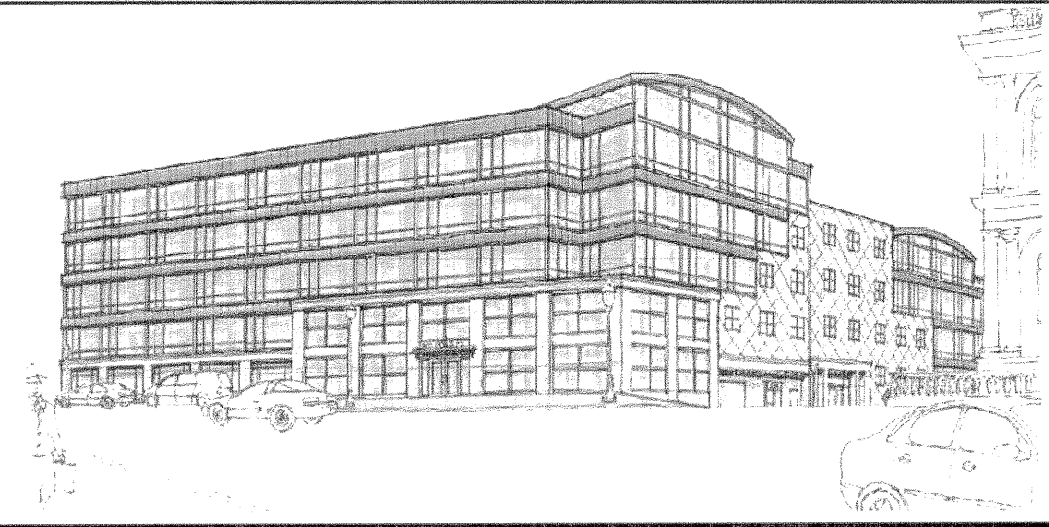


# CUSTOM HOUSE SQUARE OFFICE BUILDING

P O R T L A N D • M A I N E



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## BUILDING CODE REVIEW SUMMARY

**1) GENERAL PROJECT DATA:**  
 PROJECT NAME: CUSTOM HOUSE SQUARE OFFICE BUILDING  
 APPLICABLE CODES: 2003 International Building Code, with City of Portland Amendments

**2) GENERAL BUILDING DATA:**  
 BUILDING USE GROUP CLASSIFICATION: Multiuse: A2 - Restaurants, B - Business, M - Mercantile  
 FIRE SUPPRESSION SYSTEM REQUIRED AND PROVIDED? YES TYPE: NFPA 13  
 DOES HIGH RISE BUILDINGS CHAPTER 403 APPLY? NO  
 PROPOSED TYPE OF CONSTRUCTION: 2B

**3) BUILDING AREA TABULATION:**

	A2	B	M
A) BASIC ALLOWABLE AREA PER FLOOR (T503)	= 9,500 S.F.	= 23,000 S.F.	= 9,600 S.F.
B) % OF ALLOWABLE TABULATION AREA:	100 %	100 %	100 %
C) % INCREASE FOR OPEN PERIMETER (506.2)	+ 15 %	+ 15 %	+ 15 %
D) % INCREASE FOR COMPLETE SUPPRESSION (506.3)	+ 200 %	+ 200 %	+ 200 %
E) TOTAL % FACTOR	= 315 %	= 315 %	= 315 %
F) CONVERSION FACTOR (% FACTOR/100)	= 3.15 %	= 3.15 %	= 3.15 %
G) ACTUAL FLOOR AREA	= 11,249 S.F.	= 11,328 S.F.	= 11,249 S.F.
H) ALLOWABLE AREA PER FLOOR W/INCREASES	= 29,925 S.F.	= 72,450 S.F.	= 39,375 S.F.
I) ADJUSTED TABULAR AREA (AFA/CONV. FACTOR)	= 3,571 S.F.	= 3,596 S.F.	= 3,571 S.F.

