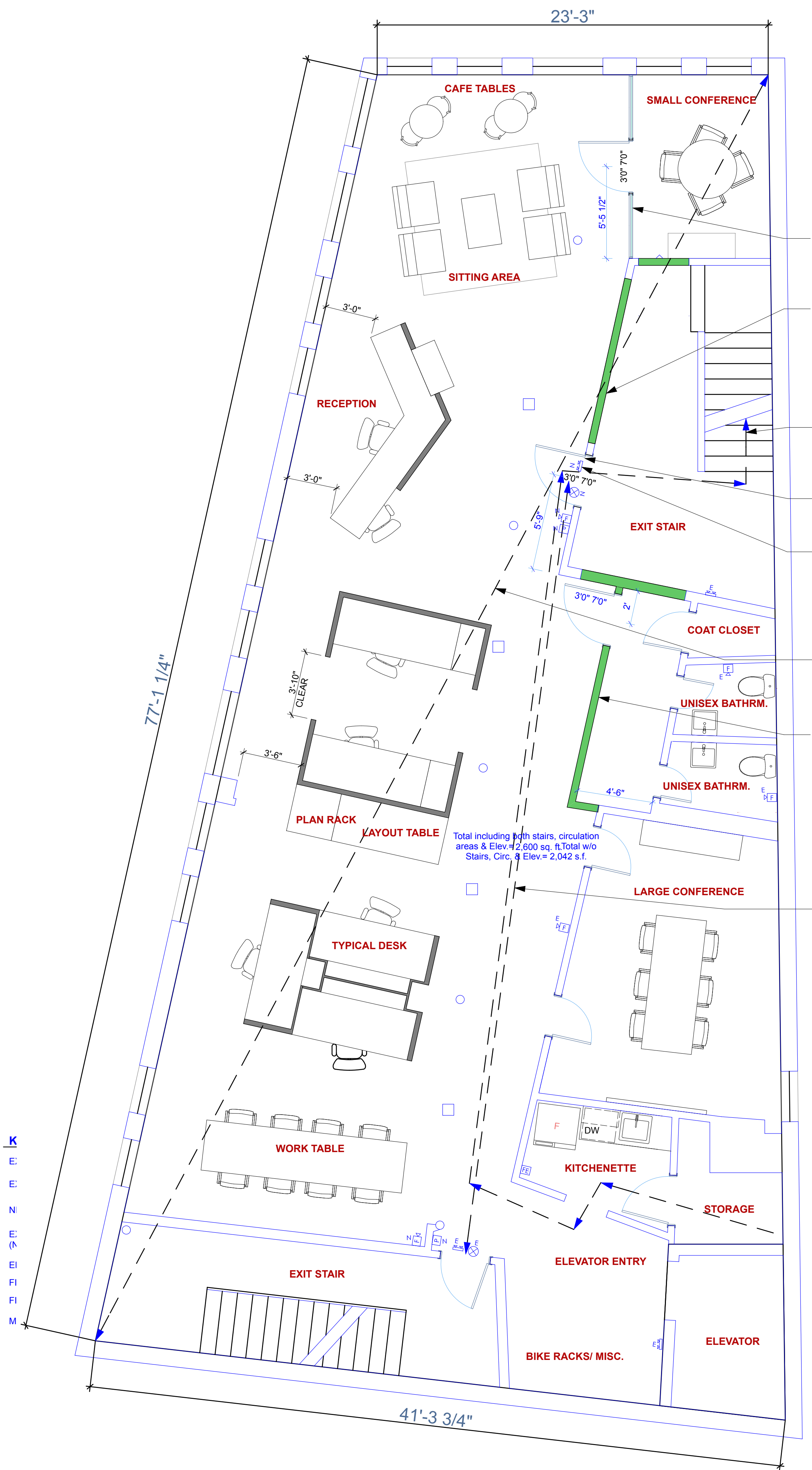


2 SECOND FLOOR DEMOLITION
SCALE: 1/4" = 1'-0"



1 PROPOSED SECOND FLOOR
SCALE: 1/4" = 1'-0"

KEY:
 EXISTING WALL TO REMAIN
 EXISTING WALL TO BE REMOVED
 NEW MOVEABLE PARTITIONS
 EXIT SIGN (N= NEW, E= EXISTING, TYP.)
 EMERGENCY LIGHTING
 FIRE EXTINGUISHER
 FIRE STROBE/AV DEVICE
 MANUAL PULL STATION

Applicable Codes:
 City of Portland, Maine Code of Ordinances
 1999 NFPA 70 - National Electrical Code
 2009 NFPA 101 - Life Safety Code
 The Maine Subsurface Water Waste Disposal Rule
 The Maine State Plumbing Code
 2009 NFPA 1 Fire Code

