

NOTE:

CODE REVIEW PROVIDED TO CONFIRM EXISTING BUILDING MEETS CURRENT BUILDING CODES. HOWEVER, THIS IS NOT A CHANGE OF USE, WAS A P USE AND WILL REMAIN A P USE. EGRESS ARRANGEMENTS HAVE NOT CHANGED, BATHROOMS HAVE NOT CHANGED. PRIMARILY THE FACILITY IS MOVING FROM ENCLOSED OFFICES TO AN OPEN OFFICE ENVIRONMENT. A CONVENIENCE OPENING WILL BE ADDED TO FACILITY MOVEMENT BETWEEN FLOORS. SEE SHEET A41 FOR CODE REVIEW FOR THIS ITEM.

OCCUPANCY LOAD

20,000 +/- TOTAL SQUARE FOOT FOOTPRINT

PER IBC 2009 TABLE 1004.1.1:
BUSINESS AREAS:
OFFICE AREAS + 1 PERSON PER 100 SF.
9,680 SF. PER FLOOR DIVIDED BY 1 PERSON PER 100 SF. = 96 PERSONS
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TOTAL OCCUPANT + 192 PERSONS
DESIGN OCCUPANT + 96 PERSONS

PER NFPA 2009 TABLE 13.12:
BUSINESS AREAS:
OFFICE AREAS + 1 PERSON PER 100 SF.
9,680 SF. DIVIDED BY 1 PERSON PER 100 SF. = 96 PERSONS
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TOTAL OCCUPANT LOAD 192 PERSONS

USE MAX OCCUPANT LOAD 192 PERSONS

CODE INFORMATION (IBC 2009)

SECTION 304.1 - THE BUILDING IS CLASSIFIED AS A "BUSINESS USE" AND THE USE IS UNCHANGED FROM THE PREVIOUS USE.

TABLE 502 - EXISTING CONDITION, THESE AREAS OF THE BUILDING HAVE BEEN AND WILL CONTINUE TO BE BUSINESS USE.

TABLE 601 - BUILDING APPEARS TO BE TYPE II NON COMBUSTIBLE. NO WOOD FRAMING / FLAMMABLE MATERIALS SHALL BE USED.

SECTION 906 - PORTABLE FIRE EXTINGUISHERS WILL BE PROVIDED

TABLE 906.3(1) - FIRE EXTINGUISHER MIN. RATING: 2-A
MAX. FLOOR AREA PER UNIT OF 1A: 3,000 SF.
MAX. FLOOR AREA PER EXTINGUISHER: 1,250 SF.
MAX. TRAVEL DISTANCE TO EXTINGUISHER: 75'-0"

FIGURE 901.2 - A FIRE ALARM IS PROVIDED AS PART OF THE BUILDING AND WILL BE INTEGRATED INTO EXISTING SYSTEMS.

SECTION 1005.1 - MINIMUM EGRESS WIDTH:
2' x (96) PERSONS = 35 INCHES (USE MINIMUMS AS REQUIRED IN OTHER SECTIONS)
SECTION 1001.1 - TWO ACCESSIBLE MEANS OF EGRESS ARE REQUIRED (TWO EXITS ARE REQUIRED).

SECTION 1005.1 - TWO EXITS ARE REQUIRED.
TABLE 1016.1 - EXIT ACCESS TRAVEL DISTANCE OCCUPANCY 'B' - 300 FEET
TABLE 1018.1 - CORRIDOR FIRE-RESISTANCE RATINGS ARE NOT REQUIRED.
SECTION 1018.2 - MINIMUM CORRIDOR WIDTH TO BE 44".

CODE INFORMATION (NFPA 2009 / NFPA 45)

SECTION A3.3.1.8.3 - BUILDING USE IS DEFINED AS A "BUSINESS OCCUPANCY" (SEE ALSO SECTION 6.01).

SECTION 6.14.1(1) - THIS BUILDING WILL BE TREATED AS A MULTIPLE OCCUPANCY. FURTHERMORE, IT MUST BE CLASSIFIED AS A MIXED OCCUPANCY PER SECTION 6.14.1.2.

SECTION 1131(2) - THE CORRIDORS ARE NOT REQUIRED TO BE 1-HOUR RATED PER SECTION 303.6(1)(2) AND (3).

SECTION 1122.3.2 - EGRESS DOORS SHALL BE 32" CLEAR WIDTH.