**4) SEPARATION DISTANCE AND BUILDING HEIGHT:**  
 FIRE SEPARATION DISTANCE: N= 3'-0", E= +30'-0", W= +30'-0", S= +30'-0"  
 MIN. EXTERIOR WALL RATING: N= 1, E= 0, W= 0, S= 0  
 ALLOWABLE BUILDING HEIGHT (T503): 55' FT 4 STORIES  
 PROPOSED BUILDING HEIGHT: 65'-0" FT 5 STORIES  
 HEIGHT MODIFICATIONS (504): + 20'-0", + 1 Story = Total Allowable Height 75' / 5 Stories

**MEANS OF EGRESS**

	CODE REQUIRED	PROVIDED
5) A. NUMBER OF EXITS: (All Floors)	2 MIN.	Meets or Exceeds
B. TRAVEL DISTANCE (T1015.1)	250' MAX. @ M & A / 300' MAX @ B	126' MAX.
C. DEAD END CORRIDOR (1016.3)	20' MAX. / 50' MAX. @ B	20' MAX.
D. CORRIDOR WIDTH (1016.2)	44" MIN.	60" MIN.
E. SIZE OF EGRESS DOORS (1008.1.1)	32" MIN.	36" MIN.
F. STAIR WIDTH (1007.3)	48" MIN.	48" MIN.

**6) FIRE RESISTANT REQUIREMENTS:**

	CODE REQUIRED	PROVIDED
FIRE RESISTIVE CONSTRUCTION (TABLES 601 & 602)		
A) EXTERIOR WALLS:	1/0 hr.* (Table 602)	1/0 hr.*
B) EXIT ENCLOSURES:	2 hr. (1019.1)	2 hr.
C) ELEVATOR SHAFTS:	2 hr. (707.4)	2 hr.
D) OTHER SHAFTS:	2 hr. (707.4)	2 hr.
E) EXIT ACCESS CORRIDORS:	0 hr. (Table 1016.1)	0 hr.
F) NON-BEARING PARTITIONS:	0 hr. (Table 601)	0 hr.
G) SMOKE BARRIERS:	1 hr. (709.3)	1 hr.
H) COL., GIRDERS, TRUSSES, INTERIOR BEARING WALLS:	1/0 hr.** (Table 601)	1/0 hr.**
I) STRUCTURAL WALL SUPPORTS:	0 hr. (Table 601)	1 hr.
J) FLOOR CONSTRUCTION (INCLUDING BEAMS):	0 hr. (Table 601)	0 hr.
L) ROOF CONSTRUCTION:	0 hr. (Table 601)	0 hr.
M) FIRE WALL SEPARATION EAST:	3 hr. M/B (Table 705.4)	3 hr.

Note - "T" is the abbreviation of "Table".  
 \* Refer to wall sections for locations of exterior rated walls  
 \*\* Refer to floor plan drawings for locations of rated column enclosures