Maine Uniform Building and Energy Code (MUBEC)
 2009 International Building Code (IBC)
 2009 International Residential Code (IRC)
 2009 International Energy Conservation Code (IECC)
 2009 Uniform Plumbing Code
 2007 ASHRAE 62.1 - Ventilation for Acceptable Indoor Air Quality
 2007 ASHRAE 62.2 - Ventilation for Acceptable Indoor Air Quality in Low-Rise Residential Buildings
 2007 ASHRAE 90.1 - Energy Standard for Buildings except Low-Rise Residential Buildings (without addenda)
 2007 ASTM E1465-06 - Radon Standard for New Residential Construction - (Maine Model Standard)

CODE REVIEW BY SECTION: IBC and NFPA 101	SECTION	REQUIREMENT/CONDITION	2009 NFPA 101 - Life Safety Code	PROPOSED COMPLIANCE
1.0	USE AND OCCUPANCY			
	1st Floor	303.1 Assembly A-2 (Tenant #1)	13	Existing Assembly - Restaurant
	2nd Floor	303.1 Business B (Tenant #2)	37	Existing Business
	3rd Floor	303.1 Business B (Tenant #3)	37	Existing Business
	4th Floor	Residential R-2	301.5	Existing Apartment Ordinary Hazard
2.0	CONSTRUCTION TYPE	Table 503 and 504.2 Type II-B (Existing)	Table A.8.2.1.2 Type II-200 (Existing)	
	Area Limitation: Group A-2	Table 503 and 504.2 A-2: 4,750 SF per story w/ Sprinkler increase up to 5,000 SF per story (with more than 1 story above grade); B: 19,000 SF per story w/ Sprinkler increase to 38,000 SF per story (with more than 1 story above grade); R-2: 14,000 SF per story w/ Sprinkler increase to 32,000 SF	Table A.8.2.1.2 Type II-200 (Existing)	Existing floor area per story is 2,600 sf, no additional area is added.
	Story Limitation: Group B	Table 503 and 504.2 A-2: 2 stories, B: 3 stories, R-2: 2.5 w/ or 60 feet maximum and 4-story maximum	NFPA 5000 7.4.1	Existing building is 4-stories tall
	Height Limitation: Group B-2 & Group B	Table 503 and 504.2 W/ Sprinkler increase height by 20 feet or 60 feet maximum and 4-story maximum	NFPA 5000 7.4.1	Existing building is 4-stories tall
3.0	BUILDING SEPARATION & EXPOSURE PROTECTION	Table 601.5 Non-combustible	NFPA 220, Table 4.1.1	Existing, Not in Scope
	Exterior Walls: Load Bearing	Table 601.5	Distance X + 5 feet = 1 Hour	Existing, Not in Scope
	Exterior Openings	Table 705.8	Unprotected; Sprinklers: 0 = 3 feet + Not Permitted; 1 = 5 ft + 15%; 5-10 ft = 20%; 10 ft = 45%	Existing, Not in Scope
4.0	FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS			
	Primary Structural Frames	Table 601	0 hr	Table A.8.2.1.2 0 hr
	Exterior Bearing Wall	Table 601	2 hr	Table A.8.2.1.2 2 hr
	Interior Bearing Wall	Table 601	0 hr	Table A.8.2.1.2 0 hr
	Non-bearing Exterior Walls	Table 602	2 hr (See notes per 2.0 above)	Table A.8.2.1.2 0 hr
	Non-bearing Interior Walls	Table 601	0 hr	Table A.8.2.1.2 0 hr
	Floor Construction and Secondary Members	Table 601	0 hr	Table A.8.2.1.2 0 hr
	Roof Construction and Secondary Members	Table 601	0 hr	Table A.8.2.1.2 0 hr
5.0	FIRE AND SMOKE PROTECTION FEATURES			
	Automatic Sprinkler System	Table 903.2.2	Existing Sprinkler system	Existing, Not in Scope
	Corridor Construction	Table 1018.1	5 fire/make rating required with Sprinkler System for Group B	Existing, Not in Scope
	Dwelling Unit and A-2 to B Separation	Table 420.2/709.3	1 hr required, reduced with sprinkler system to 0.5 hr	Existing, Not in Scope
	Exit Enclosure	Table 1022.1	1 Hour connecting 3 stories or less; 2 hours connecting 4 stories or more	7.1.3.2 1 Hour connecting 3 stories or less; 2 hours connecting 4 stories or more
6.0	MEANS OF EGRESS			
	Occupant Load	Table 1004.1.1		7.3.1.2 / 39.1.7
	Egress Width per Occupant	Table 1005.1	3" per person Stairways	7.3.3.1 3" per person Stairways
	Minimum Door Width	Table 1008.1.1	2" per door Stairways	7.3.1.2.3 2" per door Stairways
	Common Path of Travel	Table 1014.3.7	32" Minimum Clear Width	7.3.1.2.3 32" Minimum Clear Width
	Travel Distance	Table 1014.3.7	200 ft	Existing, Not in Scope
