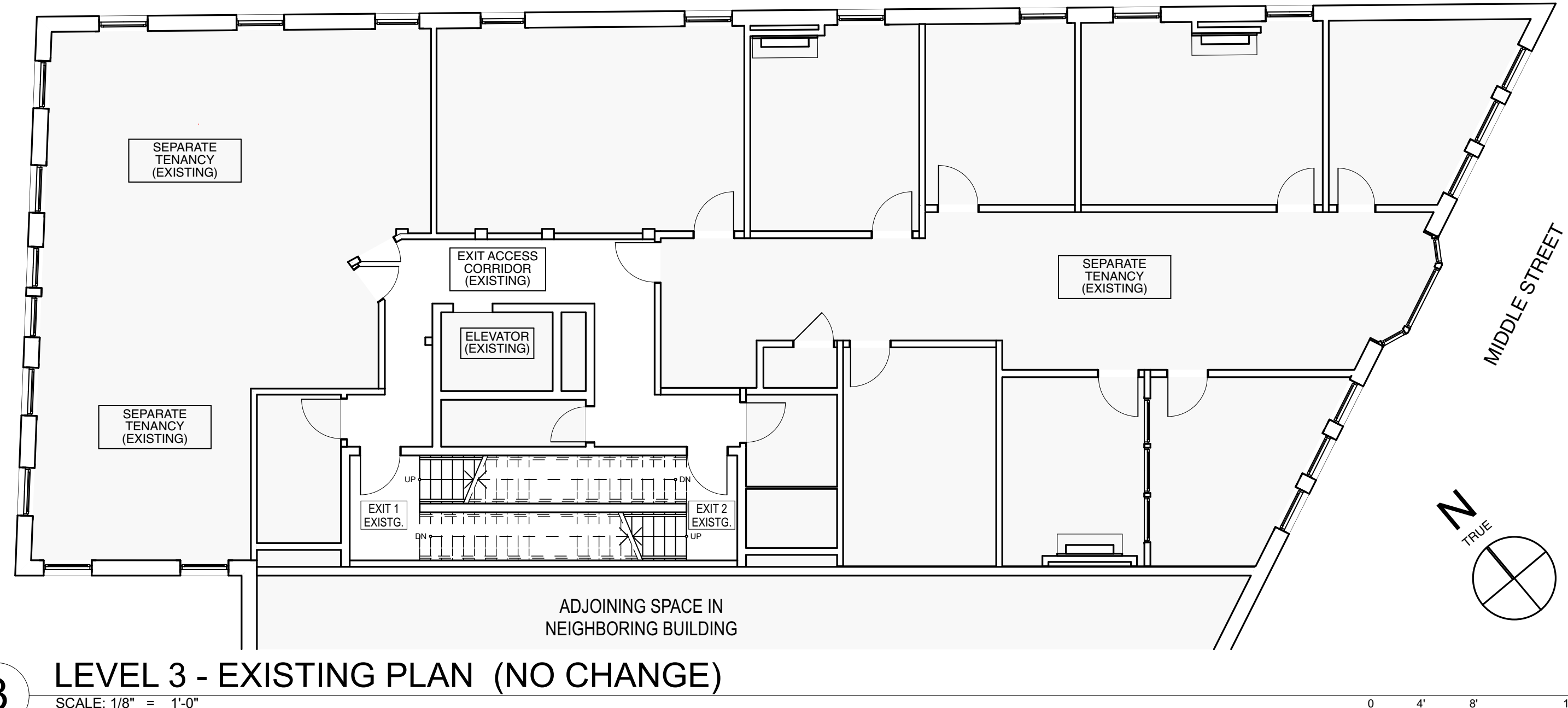


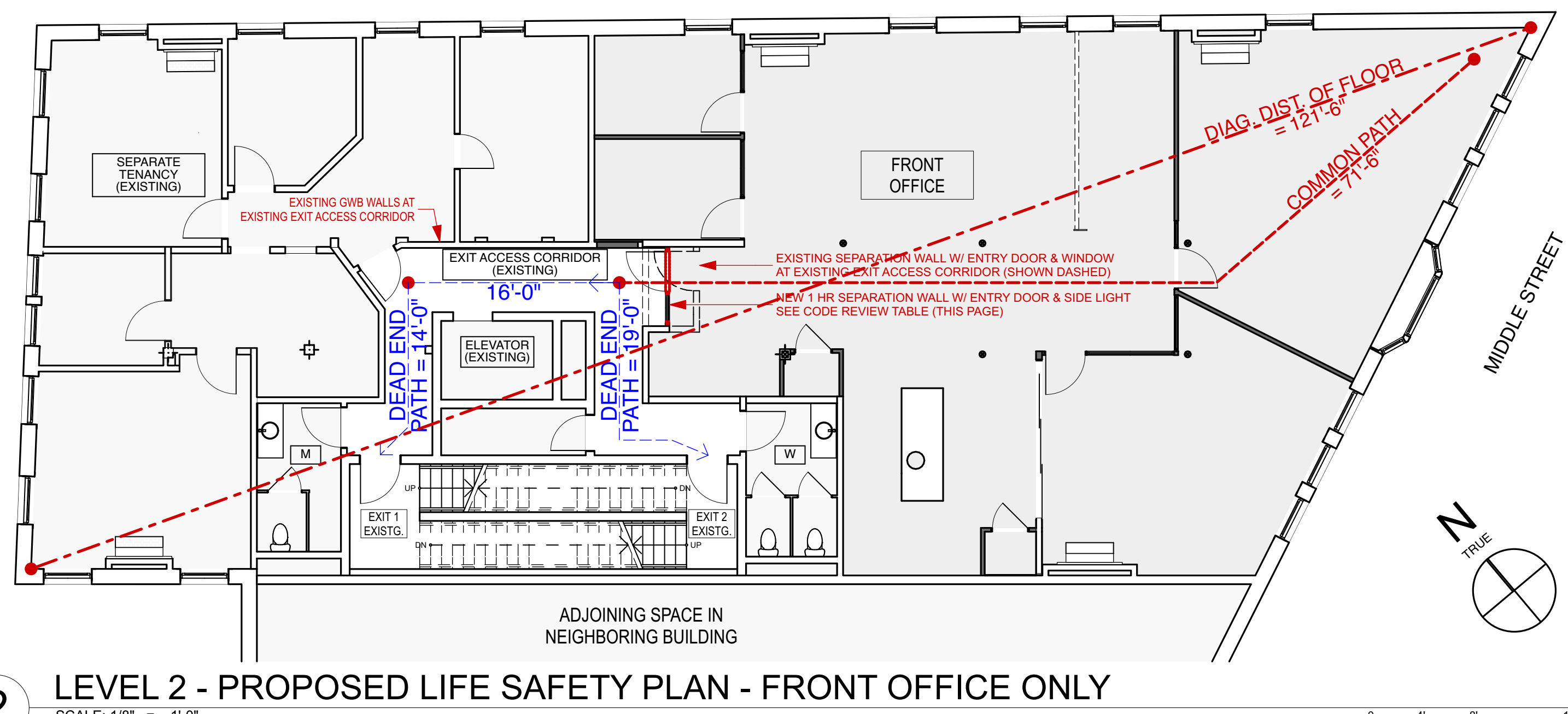
CODE SUMMARY		LEVEL 2, 183 MIDDLE STREET, PORTLAND ME		
<b>Project type:</b>	Interior Renovation, Professional Offices			
<b>Square Foot Area:</b>	Single Tenant Space = 2,373.0 SF (part only of Level 2)			
<b>Building codes:</b>	NFPA 101 2009, IBC 2009, Maine Human Rights Commission			
<b>Sprinklers:</b>	None			
NFPA	AS ALLOWED BY CODE	CODE REF.	PAGE	AS DRAWN & PROVIDED
<b>Occupancy</b>	Level 2 = Business (Existing & proposed use) Level 3 = Business (Existing) Level 1 = Mercantile (Existing separate Café, Retail, & Business spaces)	3.3.178.2	101-33	Business (existing use unchanged) Existing level above (existing use unchanged) Existing level below (existing use unchanged)
<b>Separation</b>	Business to Business = No separation required Business to Mercantile = 2 Hr Exception: Business to Mercantile = 1 Hr if building sprinklered throughout	Table 6.1.14.4.1(b)	101-45	1 Hr horiz. assembly at level 2 ceiling. (per IBC) 2 Hr to be provided at new construction NA (building is not sprinklered)
<b>Exit Access Corridor</b>	Occupant load > 30 = 1 Hour exit access corridors Except shall not apply to existing buildings provided the Occupancy classification does not change	7.1.3.1 7.1.3.1 (1)	101-44 101-44	1 Hr Fire Partition Existing Occupancy unchanged
<b>Exit Separation Rating</b>	NA: No changes to existing			No change to existing