TABLE 13.3.1 - EGRESS CAPACITY FOR LEVEL COMPONENTS SHALL BE 0.21 PER OCCUPANT. EGRESS CAPACITY FOR STAIRWAYS SHALL BE 0.31 PER PERSON.

SECTION 1.4.1(1) - TWO MEANS OF EGRESS SHALL BE PROVIDED.

SECTION 13.13.3 - DUE TO THE AUTOMATIC SPRINKLER SYSTEM, THE TWO REQUIRED EXITS SHALL BE PLACED GREATER THAN 1/3 OF THE OVERALL DIAGONAL DISTANCE (53'-6" MIN) (EXISTING CONDITION).

TABLE A1.6 - COMMON PATH OF TRAVEL, DEAD-END LIMITS, AND TRAVEL DISTANCE TO EXIT LIMITS, SHALL BE AS FOLLOWS:

BUSINESS ASSEMBLY
COMMON PATH OF TRAVEL: 100' COMMON PATH OF TRAVEL: 75'
DEAD-END LIMIT: 50' DEAD-END LIMIT: 30'
TRAVEL DISTANCE TO EXIT: 300' TRAVEL DISTANCE TO EXIT: 250'

SECTION 1121(1)(a) - THE COMMON PATH OF TRAVEL OUT OF THE MEP ROOM SHALL BE 100' MAXIMUM (DUE TO THE AUTOMATIC SPRINKLER SYSTEM).

TABLE A102.2 - THE MINIMUM INTERIOR FINISH CLASSIFICATIONS ARE AS FOLLOWS:
BUSINESS - EXITS - B, EXIT CORRIDORS - B, OTHER - C

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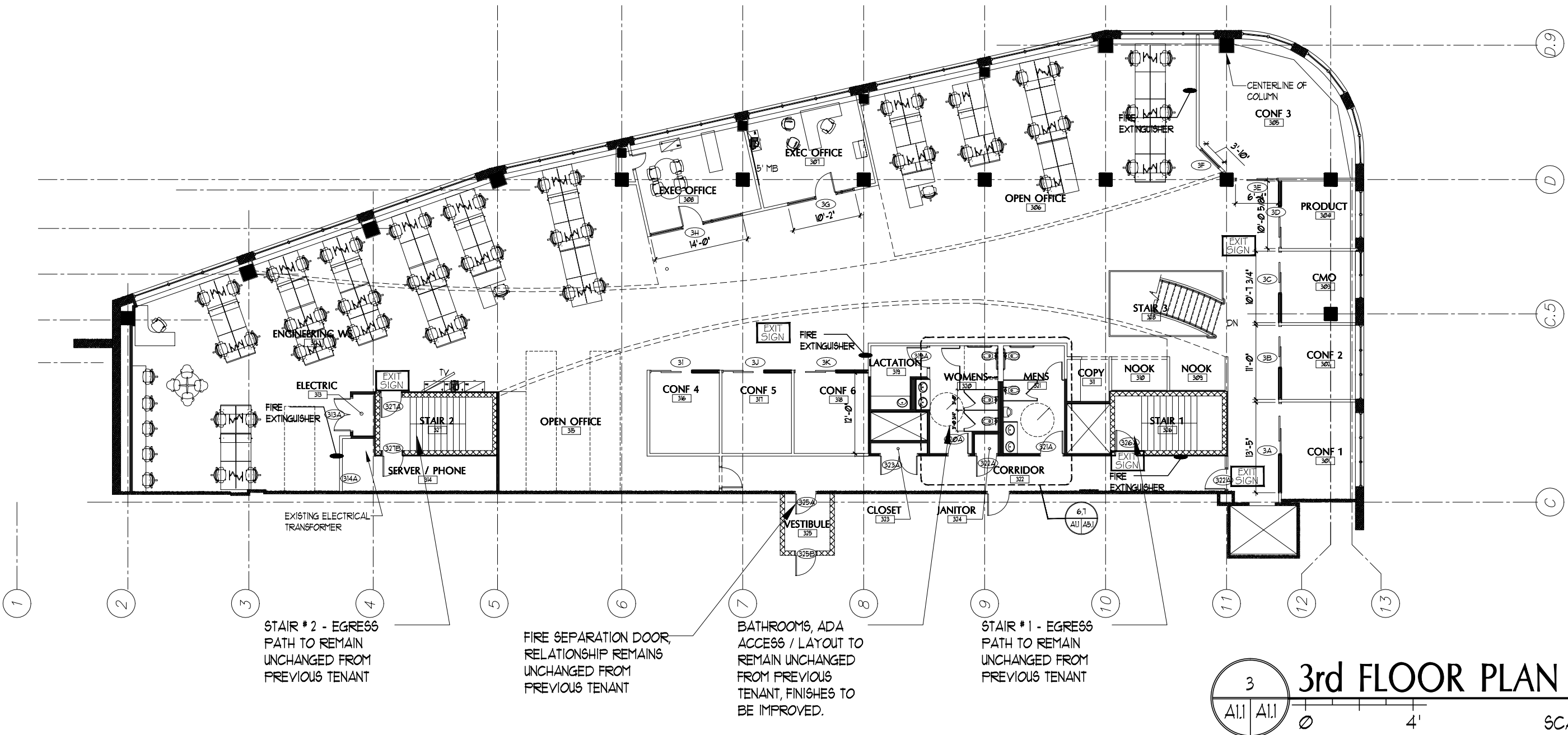
25 PEARL STREET

