Code Review - IBC 2009 Code Review - IEBC 2009 LOWER LEVEL EGRESS AND LIFE SAFETY NOTES Note: This project is considered a Level 3 Alteration and is governed by the International Existing Building Code. • THIS CODE REVIEW AND LIFE SAFETY PLAN IS BASED ON THE SHELL Chapter 4 - Classification of Work Chapter 8 - Alterations-Level 3 However, there are a few items that should be addressed due to the nature of the existing building (and the adjacent DRAWINGS FOR THIS SPACE ONLY. THE TENANT INFILL DRAWINGS ARE Section 405.1 - The extent of the work is greater than 50% of the area of the building. Therefore, this is considered to be **Section 801.2 -** The work shall comply with Chapter 8, but also with Chapters 6 and 7 of this code. building) that are not included in the IEBC. These are therefore addressed in the IBC. SEPARATE FROM THIS SUBMISSION. Level 3 Alterations. Section 802.1.2 - The elevator shown is new and intended for public use. The elevator shall be provided with Phase 1 • SEE THE FIRST FLOOR EGRESS NOTES FOR THE EXISTING MULTI-WYTHE Chapter 7 - Fire and Smoke Protection Features emergency recall operation, and Phase 2, emergency in-car operation. Chapter 6 - Alterations-Level 1 MASONRY WALL BETWEEN BUILDINGS **Table 705.8** - There are no limits to the allowable area of exterior wall openings for separation distances over 20' Section 803.1 - The stairway to the lower level is not existing and therefore is regulated by Sections 703.2.1 and 703.2.3. Note: This project is considered a Level 3 Alteration and is also required to comply with Chapters 7 and 8 of this • NO TENANT HAS BEEN CHOSEN FOR THE "TENANT 2" SPACE. FOR (unprotected, sprinklered). Per these sections, if the IBC does not require the stair to be enclosed, it is allowed to be open. Per IBC Section 1022.1 PURPOSES OF THIS CODE REVIEW AND FOR DETERMINING THE OCCUPANT code. All items in Chapter 6, are fully covered in Chapters 7 and 8. (Exception 1, 1.2), this stairway serves a maximum of 6 occupants and is only open to one level below the level of exit **Section 705.11(1)** - Parapets are not required on the exterior walls, but will be provided due to historic requirements. LOAD AND SUBSEQUENT FIRE RATINGS, IT IS ASSUMED THIS SPACE WOULD discharge and not required to be open. Section 706.1.1 - The wall separating this building and the adjacent building is on a lot line and considered a Party Wall ALSO BE RETAIL. CONFIRMATION (OR CHANGE) OF THIS USE WILL BE Chapter 7 - Alterations-Level 2 Section 803.3 - Interior finishes in the exit passageway shall comply with the IBC code. by this section. This wall is existing and constructed of three-wythe brick masonry (assume no air spaces). There are no INCLUDED IN ANY TENANT FIT-OUT DRAWINGS OF THIS SPACE. Note: This project is considered a Level 3 Alteration and is also required to comply with Chapters 6 and 8 of this openings between buildings in this wall. **Section 804.1** - The building will be fully sprinkled. code. The items listed in this Chapter are only those that are not covered in Chapters 6 and 8. Note: Also see Section 706.6.1 for "stepped buildings". PORT • CITY **Section 804.2** - An automatic fire detection system will be installed. **Section 703.2.3 -** See Chapter 8 requirements for enclosed stairs. Section 706.2 - The Party Wall (as described in the above section) is existing and its complete structural autonomy is Section 805.2 - Means of egress lighting will be provided. ARCHITECTURE **Section 703.5.1** - Guards shall be provided at floor level differences of 30" or greater (see Plans for locations). **Section 805.3** - Exit signs will be provided as required. See the Egress Plans for exact locations. Section 704.3 - A standpipe is not required (all levels are within 50' of the lowest level of fire department access). **Table 706.4** - The fire-resistance rating of the Party Wall shall be a minimum of 3-hour rated. Also see the First Floor **Section 806.1** - Per Sections 605 and 706, the entrances, elevator, platform lifts, ramps, and toilet rooms shall be Egress Plan notes and the calculations of the