Project Description:

Project Description:

This building serves as the headquarters for the Council on International Educational Exchange. CIEE is a non-profit organization promoting international education and exchange. It was founded in 1947 and is headquartered in Portland, Maine. The proposed project work area includes 9844 square feet of renovation on the 2nd floor and 9,604 square feet of renovation on the 3rd floor for a total of 19,488 square feet. The majority of work includes replacement of carpet, painting, replacement of demountable work stations, and provision of acoustical material in the ceiling to address acoustic issues in the existing open plenum. The project also includes demolition of existing drywall partitions and construction of new rooms for offices and meeting. The work is limited to the actual office area of each floor level; no change is proposed for the toilet rooms, egress stairs, elevator, the thermal envelope, or any fire rated structural elements of the building.

The building at 300 Fore Street is a sprinklered, 5 story steel frame structure with a composite steel deck and slab floor system. It was constructed as an IBC type 2B building per table 503, 2003 edition. The building was constructed directly adjacent to the building at 7 Custom House Street with a firewall separation between the 2 buildings. The buildings share a common egress stair at the common wall.

Chapter 39: Existing Business Occupancies

39.1 General Requirements

39.1.1 Application.

No change in occupancy is proposed.

39.1.2 Multiple Occupancies:

Not applicable to this permit application

39.1.3 Special Definitions:

Not applicable to this permit application

39.1.4 Classification of Occupancy: Business: See §6.1.11

The Building Occupant, CIEE, is a business with typical activities associated with a business environment. The occupant's activities conform to the definition of a Business Occupancy in §6.1.11.1.

39.1.5 Classification of Hazard of Contents: see §6.2.2

The contents of this office comply with the Life Safety Code Handbook's description of Ordinary Hazard Contents in §6.2.2.3* Ordinary Hazard Contents.

39.1.6 Minimum Construction Requirements:
Not applicable

39.1.7 Occupant Load:
The occupant load has been calculated according to Table 7.3.1.2. See drawings, sheets Ref-3 and Ref 4 for occupant load calculations

39.2 Means of Egress Requirements

39.2.1 General
The existing stairs serve as the exits for each floor. The exit access within the tenant space been designed in accordance with the means of egress requirements specified by Chapter 7 and Chapter 39.

39.2.2 Means of Egress Components.
39.2.2.2 Doors. Doors complying with 7.2.1 shall be permitted
7.2.1.4.2 Door Leaf Swing Direction: A door can swing opposite direction of egress travel with room occupant load less than 50.
39.2.2.3 Stairs. No change to the existing stairs is required or proposed

39.2.3 Capacity of Means of Egress.
The capacity of the existing stairs and doors has been calculated to confirm that there is adequate capacity for the proposed number of occupants on each floor

39.2.4 Number of Exits.
39.2.4.1 (2) 2 exits required and are provided

39.2.4.2 Exit access is allowed to be on a single path for up to the maximum common path of travel allowed
Maximum Common Path of travel = 100 feet (per 39.2.5.3.1). See drawings Ref-1 and Ref-2, Travel Lengths for depiction of Common Paths of travel.

39.2.5 Arrangement of Means of Egress.
39.2.5.2* Dead-end corridors shall not exceed 50 ft. This tenant occupies the entire floor and so no corridors are present
39.2.5.3.1 Common path of travel shall not exceed 100 ft on a story protected throughout by an approved automatic sprinkler system in accordance with

9.7.1.1(1).See Drawing s Ref-1 and Ref-2, for depiction of Common Paths of travel

39.2.6 Travel Distance to Exits.

39.2.6.3 Travel distance to an exit, measured in accordance with 7.6 shall not exceed 300 ft (91 m) in business occupancies protected throughout by an approved, supervised automatic sprinkler system in accordance with §9.7. See drawings Ref-1 and Ref-2, for depiction of Travel distance to an exit.

39.2.7 Discharge from Exits.

Existing exit discharge to remain. No change is proposed.

39.2.8 Illumination of Means of Egress.

Lighting, with a combination of motion sensor–type lighting switches and dedicated circuits will be provided so that the illumination at all floor areas will be a minimum of 1 ft candle when occupants are present.

39.2.9 Emergency Lighting.

See drawings ref-2 and a2 drawings for emergency lighting locations and specifications.

39.2.10 Marking of Means of Egress.

See drawings ref-2 and a2 drawings for exit signs

39.2.11 Special Means of Egress Features. Not applicable

39.3 Protection

39.3.1 Protection of Vertical Openings.

The existing stair enclosures were called out as two hour rated shafts on the original construction documents

39.3.2 Protection from Hazards.

Materials within this tenant space are routine office supplies that would be considered ordinary hazard materials, and therefore not required to be separated per 39.3.2.2.

39.3.3 Interior Finish. Table A.10.2.2

Business Occupancy, Sprinklered

Exits

Walls and Ceilings: A, B, or C permitted Floors: no requirements

Exit Access Corridors

Walls and Ceilings: A, B, or C permitted Floors: no requirements

Other Spaces

Walls and Ceilings: A, B, or C permitted Floors: no requirements

39.3.4 Detection, Alarm, and Communications Systems.

The existing alarm systems shall be modified as the work requires. A separate permit shall be applied for by the alarm installer

39.3.5 Extinguishment Requirements.

In accordance with NFPA 10, Standards for Portable Fire Extinguishers, Table 6.2.1.1 Fire Extinguisher Size and Placement for Class A Hazards. See drawings Ref-1 and Ref-2 for maximum travel distance and fire extinguisher locations

39.3.6 Corridors. (No requirements.)

39.3.7 Subdivision of Building Spaces. (No special requirements.)

39.4 Special Provisions 39.

Not applicable to this permit application

39.5 Building Services

39.5.1 Utilities

Not applicable to this permit application

39.5.2 Heating, Ventilating, and Air-Conditioning

The existing HVAC work shall be modified as required. A separate permit shall be obtained by the HVAC installer

39.5.3 Elevators, Escalators, and Conveyors

Not applicable to this permit application

39.5.4 Rubbish Chutes, Incinerators, and Laundry Chutes.

Not applicable to this permit application

39.6 Reserved

39.7.1 Emergency Plans.

Discussion: Tenant shall provide training to designated employees in the use of portable fire extinguishers. Tenant shall conduct drills in accordance with §4.7