PORTLAND, MAINE

#	DATE	DESCRIPTION
REVISIONS		
Date Issued	5.6.14	
Project Number	14108	
Drawing Scale	AS NOTED	
SHEET NAME		

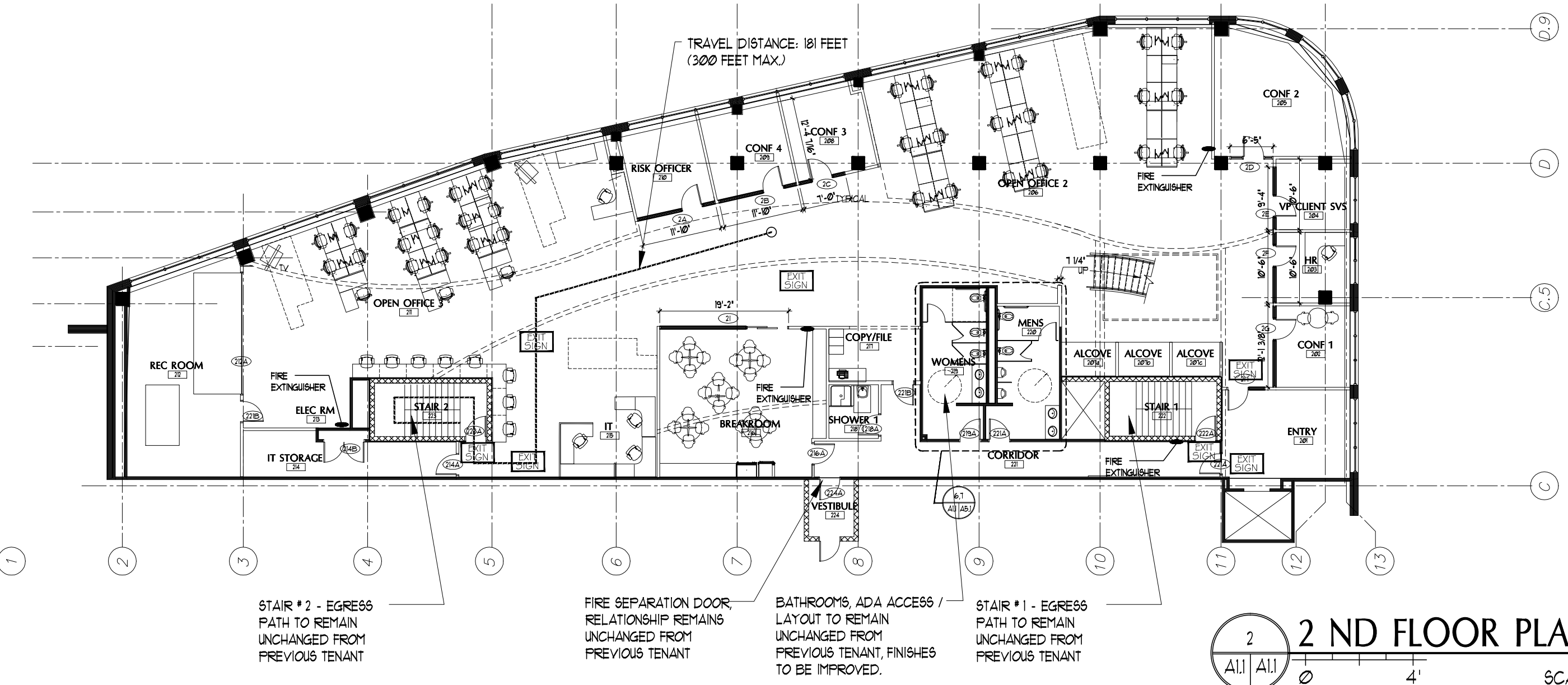
CODE REVIEW

Drawn By
