

CODE REVIEW

ConvenientMD Portland, 191 Marginal Way Portland, ME
March 24, 2017 (REV. July 20, 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.

NEPA 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 5B
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:
3 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 (UPC 2015)

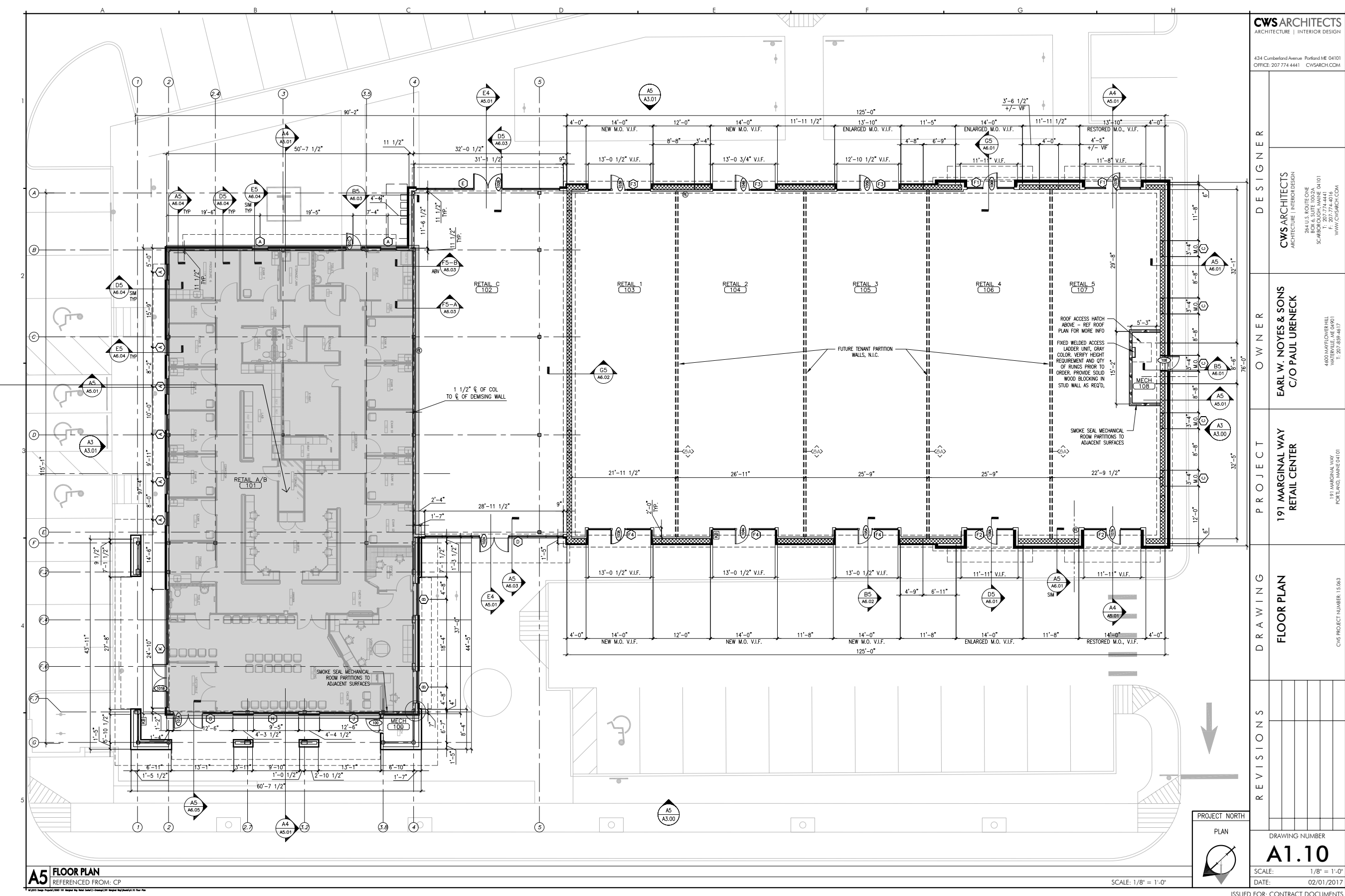
422.1 OCCUPANCY B
50 Total Occupants (50/50 split of male/female for determining min. fixtures) = 25 male and 25 female