	Corridor Width	Table 1014.3.7	A-2: 2'-2" w/ Sprinkler; B: 3'-0" w/ Sprinkler	Existing, Not in Scope
	Corridor Width	Table 1018.2	44" min when occupancy > 50; 36" min when occupancy < 50	44" min when occupancy > 50
	Dead End Corridor	Table 1018.2	40 feet or 30 feet with sprinkler system	40 feet max
	Minimum Number of Exits per Occupancy Load	Table 1001.1	2 per floor	2 per floor provided (existing)
	Exit Separation	Table 1015.2	1/2 the diagonal in non-sprinklered buildings; 1/3 diagonal in sprinklered buildings. Per exception 1, where interconnected by a 1-hr resistance corridor the required separation shall be measured along the shortest direct line of travel	7.3.1.3.3 separation distance between two exits 1/3 the length of maximum overall diagonal dimension w/ sprinkler system
	Exit Discharge	Table 1027.1	Exits shall discharge directly to the exterior. Concentration of egressions 1 and 2 shall not exceed 50%.	Existing, Not in Scope
	Exit Discharge	Table 1027.1.1	max 50% egress through areas on level of discharge if exit is readily visible	Existing, Not in Scope
	Exit Discharge	Table 1027.1.2	max 50% egress through vestibule if separated from below with rated construction; 10" deep max, 30" wide max; noed enclosure - only used for means of egress	Existing, Not in Scope
7.0	SPECIAL OCCUPANCY REQUIREMENTS			
	Medical Care w/ Transfers	N/A	N/A	NFPA 70: 450.2.1 1 hour
	Medical Swinegar Rooms	N/A	N/A	NFPA 70: 450.2.1 2 hour
	Mechanical Rooms	N/A	N/A	NFPA 70: 450 2 Hour or 1 Hour with Automatic Extinguishing System
	Storage Rm	N/A	N/A	1 Hour or Automatic Extinguishing System and smoke partition
	Bevator Shafts	N/A	N/A	9.4 / ASME A17.1
	Bevator Machine Rooms	N/A	N/A	9.4.5
8.0	STAIRWAYS			
	Stairway Width	Table 1009.1	44" Min (36" min. for <50 Occupants)	7.2.2.2.1.4 44" Min (36" min. for <50 Occupants)
	Stair Treads and Rises	Table 1009.2	8" min. headroom; 10" max. tread; 4" min. + Rise < 7" max. 11" min. tread	7.2.2.2.1.10 8" min. headroom; 10" max. tread; 4" min. + Rise < 7" max. 11" min. tread
	Profile	Table 1009.4.5	Required of top and bottom. Width and distance in direction of travel equal to or greater than stair width	7.2.2.3.2 Landing size can not decrease in the path of travel. Distance in direction of travel equal to or greater than stair width
	Stairway Landing	Table 1009.5	Required of top and bottom. Width and distance in direction of travel equal to or greater than stair width	7.2.2.3.2 Landing size can not decrease in the path of travel. Distance in direction of travel equal to or greater than stair width
	Vertical Rise	Table 1009.7	12" max vertical rise between floors or landings	7.2.2.3.1 (a) 12" max vertical rise between floors or landings
	Handrail	Table 1012.2	Handrails required on both sides	7.2.2.4.1 Handrails required on both sides
	Handrail Height	Table 1012.2	34" min and 38" max above stair tread nosing	7.2.2.4.1 34" min and 38" max above stair tread nosing
	Handrail Graspability	Table 1012.1	Must comply with Type 1	Existing, Not in Scope
	Handrail Extensions	Table 1012.6	Must extend 12" beyond top riser and depth of 1 tread beyond bottom riser	7.2.2.4.1.0 Must extend 12" beyond top riser and depth of 1 tread beyond bottom riser
	Guard Rails	Table 1003.3	Required on landings > 30" high	Existing, Not in Scope
	Guard Rail Height	Table 1003.2	42" min	7.2.2.4.5.2 42" min
	Opening Limitations	Table 1003.3	4" max opening	7.2.2.4.5.3 4" max opening

CALEB JOHNSON ARCHITECTS BUILDERS

STUDIO MANAGER: PROJECT ARCHITECT:

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CHANGES THIS ISSUE:

ID	DESCRIPTION

ISSUE: 10/23/16

DATE: 10/23/16

DESCRIPTION: BUILDING PERMIT SET

PERMIT SET

110 EXCHANGE STREET SECOND FLOOR RENOVATIONS

HAY RUNNER LLC

265 MAIN STREET, BIDDEFORD, MAINE 04005

DEMOLITION & PROPOSED PLANS

A-01

LICENSED ARCHITECT
 CALIB JOHNSON
 NO. 2919
 STATE OF MAINE