Checked By **G0.1**



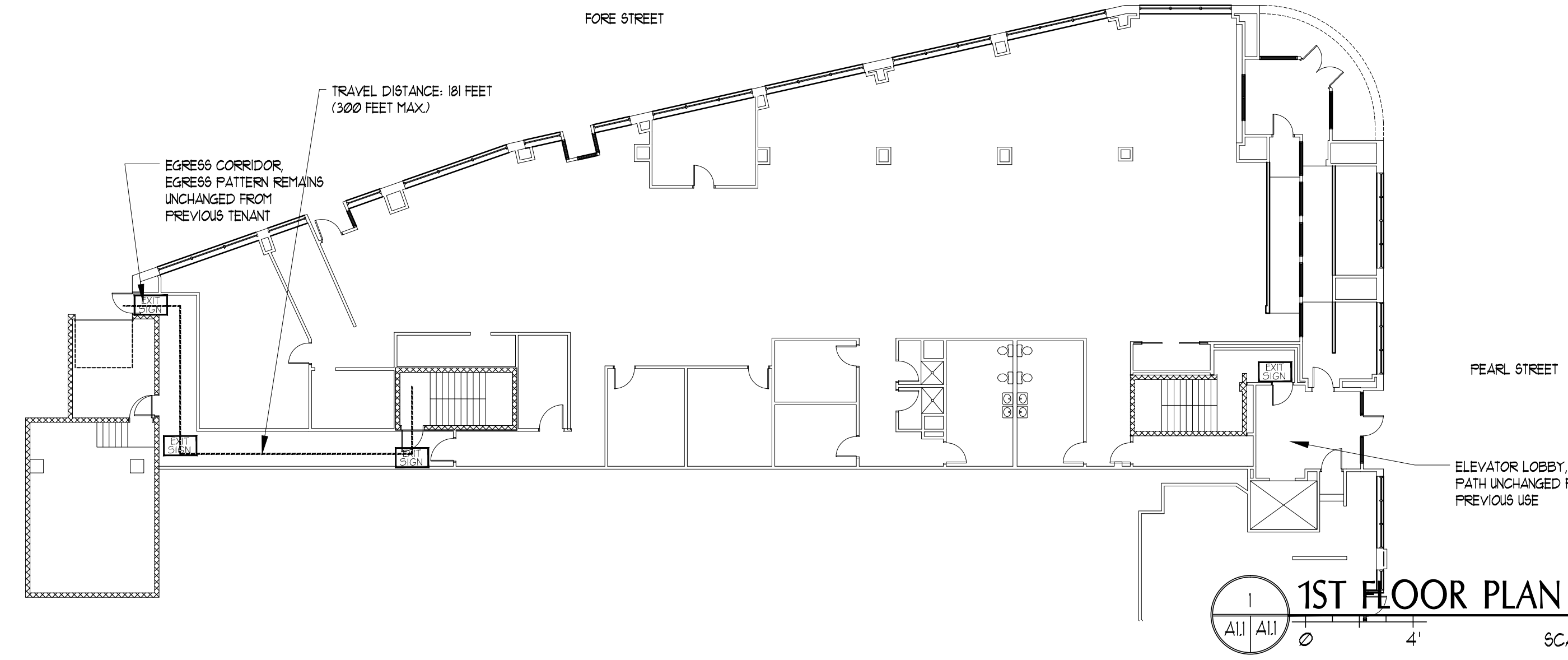
3 3rd FLOOR PLAN

SCALE: 1/16" = 1'-0"



2 2ND FLOOR PLAN

SCALE: 1/16" = 1'-0"



1 1ST FLOOR PLAN

SCALE: 1/16" = 1'-0"