

Code Summary	102 Exchange Renovation		
Project address:	102 Exchange St, Portland ME 04101		
Project type:	Interior Renovation (non-structural)		
Square Foot	3,831 SF Net		
Number of Stories:	2 Stories existing & proposed		
Building code:	City of Portland IBC 2009 NFPA 101 Maine Human Rights Commission		
IBC 2009		CODE REF.	PAGE
Occupancy Type	BUSINESS GROUP B, Professional Services	304	24
General Building Height & Area	Each portion of a bldg separated by Fire Walls = separate bldg	503.1	79
Allowable Stories, Area	(B) Stories: 2, Area: 9,000 Height (feet): 40	Table 503	80
Allow Area Increase	(increase by 300% when sprinklered)	506.3	82
Req'd Separation of Occupancies	B & M - No Separation Required	Table 508.3.3	86
Construction Type	Type VB Non-Sprinklered	Table 601	89
Unprotected Openings Fire Separation	Unprotected, Nonsprinklered (UP, NS) 0 to less than 3 feet: Not Permitted 3 to less than 5 feet: Not Permitted 5 to less than 10 feet: 10% 10 to less than 15 feet: 15%	Table 705.8	99
Opening Protectives	Fire Barriers w/ rating of 1 Hour: Shaft, Exit Enclosure & Passageway Walls: 1 HR w 1 HR Fire Door Other Fire Barriers: 1 HR w 3/4 HR Fire Door	Table 715.4	114
Interior Finishes	Business Group B: Exit enclosures & exit passageways: Class B (<3 stories) Corridors: Class B Rooms & Enclosed spaces: Class C	Table 803.9	177
Fire Alarm & Detection Systems	Group B: Manual fire alarm boxes not required if occupant load <100 above the lowest level of exit discharge	907.2.2	195
Occupant Load	Business Areas: 100 SF per Occupant B: 3,831 SF / 100 = 39 Occupants	Table 1004.1.1	220
Egress Width	Staircase egress width: 39 * 0.3" = 11.7" min Non-staircase egress width: 39 * 0.2" = 7.8" min	1005.1 1005.1	221 221
Door Width	Minimum 32" Clear	1008.1.1	224
Staircase Width	Minimum 36" < 50 occupant load	1009.1	230
Exit Signs	Exits & Exit Access Doors shall be marked by an approved & illuminated Exit Sign visible from any direction of egress travel Exit signs are not required in rooms or areas that require only 1 exit or exit access	1011.1 1011.1 Exception 1	234 234
Common Path of Egress Travel	Group B: 75 feet nonsprinklered	1014.3	238
Exit & Exit Access Doorways (spaces)	1 Exit: Business < 49 Occupant Load	Table 1015.1	239
Exit Doorway Arrangement	Where 2 exits are req'd separation shall be > 1/2 maximum diagonal distance	1015.2.1.1	239
Exit Access Travel Distance	200'-0" max travel without sprinklers	Table 1016.1	240
Aisles	36" minimum width	1017.2	241
Corridors	Fire Resistance Rating: Group B >30 occupancy non-sprinklered = 1 hour 36" minimum occupancy < 50, 44" min > 50 Dead Ends: If >1 exit req'd, max dead end corridor = 20 feet	Table 1018.1 1018.2 1018.4	241 242 242
Number of Exits & Continuity	Occupant Load: 1 - 500 = 2 Exits min per Story Stories with 1 Exit: Second Story Group B: <29 Occupants & 75'-0" Travel Distance	Table 1021.1	243
Exit Enclosure	< 4 stories = Fire Resistance rating 1 HR min	Table 1021.2 1022.1	243 244

UPC (Uniform Plumbing Code)	CODE REF.	PAGE
Determine Occupancy Type:	"in accordance with the Building Code" 50% male, 50% female	T4-1 Intro 36
IBC Occupancy	TOTAL: 39 OCCUPANTS, 20 M, 20 F OFFICE WC: Male: 16-35 = 2 WC: Female: 16-35 = 3 URINAL: 1-50 = 1 LAVATORY: 1 / 40 M & F = 2	T4-1 38
Plumbing Fixture Count:	For each urinal added in excess to the minimum required, one water closet shall be permitted to be deducted. The number of water closets shall not be reduced to less than two-thirds of the minimum requirement.	Table 4-1 Exception 5 39
Exception to Occupant Load:	Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designated, although less than those determined by calculation, shall be permitted to be used in the determination of the design occupant load.	IBC 1004.1.1 IBC 220
Design Occupant Load:	Employees: 15 total maximum, 8 M, 8 F	T4-1(12) per building official Per Permit Dwgs
Plumbing Fixtures to be provided:	WC: Male 1-15: 1 WC: Female 1-15: 1 Urinal: 1-9 = 0 LAVATORY: 1 / 40 = 2 total	