fire-rating of this wall. Section 705.3.1 - Each story has two exits. Furthermore, each tenant space on the lower level has two means of egress or 65 NEWBURY STREET accessible. In addition, per Section 706.2, an accessible route (elevator) shall be provided between the two levels (also of the respective spaces. **Section 706.6.1** - The adjacent building has a roof height that is several stories above the building associated with this see IBC Section 1103.2.3 - Employee Work Areas). PORTLAND, ME 04101 project. The wall between these buildings is a multi-wythe brick masonry wall. This wall extends up past the lower roof Note: Also see Section 803.1 for the unenclosed stairway. Section 807 - See structural drawings for all requirements. 207.761.9000 level, but there are windows in the adjacent building that are within 15'-0" of the lower roof. Protection of these openings Section 705.4.1.1 - Per Exception 1, the storage area on the lower level is only required to have one exit (occupant load **Section 808.1** - The entire building is not required to comply with the IECC. The altered elements are required to is not possible as they are in a different building under separate ownership. Providing a 1-hour fire rated roof would under 10). However, two have been provides as the "story" is still required to have two means of egress. comply with the IECC requirements for new construction. prove difficult and ineffective due to the existing historic trusses. Therefore, in lieu of the 1-hour rating, an enhanced Section 705.4.2 - The exit doors on the first level are required to swing out in the direction of egress travel (occupant loa sprinkler system will be provided at the roof (and associated structure) within 10'-0" of the separation wall. The building over 50). The doors of Tenant 2 (and the exit door out of the egress passageway) are required to swing in the direction of will be fully sprinkled and in addition, will have sprinkler heads to flood the roof and structure in this 10'-0" area. egress travel. **Table 715.4** - Doors in the shaft/exit enclosures shall also be 1-hour rated (within a 1-hour rated enclosure). **Section 705.4.3** - The doors on the lower level that enter into the egress passageway shall be self-closing. **Section 704.4.4** - Panic hardware is not required. Section 705.9.1 - Handrails are required on at least one side of all means of egress stairways. Handrails will be provided on both sides of each means of egress stair. Section 705.10.1 - Guards shall be provided on every open portion of a stair, landing or floor level that is more than 30" above the adjacent floor level. **Section 706 -** See Section 806.1 for the accessible elements required. Section 709 - See Mechanical drawings for all requirements. Section 710 - See Plumbing drawings for all requirements. Consultants: MECHANICAL SYSTEMS ENGINEERS, INC. SWIFTCURRENT **EXIT SIGN** -HR RATED PERMIT SET DOOR 6 OCCUPANTS 11-1-16 170 (ALLOWED) MAX DISTANCE TO EXIT : 103'-0" (MAX. DIST. ALLOWED = 250) EXIT SIGN NOT FOR 1-HR UL #U3Ø1 -HR RATED DOOR -EXISTING SPRINKLER RISER SIGN 59 OCCUPANTS 1-HR **CONSTRUCTION** EXIT PASSAGEWAY EXIT PASSAGEWAY EXISTING WATER SERVICE STORAGE **NEWPORT** STREET $2,975 \text{ sq ft } / \overline{500 \text{ SF PER PERSON}}$ 1-HR UL #U3Ø1 6 OCCUPANTS **DEVELOPMENT** -EXISTING PHONE PANEL TENANT SEPARATION **ASSOCIATES** MIDDLE MIDDLE -ELECTRICAL SERVICE 164 Middle St Portland, Maine FIRE EXTINGUISHER ELEVATOR MACH. 1-HR UL *U3Ø1 DESCRIPTION DATE TENANT SEPARATION ELEVATOR **TENANT 2** $3,530 \text{ sq ft } / \overline{30 \text{ SF PER PERSON}}$ 118 OCCUPANTS EXIT SIGN Date Issued November 1, 2016 EXIT SIGN 16207 Project Number AS NOTED Drawing Scale LOWER LEVEL 59 OCCUPANTS 170 (ALLOWED) TOTAL SQUARE FEET (1st): 7,452± SPRINKLER SYSTEM: YES **EGRESS PLAN** MARKET STREET FIRE ALARM SYSTEM: YES TOTAL OCCUPANT LOAD (1st): 220 OCCUPANTS Drawn By LIFE SAFETY PLAN - LOWER LEVEL LS-1.1 Checked By SCALE: 3/16" = 1'-0" COPYRIGHT: Reuse or reproduction of the contents of this document is not permitted without written permission of PORT CITY ARCHITECTURE PA