



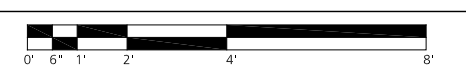
GENERAL NOTES:

- EXISTING BUILDING IS 2-STORIES WITH A FULL BASEMENT.
- PROPOSED WORK AREA IS SECOND FLOOR (NOT OWNER OCCUPIED BACK-OF-HOUSE SPACE)
- EXISTING FLOOR PLATE GROSS SQUARE FOOTAGE IS 2,350 SF
- TENANT SQUARE FOOTAGE IS 1,425 SF
- EXISTING BUILDING HAS A SUPERVISED AUTOMATIC SPRINKLER SYSTEM - VERIFY THAT SYSTEM MEETS NFPA 13 STANDARD FOR INSTALLATION OF SPRINKLER SYSTEMS.
- EXISTING BUILDING HAS A FIRE ALARM SYSTEM - VERIFY CONFORMANCE WITH NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE.
- EXISTING BUILDING HAS A EMERGENCY LIGHTS - VERIFY CONFORMANCE WITH NFPA 110 STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS.
- 33 - 2 FT. X 6 FT YOGA MATS SHOWN IN STUDIO SPACE, ARRANGED AS ANTICIPATED.

KEY NOTES:

- (A) NEW 1 HR. FIRE RATED PARTITION INFILL FROM 2X4'S AND 5/8" TYPE X GWB EACH SIDE.
- (B) REMOVE EXISTING FIXED DOOR AND CASING AND INFILL WITH MATCHING PARTITION.
- (C) REMOVE EXISTING INTERIOR CASEMENT WINDOW. REPLACE WITH NEW CASED OPENING.
- (D) INFILL EXISTING OPENINGS IN PARTITION WITH 1/4" TEMPERED GLASS WITH 1X PAINTED WOOD STOPS
- (E) PRIME AND PAINT ALL WALL AND CEILING SURFACES.
- (F) NEW WALL MOUNTED FIRE EXTINGUISHER

1 LIFE SAFETY PLAN
A101 SCALE: 1/4"=1'-0"



Code Review - NFPA 101 (Life Safety) 2009

Chapter 6 - Classification of Occupancy

Section 6.1.11.1 - This building is classified as "Business Use" and shall meet requirements of Chapter 39 Existing Business Occupancy.
Section 6.1.14.1 - This occupancy shall be classified as a "Single Occupancy"
Table 6.1.14.4.1 - 2 Hour fire separation is required between Business Occupancy and the Mercantile tenant on the first floor. This is reduced to a 1 Hour fire separation because the building is sprinklered.

Chapter 7 - Means of Egress

Section 7.1.3.2.1(1) - Exits connecting three stories or less shall be 1-hour fire rated.
Section 7.1.3.2.1(4) - All doors connecting to exit stairs shall have automatic door closers. Note the existing door to a second floor mechanical space within the back exit stair does not have a closer or hardware.
Section 7.1.3.2.1(5)(c) Existing door to mechanical space off of rear exit stair needs to be fire rated and; the space shall only be used for non-fume-fired mechanical equipment; no combustible materials shall be stored; and the building is protected with an auto sprinkler system.
Section 7.2.1 - Doors shall comply with this section (including panic hardware and fire exit hardware, section 7.2.1.7).
Section 7.2.2.2.1.1(b) - Minimum stair width is 36 inches, max. riser is 8", min. tread is 9 inches, min. headroom is 6'-8", max. height between landings is 12 feet. Existing stairs comply.
Section 7.2.2.4.1.2(2) - Existing stairs shall have handrails within 44". Only one handrail required 7.2.2.4.1.6.
Section 7.2.2.4.4.2 - Existing handrails shall be mounted between 30" and 38" measured vertically from the nosing to top of rail.
Section 7.2.2.4.5.2(3) - Existing guards shall be not less than 30" high measured vertically from the nosing to top of guard.
Table 7.3.1.2 - Occupant Load: see Egress Plans.
 Assembly spaces: 1 person per 15 square feet
 Business use: 1 person per 100 square feet

Chapter 8 - Features of Fire Protection

Table 8.2.1.2 - Construction Type shall be Type III (200)
Section 8.2.2.3 - Fire and smoke barriers shall be continuous from outside wall to outside wall or from fire barrier to fire barrier, including continuity through all concealed spaces, such as those found above ceilings and other interstitial spaces.
Section 8.2.3.2 - Fire resistance rated floors shall be classified as unrestrained in accordance with NFPA 251, *Standard Methods of Tests of Fire Endurance of Building Construction and Materials*; ASTM E 119; or UL 263
Section 8.3.4.4 - Where a 20-minute fire protection-rated door is required in existing buildings, an existing 1-3/4" solid bonded wood-core door with positive latch and closer shall be permitted.
Section 8.3.5.1 - Penetrations in fire rated partitions shall be fire-stopped according to ASTM E 814 *Standard Test Method for Fire Tests of Through Penetration Fire Stops* or UL 1479, *Standard for Fire Tests of Through-Penetration Firestops*

Chapter 39 - Existing Business Occupancies

Section 39.2.4.3 - A single exit shall be permitted for a room or area with a total occupant load of fewer than 100 persons when travel distance is less than 100 feet and stairs are less than 15 feet vertical. Existing meets this requirement AND have two means of egress.
Section 39.2.6.2 - Travel distance to exit shall not exceed 300 ft for buildings equipped with supervised, automatic sprinkler system.
Section 39.2.8 - Means of Egress shall be illuminated in accordance with Section 7.8.
Section 39.2.9 - Emergency Lighting shall be provided in accordance with Section 7.9. Existing emergency lights are place appropriately.
Section 39.2.10 - Means of egress signage shall be provided in accordance with Section 7.10. Existing illuminated exit signs are placed appropriately.
Section 39.3.5 - A portable fire extinguisher is required next to each exit door in accordance with 9.7.4.1. Two wall mounted fire extinguishers will need to be added.

