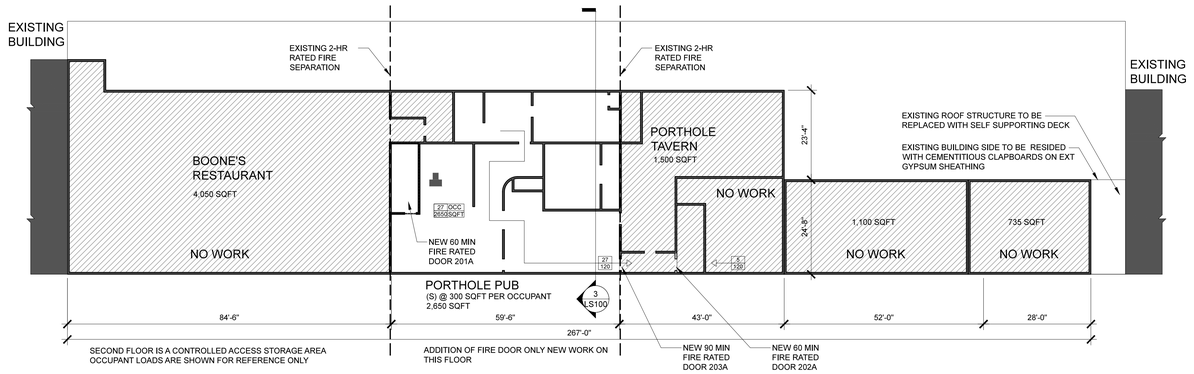
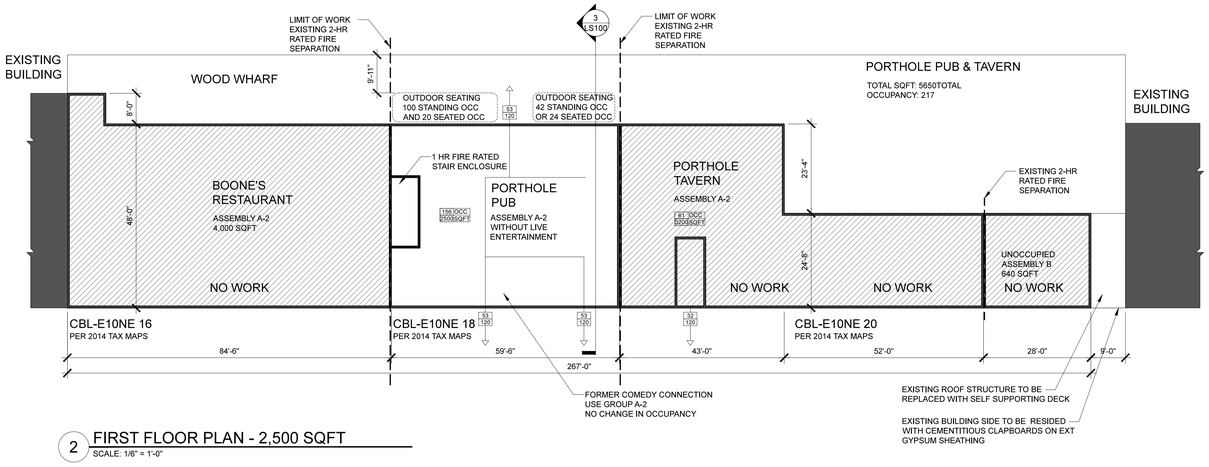
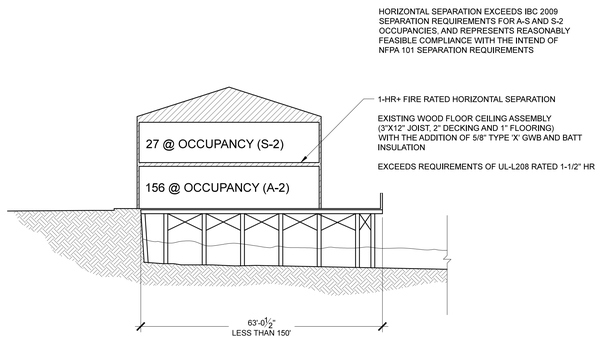


1 SECOND FLOOR PLAN - 2,650 SQFT
SCALE: 1/16" = 1'-0"



2 FIRST FLOOR PLAN - 2,500 SQFT
SCALE: 1/6" = 1'-0"



3 BUILDING SECTION
SCALE: 1/16" = 1'-0"

GENERAL NOTES:

1. SEE A101 FOR ADDITIONAL INFORMATION

2. THESE DRAWINGS WERE PREPARED TO PROVIDE A CONCEPTUAL LIFE SAFETY ANALYSIS & SCOPE OF WORK REFERENCE

CODE SUMMARY

APPLICABLE CODES

Maine Uniform Building and Energy Code "MUBEC"
Consists of the following applicable codes:

2009 International Building Code (IBC)
2009 International Existing Building Code (IEBC)
2009 International Energy Conservation Code (IECC)
2007 ASHRAE 62.1 (Ventilation for Acceptable Indoor Air Quality)
2007 ASHRAE 90.1 - (Energy Standard for Buildings except Low-Rise Residential Buildings) editions without addenda.
E-1465-2006, Standard Practice for Radon Control Options for the Design and Construction of New Low-Rise Residential Buildings.
Maine State Internal Plumbing Code based on the 2009 Uniform Plumbing Code
State of Maine Subsurface Wastewater Disposal Rules Version dated: Jan 18, 2011
2011 National Electrical Code (NEC)

Fire / Life Safety:

NFPA Life Safety Code as adopted by the State of Maine
Including but not limited to:

2009 NFPA 101: Life Safety Code
2007 NFPA 13: Installation of Sprinkler Systems, [2010 Edition through Equivalency]

Accessibility:

1991 Americans with Disabilities Act / ADAAG 36 CFR

NOTE: All Codes shall include changes/amendments by the State of Maine

ALTERATION LEVEL

Alteration Level 2 per IBC Chapter 4

OCCUPANCY CLASSIFICATION

(IBC Sec 302, 303, 304)
(NFPA)

Mixed Use

Assembly A-2 Frst Floor (No Change)
Storage S-2 Second Floor (No Change)

AUTOMATIC SUPPRESSION SYSTEM

(NFPA 13)

Not furnished as part of this scope of work

GENERAL BUILDING INFORMATION AND ALLOWABLE BUILDING HEIGHTS AND AREA

(IBC Chapter 5, Table 503)
(NFPA 101 3.3.240.12, 11.5.3)

Building Height (To avg roof hgt) 2 Story (30' +/-)
Total Area 5,150 Sqft gross
Perimeter 646'
Pier does not extend more the 150'

Allowable Building Area:

Assembly A-2

Tabular Allowable Building Height 1 Story (40')
Tabular Allowable Building Area 6,000 Sqft

Storage S-2

Tabular Allowable Building Height 1 Story (40')
Tabular Building Allowable Area 9,000 Sqft

Building Area Modifications:

(IBC Sec 506.1, 506.2, 506.3)

Sprinkler increase Not Taken

TYPES OF CONSTRUCTION

(IBC Table 601, Sec 602)
(NFPA 220)

Type 5B

FIRE RESISTIVE RATINGS

(IBC Table 601)
(NFPA Table A.8.2.1.2)

	Type VB (IBC)	0,0,0 (NFPA)
Structural Frame	0	0
Bearing Walls, Ext. + Int.	0	0
Non-Bearing Walls and Partitions, Exterior	0	0
Non-Bearing Walls and Partitions, Interior	0	0
Floor Construction and Secondary Members	0	0
Roof Construction and Secondary Members	0	0

OCCUPANCY LOAD

(IBC Table 1004.1.1)
(NFPA)

Per Provisional C.O.:
156 occ / Porthole Pub
61 occ / Porthole Tavern

For Reference:
Business B - 100 Gross Sqft per Occupant
Assembly A-2 - 15 net Sqft per Occupant
Storage S-2 - 300 Gross Sqft per Occupant
Kitchen/Bar - 100 Net Sqft per Occupant

MEANS OF EGRESS

(IBC Chapter 10)

EGRESS WIDTH PER OCCUPANT

(IBC 1005.1)
(IEBC Table 1301.6.11(1))

0.3 Inches per occupant for stairways
0.3 Inches for other egress components

STAIRWAY WIDTH

(IEBC 1301.6.11)

0.3 Inches per occupant

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207.772.4656

PROJECT NAME:

CUSTOM HOUSE WHARF

RENOVATIONS
18 CUSTOM HOUSE WHARF
PORTLAND, MAINE

SEAL:

LICENSED ARCHITECT
SCOTT R. SIMONS
NO. 2034
STATE OF MAINE

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REVISION:

1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

DATE OF ISSUE:	MAY 30, 2014
PROJECT NUMBER:	2014-0140
STATUS:	PERMITTING

LIFE SAFETY PLAN

LS100