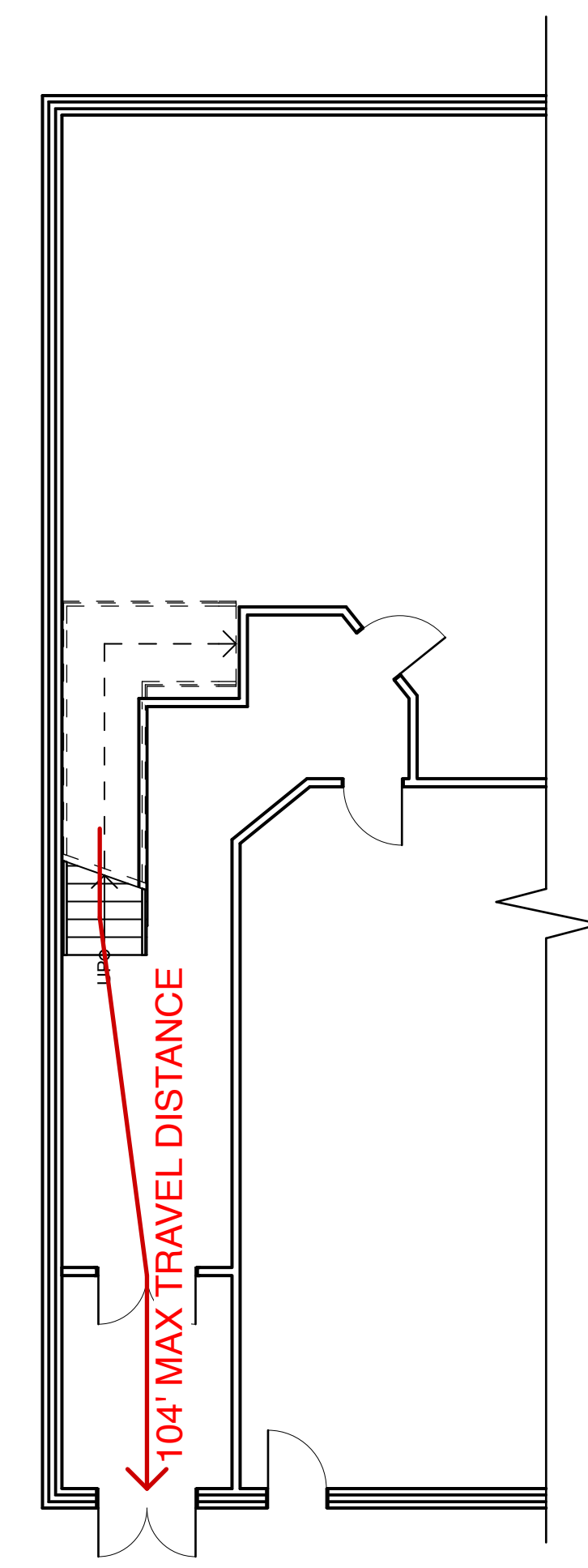
DRAWING INDEX	
	COVER SHEET
X-1.1	EXISTING CONDITIONS
D-1.1	DEMOLITION PLANS
A-1.1	2ND FLOOR FLOOR PLAN