Code Review - IEBC 2009

Chapter 3 - Prescriptive Compliance Method

Section 303.1 - Alterations must be no less conforming to IBC than existing. Occupancy will change from Mercantile to Business).
Section 303.3 - Structural upgrades shall comply with requirements for new construction.
Section 303.6 - Means of egress does not need to meet Section 1005.1 of the IBC. The components of the means of egress shall be considered complying in any alteration, if in the opinion of the *code official*, they do not constitute a distinct hazard to life.
Section 310.4 - Change of use may trigger accessibility upgrades. The small, two-story building does not have an elevator and the proposed scope of work is on the second floor.

Chapter 4 - Classification of Work

Section 401.3 - Occupancy and use as per IBC Chapter 3 shall be considered Group B Business.
Section 404.1 - Alteration Level 2 - Reworking of doors. Work area does not exceed 50% aggregate, therefore does not trigger Level 3. Level 2 needs to meet requirements of Chapters 6 and 7.

Chapter 6 - Alterations - Level 1

Section 603.1 - Fire Protection - Alterations shall be done in a manner that maintains the level of fire protection provided.
Section 604.1 - Means of Egress - Repairs shall be done in a manner that maintains the level of protection provided for the means of egress.
Section 605.1 - Accessibility - ADA upgrades shall be made where "technically feasible".
Section 605.1.9 - Accessible toilet room may be technically infeasible in that the project is on the second floor and there is no elevator. If the Planning Department determines that an accessible toilet room is required a uni-sex is permitted.
Section 605.1.10 - Dressing room may be uni-sex.
Section 605.1.11 - Thresholds and building entries shall be ADA compliant interior thresholds are allowed to be 3/4" in height with bevelled edges.
Section 605.2.1 - Toilet rooms shall not be required to be on accessible route from primary function if cost of providing the route exceed 20 percent of the cost of the alteration affecting the area of primary function (Assembly Occupancy of the second floor).
Section 606.2 - Structural upgrades shall conform to the load requirements of the International Building Code.

Chapter 7 - Alterations - Level 2

Section 701.3 - New construction elements, components, systems and spaces shall comply with the requirements of the IBC with the exception of windows, electrical to meet Section 708, dead-end corridors to meet Section 705.6 and min. ceiling height shall be 7'-0".
Section 703.2.3 - Stairway enclosures where work area is over 50% of floor requires smoke-tight construction.
Section 703.2.3.3.2 - Smoke barriers at stairs shall be 30 minute fire rated in accordance with the IBC.
Section 704.2.2 - NFPA 13 automatic sprinkler system is required in Group A because of occupant load greater than 30.
Section 704.4 - Fire alarm and detection systems shall be installed in accordance with NFPA 72.
Section 705.1 - Means of Egress requirements only required for work areas shared by more than one tenant.
Section 705.4.2 - Doors do not have to swing in the direction of travel if the occupant load is less than 50 persons.
Section 705.4.4 - Panic Hardware is not required at exit access because not an Assembly Occupancies where work area exceeds 50%.
Section 705.6(2) - Dead-end corridors shall not exceed 50 feet in Business Occupancies. No travel distance exceeds 50 feet.
Section 705.8 - Exit signs are required within the work area as per the requirements of the IBC. Current illuminated signs comply.
Section 708.1 - Electrical equipment and wiring in newly installed partitions and ceilings shall comply with all applicable requirements of NFPA 70, in accordance with the *International Mechanical Code*.
Section 709.1 - All reconfigured spaces within the work area and intended for occupancy shall be provided with natural or mechanical ventilation in accordance with the *International Mechanical Code*.
Section 711.1 - Level 2 alterations to existing buildings are permitted without requiring the entire building comply with the *International Energy Conservation Code*. Those portions within the work area shall conform to the IECC as they relate to new construction.

Chapter 9 - Change of Occupancy

Section 901.4 - A new Certificate of Occupancy is required.
Section 907.3.1 - Seismic upgrades are not required by with a change of use from Mercantile to Business.
Section 908.3 - Change of Occupancy triggers requirement for electrical service to meet *ICC Electrical Code* for new A-3 occupancy.
Section 908.4 - Change of Occupancy triggers requirement for the number of electrical outlets comply with *ICC Electrical Code* for A-3 Occupancy.
Section 909.1 - Change of Occupancy triggers requirement for mechanical ventilation to meet the *International Mechanical Code* for A-3 Occupancy.
Section 910.1 - Change of Occupancy triggers requirement for plumbing to meet the *International Plumbing Code*.
Section 911.1 - Light and ventilation shall comply with the requirements of the *International Building Code*.
Section 912.4 - Means of Egress Hazard Category is Level 3, based on Table 912.4. Previous Hazard Category for Group M is Level 3 - no change.
Section 912.8 - Change of Occupancy triggers the following accessibility requirement "where technically feasible":
 One accessible entrance.
 At least one accessible route from entrance to primary function area.
 Signage complying with Section 1110 of the IBC.



ROOT(ed) YOGA STUDIO
36 MARKET STREET
PORTLAND, MAINE 04101

LIFE SAFETY PLAN
ISSUED FOR/REVISION:
SHEET SIZE:
22" x 34"
DRAWN BY:
B+W
DATE:
07/25/2016
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YOGA
STUDIO
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