<b>Headroom</b>	Headroom in means of egress = 7'-6" min Headroom in spaces = 7'-6" min (1/3 max may be 6'-8")	7.1.5.1 7.1.5.2	101-46 "	> 7'-6" at all points
<b>Door Openings</b>	Door leaf in means of egress min width = 32" minimum Locks, if provided, must not require the use of a key from the egress side Doors in 1 Hr Exit Access Corridors = 1/3 Hr Fire Protection Rating min.	7.2.1.2.3.2 7.2.1.5.2 Table 8.3.4.2	101-48 101-49 101-83	32" min. clear width all doors Keyless egress action 1/3 Hr min. Fire Rating
<b>Interior Glazing</b>	Glazing in 1 Hr Exit Access Corridors = 3/4 Hr Fire Protection Rating min.	Table 8.3.4.2	101-83	3/4 Hr min. Fire Rating
<b>Existing Stairs</b>	NA: No changes to existing			No change to existing
<b>Guards &amp; Handrails</b>	NA: No changes to existing			No change to existing
<b>Occupant Load</b>	Front Office: Business = 1 person / 100 per gross SF Remainder Level 2: Business = 1 person / 100 per gross SF	Table 7.3.1.2	101-70	2,373 SF / 100 = 24 Occupants Front office only 1,287 SF / 100 = 13 Occupants Remainder Level 2 3,660 SF / 100 = 37 Occupants Total Level 2
<b># Means of Egress</b>	At least 2 means of egress, unless exceptions (1) & (2) apply A single Exit Access Path for Common Path Distance is permitted	7.4.1 38.2.4.2	101-72 101-293	2 Means of Egress from Level 2 (As existing) 1 Means of Egress from Front Office
<b>Arrangement of Means of Egress</b>	Width of egress = 36" min. for Occupant load < 50 Dead End Corridors = 20' max. w/o sprinklers Common Path of Travel = 100' max. within single tenant space of < 50 occ.	38.2.3 & 7.3.4.1 (2) 38.2.5.2.2 38.2.5.3.2	101-292 101-295 101-130	> 36" min. clear width 19' max. provided (ie. existing unchanged) 71'-6" max.