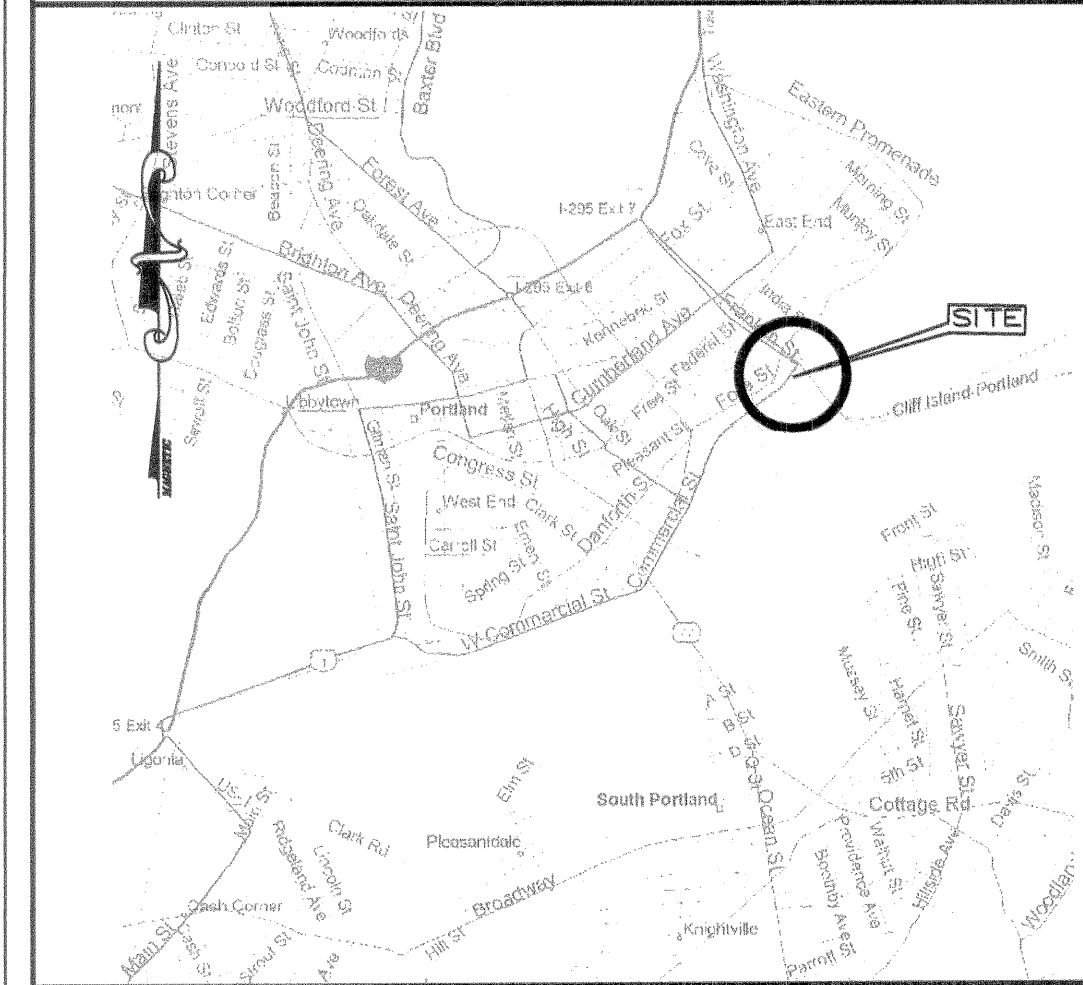
## GENERAL PROJECT SUMMARY

THE CUSTOM HOUSE SQUARE OFFICE BUILDING IS A 5 STORY, 64,000 sf ADJACENT TO AN EXISTING OFFICE BUILDING ON THE SAME SITE. THE TWO BUILDINGS SHALL BE SEPARATED BY A FIREWALL BUT THEY DO SHARE SOME COMMON FACILITIES

## SURVEY INFORMATION

ALL REFERENCES TO EASEMENTS, PROPERTY LINES, EXISTING BUILDINGS LOCATIONS, ETC. WERE OBTAINED FROM A SURVEY PROVIDED BY OWEN HASKELL, INC. DATED SEPTEMBER 21, 2005.

## PROJECT LOCATION



## SYMBOLS

DRAWING TITLE	ROOM - ROOM NAME
1 DRAWING TITLE SCALE: 1" = 1'-0"	100 ROOM NO.
A1 EXTERIOR ELEVATION	4 WINDOW TYPES
A4 INTERIOR ELEVATION	D STOREFRONT TYPES
A2 BUILDING SECTION	K ACCESSORY
A3 WALL SECTION	∞ DOOR TYPE
A3 DETAIL REFERENCE	◆ DATUM ELEVATION
	2 PARTITION TYPE
	x-000 FURNISHING
	- - - CENTER REFERENCE LINE

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**CUSTOM HOUSE SQUARE**  
300 FORE STREET  
PORTLAND, MAINE  
COVER SHEET

PROJECT ARCHITECT:	MW
DRAWN BY:	SO
PROJECT #:	300506
<b>CS1</b>	