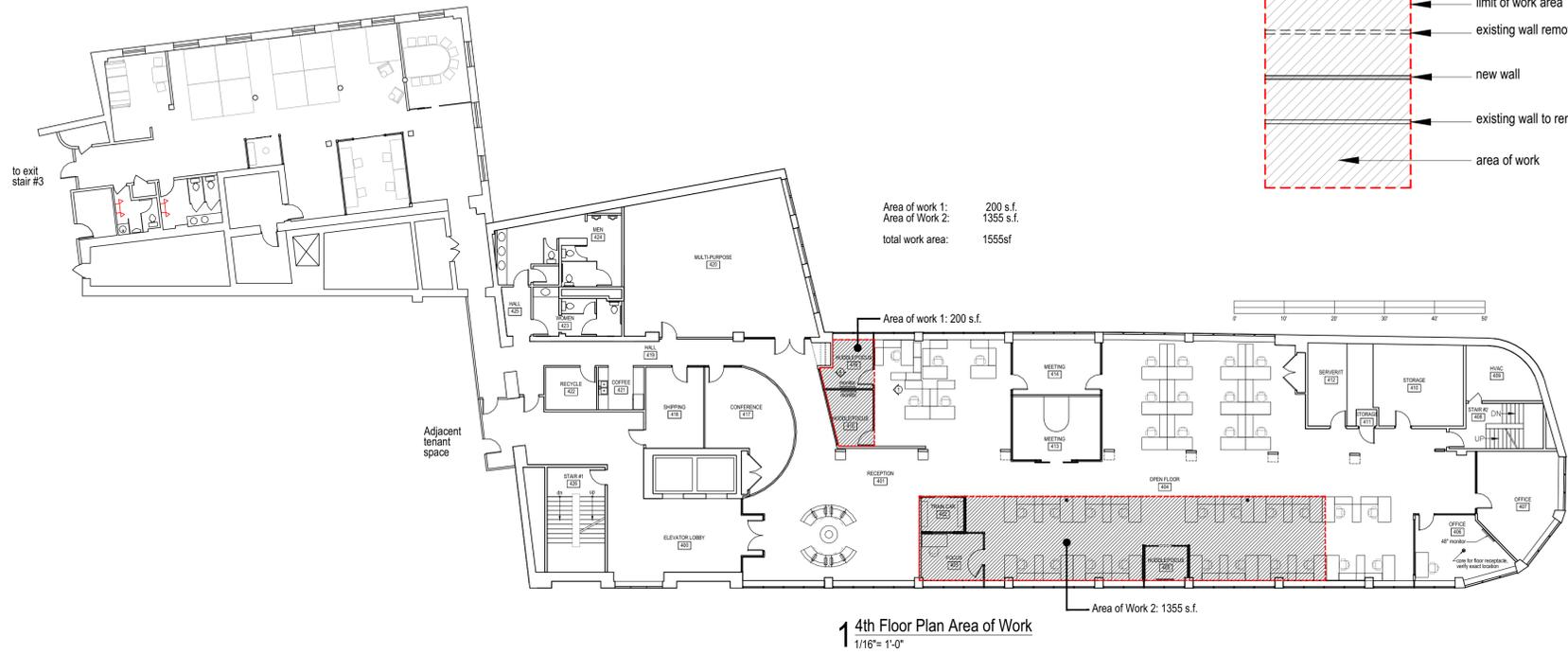




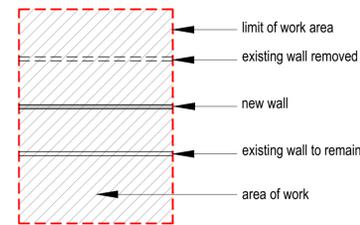
Reference Map



Google Earth Image



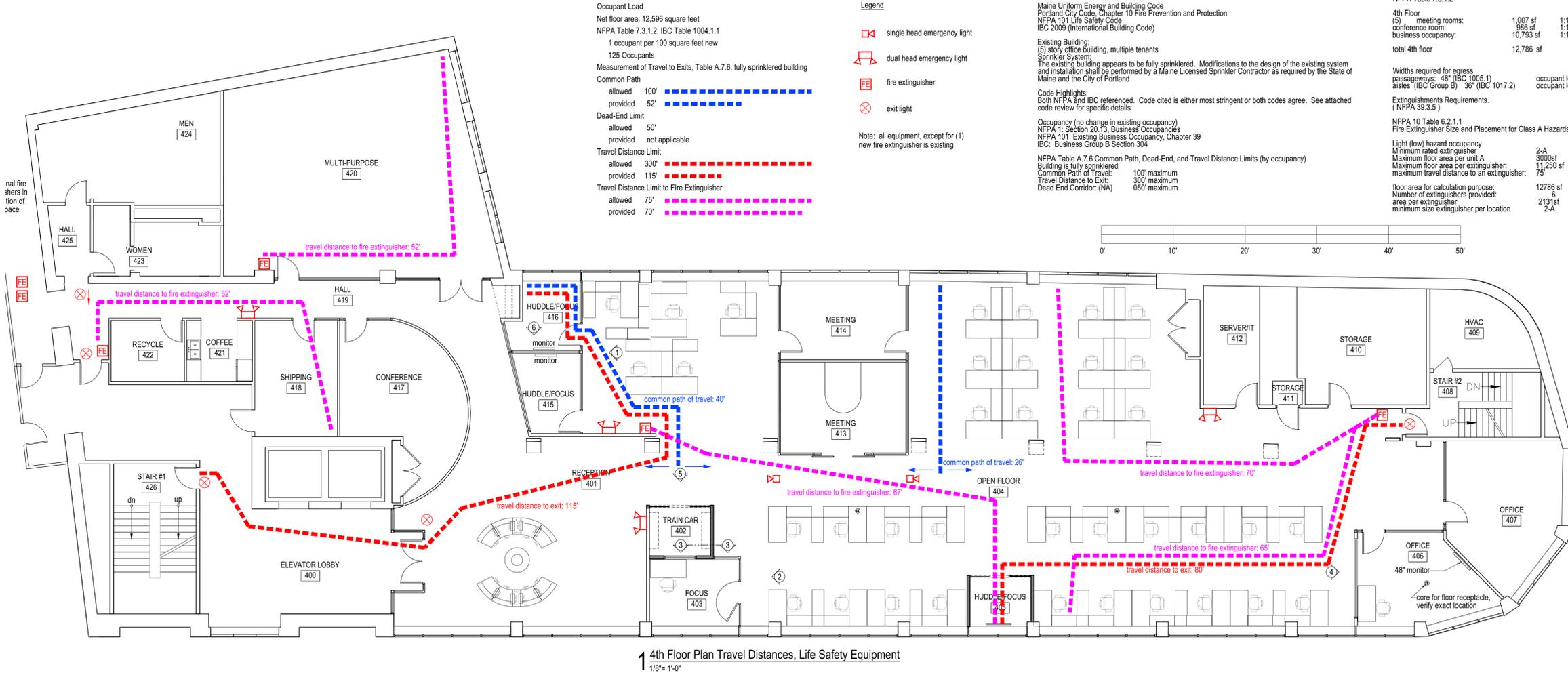
LEGEND



GENERAL NOTES:

the following items shall be by design/build with separate permits obtained if required:  
 HVAC  
 Electrical  
 Alarm  
 Sprinkler  
 Plumbing

1 4th Floor Plan Area of Work  
 1/16" = 1'-0"



Occupant Load  
 Net floor area: 12,596 square feet  
 NFPA Table 7.3.1.2, IBC Table 1004.1.1  
 1 occupant per 100 square feet new  
 125 Occupants

Measurement of Travel to Exits, Table A.7.6, fully sprinklered building

Common Path  
 allowed 100'  
 provided 52'

Dead-End Limit  
 allowed 50'  
 provided not applicable

Travel Distance Limit  
 allowed 300'  
 provided 115'

Travel Distance Limit to Fire Extinguisher  
 allowed 75'  
 provided 70'

Legend

- single head emergency light
- dual head emergency light
- fire extinguisher
- exit light

Note: all equipment, except for (1) new fire extinguisher is existing

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:  
 (5) story office building, multiple tenants  
 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

NFPA Table A.7.6 Common Path, Dead-End, and Travel Distance Limits (by occupancy)  
 Building is fully sprinklered  
 Common Path of Travel: 100' maximum  
 Travel Distance to Exit: 300' maximum  
 Dead End Corridor: (NA) 050' maximum

Occupant load  
 NFPA Table 7.3.1.2

4th Floor			
(5) meeting rooms:	1,007 sf	1:15	64 occupants
conference room:	986 sf	1:15	65 occupants
business occupancy:	10,793 sf	1:100	107 occupants
total 4th floor	12,786 sf		236 occupants

Widths required for egress passageways: 48" (IBC 1005.1) occupant load < 220  
 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	2-A
Minimum rated extinguisher	3000sf
Maximum floor area per unit A	11,250 sf
Maximum floor area per extinguisher:	75'
maximum travel distance to an extinguisher:	

floor area for calculation purpose: 12786 sf  
 Number of extinguishers provided: 9  
 area per extinguisher: 213 sf  
 minimum size extinguisher per location: 2-A



1 4th Floor Plan Travel Distances, Life Safety Equipment  
 1/8" = 1'-0"

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LICENSED ARCHITECT  
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 STATE OF MAINE

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MAY 28, 2015, CLIENT REVIEW  
 June 1, 2015, for permit and construction

**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

Code, scope

Ref 1  
 1 of 5