OFFICE RENOVATION

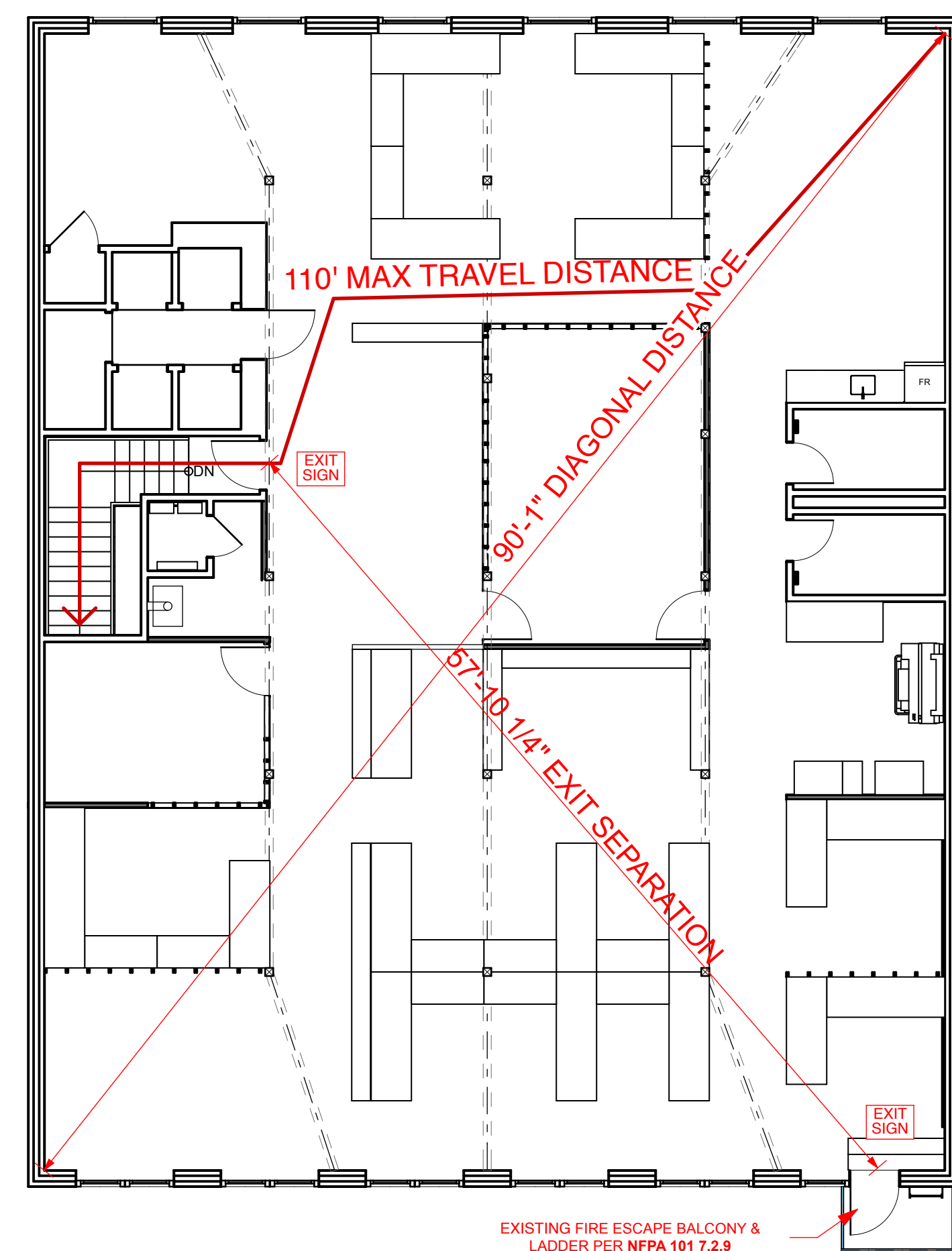
PROJECT INFORMATION

Client: KAPLAN THOMPSON ARCHITECTS
Architect: Kaplan Thompson Architects
Contractor: Kaplan Thompson Architects
CBL: 032 H003001 / 25297/276
Project Address: 102 EXCHANGE ST
PORTLAND, ME
Zoning: B3
Building Codes: MUBEC
IBC 2009
NFPA 101 / 2009
Site Area: 5,104 +/- SF
0.1172 +/- ACRE
Occupancy: OFFICE & BUSINESS SERVICE

NFPA 101 2009	CODE REF.	PAGE
Occupancy Type	Business 6.1.11 101-42 Mixed Occupancies: Comply with most restrictive 6.1.14.3.2 101-43	
Means of Egress	Exit Access Corridors: Occupant Load > 30 = separated w 1 HR rating 7.1.3 101-44 Headroom: 7-6 min, 7-0 Existing 7.1.5 101-46 Minimum Door Leaf Width: 32" clear 7.2.1.2.3.2 101-48 Door Leaf Swing Direction: Occupant load > 50 = in direction of egress travel 7.2.1.4.2 101-49 Existing Stair dimensions: 36" clear, 8" riser max, 9" tread min, 6-8 headroom, 12-0 between landings Table 7.2.2.2.1.1(b) 101-55 Fire Escape Ladders: Access to the finished ground level from the lowest balcony or landing of a fire escape stair for small buildings as permitted in 7.2.8.4 where approved by the authority having jurisdiction. 7.2.9.1 (5) 101-65	
Capacity of Means of Egress	Business: 100 SF / person Table 7.3.1.2 101-70 3,831 SF / 100 = 39 Occupants	
Egress Capacity	Stairs = 0.3" / person = 11.7" min 7.3.3 101-72 Level components = 0.2" / person = 7.8" min	
Minimum Width of Egress	Existing buildings: 28" wide min 7.3.4.1.2 101-72 Existing Buildings w/ > 1 exit req'd are exempt from diagonal separation provided exits are remotely located per 7.5.1.3.1	
Arrangement of Means of Egress	Exits shall be remotely located from each other & arranged to minimize possibility that more than 1 has potential to be blocked 7.5.1.3.1 101-73	
Existing Business Occupancies	2 separate exits shall be provided on every story 39.2.4.1 101-297 Single exit permitted w/ Occ Load < 100 if: 1) Exit discharge direct to outside at level of exit discharge 39.2.4.3 101-297 2) total travel distance < 100 feet 3) Stairs < 15-0 height w/ complete enclosure to separate from bldg 4) Single outside stair permitted	
Dead End Corridors	50'-0" max 39.2.5.2 101-298	
Common Path of Travel	75'-0" max without sprinklers & occupancy >30 persons 39.2.5.3.3 101-298	
Travel Distance to Exits	200'-0" maximum travel distance 39.2.6 101-298	
Detection, Alarm & Comm Systems	Fire Alarm not req'd < 3 stories, < 100 occupants above level of discharge, < 1,000 total occupants 39.3.4.1 101-298	



2 STREET LEVEL
SCALE: 1/8" = 0'-0" 4' 8' 16'



1 UPPER LEVEL FIRE PLAN
SCALE: 1/8" = 1'-0" 0' 4' 8' 16'



102 EXCHANGE: LOCATION MAP



102 EXCHANGE: EXISTING EXTERIOR

