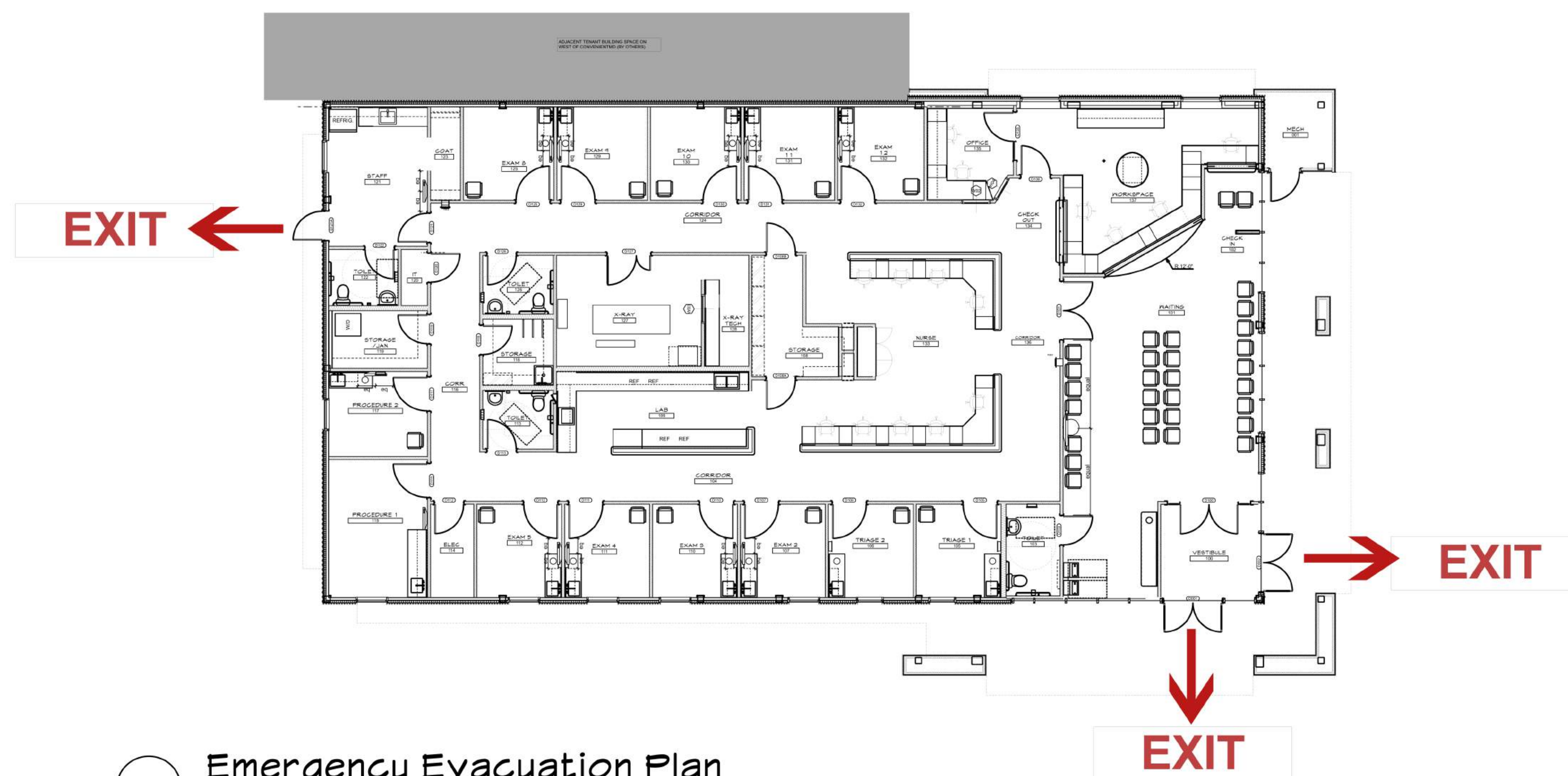


Key Plan



Emergency Evacuation Plan
SCALE: 3/32" = 1'-0"

CODE REVIEW

ConvenientMD Portland, 191 Marginal Way Portland, ME
March 24, 2017

GENERAL BUILDING INFORMATION

LEVEL	PROPOSED
1 ST FLOOR TENANT	5000 SF
TOTAL	5000 SF

2009 INTERNATIONAL BUILDING CODE: (IBC)

Refer to the following sections to determine compliance with the requirements for construction documents in Sections 105.0, 106.0, 107.0, 108.0, 109.0, 1704.0, 1804.0. The building must comply with all Sections of the International Building Code.