Water closets:
Male: 1 per 1-50 occupants
Female: 2 per 16-30 occupants.
3 WC total required, 4 provided

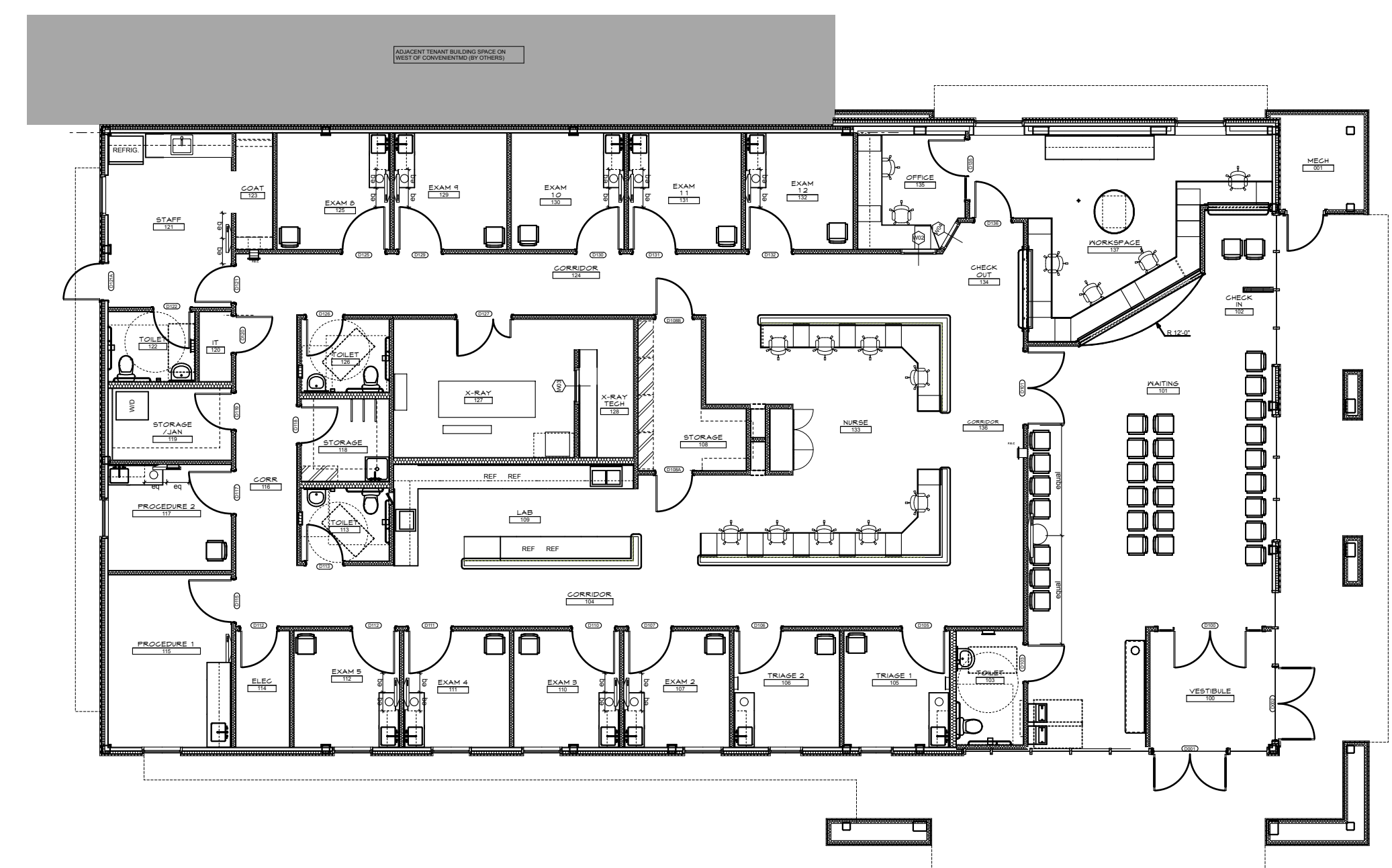
Lavatories:
Male: 1 per 1-75
Female: 1 per 1-50
2 Lavatories required.

Drinking Fountains, 1 per 150 occupants required, 1 bi-level provided
Service Sink, 1 required & 1 provided

422.2 Separate facilities for each sex not required per exception 3.



Key Plan



Emergency Evacuation Plan



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Code Review

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A002