

**1** 3rd Floor Plan, Occupant Load  
3/32" = 1'-0"

**Project Summary:**  
This project reassigns 3195 square feet of previously separated tenant space on the 3rd floor to the existing tenant space that Kepware occupies. The space was previously used as office space so there is no change in occupancy. The project adds an accessible toilet room, kitchenette an open office area and several small office spaces.

**Applicable Building Codes:**  
Maine Uniform Energy and Building Code  
Portland City Code, Chapter 10 Fire Prevention and Protection  
NFPA 101 Life Safety Code  
IBC 2009 (International Building Code)

**Existing Building:**  
The existing building is composed of (3) buildings: 400 Congress Street, 120 Exchange Street, and with internal passage between the buildings. For code purposes it can be treated as a single building at each floor level. At the 3rd floor the total net area of the building is 25,466 square feet.

**Sprinkler System:**  
The existing building appears to be fully sprinklered. Modifications to the design of the existing system and installation shall be performed by a Maine Licensed Sprinkler Contractor as required by the State of Maine and the City of Portland.

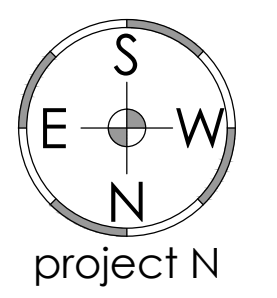
**Code Highlights:**  
Both NFPA and IBC referenced. Code cited is either most stringent or both codes agree. See attached code review for specific details.

**Occupancy (no change in existing occupancy)**  
NFPA 1, Section 20.13, Business Occupancies  
NFPA 101: Existing Business Occupancy, Chapter 39  
IBC: Business Group B Section 304

**Classification of Work**  
IEBC Section 404: Alteration-Level 2

**Widths required for egress**  
passageways: 44" (IBC 1005.1) occupant load < 220  
(NFPA 39.2.3.2) occupant load > 50  
aisles (IBC Group B) 36" (IBC 1017.2) occupant load < 180

**Extinguishments Requirements.**  
(NFPA 39.3.5)  
NFPA 10 Table 6.2.1.1  
Fire Extinguisher Size and Placement for Class A Hazards  
Light (low) hazard occupancy  
Minimum rated extinguisher: 2-A  
Maximum floor area per unit A: 3000sf  
Maximum floor area per extinguisher: 11,250sf  
maximum travel distance to an extinguisher: 75'  
floor area for calculation purpose: 8400 sf  
area per extinguisher: 2100 sf  
minimum size extinguisher per location: 2-A  
Extinguishers provided at each station:  
Dry Chemical Fire Extinguisher  
Classification 4-ABD-B-C  
tested to ANSUL 711 & ANSUL 299  
with bracket required by manufacturer




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3rd Floor Area of Work Reference Floor Plan

**Kepware Technologies**  
3rd floor Tenant Improvements  
400 Congress Street, Portland, Maine 04101  
Contractor/Owner: A&M Partners,  
120 Exchange Street Portland ME  
CBL: 032 G001001, B3 Zoning District

April 6, 2015- Permit

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