NFPA 101 2015 LIFE SAFETY CODE: (LSC)

- 304 USE GROUP:
Business Group B: Clinic Outpatient (Building to provide medical care on less than 24hr basis to individuals who are not rendered incapable of self preservation by the services provided)
- 602 CONSTRUCTION CLASSIFICATION
Type 2B
Non-combustible, non-protected
- 903 AUTOMATIC SPRINKLER SYSTEMS
Not Required but full Automatic Sprinkler System provided

TABLE 601 REQUIRED FIRE RESISTANCE RATINGS OF STRUCTURE ELEMENTS:

- Structural Frame: 0 hour
- Bearing Walls: Exterior: 0 hour
- Bearing Walls: Interior: 0 hour
- Nonbearing walls and partitions interior: 0 hour
- Floor Construction: 0 hour

- 1018.1 CORRIDOR FIRE RESISTANCE RATING
Group B Occupancy with Sprinkler System = 0 hour required rating & therefore no door rating required

IBC AND LIFE SAFETY CODE OCCUPANT LOADS & EGRESS COMPONENTS

CALCULATIONS

- 1004 OCCUPANT LOAD: IBC 1004.1 & LSC (7.3.1.2), Most strict requirement used

Tenant-Business Area use
Maximum Floor Area allowances per occupant = 100sf gross
1st Floor Gross Area = 5000sf & 50 occupants

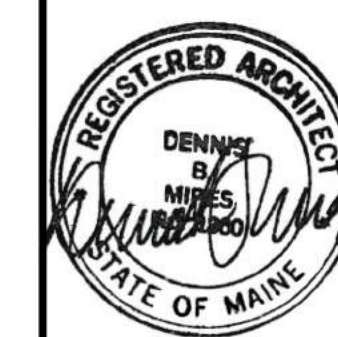
TOTAL OCCUPANTS FOR ConvenientMD = 50 OCCUPANTS

- 1005.1 CAPACITY OF EGRESS COMPONENTS: IBC & LSC (7.3.3.1)
First Floor: 50 occupants x 2 = 10 inches: 1 No. 34 inch exit & 1 68 inch exit provided.
- 1021.1 NUMBER OF EGRESS EXITS:
2 Provided 2 Required
MIN CORRIDOR WIDTH TO BE 44" (IBC 1018.2) 60" corridors provided
- 1014.3 COMMON PATH OF EGRESS TRAVEL:
100ft max in Group B occupancy with automatic sprinkler system
(All rooms access corridor which is the common path where 2 separate & distinct paths of egress travel to 2 exists is available)
- LSC 38.2.5.3.1 COMMON PATH OF EGRESS TRAVEL
100 ft max common path of travel in Business Occupancy with Automatic Sprinkler system.
- 1016.1 EXIT ACCESS TRAVEL DISTANCE
300 ft in Group B occupancy with automatic sprinkler system.
(Greatest distance to an exit was measured as 120')
- LSC 3.2.6 TRAVEL DISTANCE TO EXITS
300 ft max in Business occupancy with automatic sprinkler system

PLUMBING FIXTURES (IPC 2009)

- 403.1 OCCUPANCY B
Water closets 1 per 25 for the first 50 occupants
50 total occupants total therefore 2 WC required & 4 provided
Lavatories, 1 per 40 for the first 80 occupants, 2 total required & 4 total provided
Drinking Fountains, 1 per 100 occupants required, 1 bi-level provided
Service Sink, 1 required & 1 provided

Convenient MD
191 Marginal Way
Portland, Maine



DENNIS MIRES, P.A.
THE ARCHITECTS
697 Union Street, Manchester, NH
603-625-4548 FAX 603-625-1067

The material contained in these drawings and the design they represent are the property of the architect and are to be used only for the project and location for which they were prepared. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

Code Review

revisions:

date: 03/24/2017

proj. no.:

A002