<b>Exit Access Travel Distance</b>	Travel Distance = 200' max. from any point to nearest exit	38.2.6.2	101-294	89'-6" max.
<b>Emergency Lighting</b>	To be provided at Exit stairs & Exit Access Corridor per Section 7.9	38.2.9.1	101-294	No change to existing
<b>Corridors</b>	Exit Access Corridors to be Fire Barriers = 1 Hr min.	38.3.6.1	101-295	New corridor walls = 1 Hr Fire Barrier
<b>Marking Means of Egress</b>	Exit access to be marked where exit/way to reach it isn't readily apparent	7.10.1.5.1	101-77	No change to existing
<b>Opening Protective Fire Ratings</b>	Doors in 1 Hr Fire Barriers = 3/4 Hr min. Windows in 1 Hr Fire Barriers = 3/4 Hr min.	Table 8.3.4.2	101-82	3/4 Hr Door Fire Assembly 3/4 Hr Fire Window assembly
<b>Floor Smoke Barriers</b>	Floors between stories in a building to be constructed as a Smoke Barrier	8.6.1	101-86	New ceiling construction = Smoke Barrier

IBC		LEVEL 2, 183 MIDDLE STREET, PORTLAND ME		
<b>Occupancy Type</b>	Level 2 = Business Group B Level 3 = Business Group B (Existing) Level 1 = Mercantile Group M & B (Existing Retail Store, & Café < 50 occ.)	304.1	24	B B Existing level above Existing level below
<b>Building Height &amp; area</b>	Number of floors above grade plane Building Area (Foot print within exterior walls & below projecting floors)	Per 502 Definitions Per 502 Definitions	79 79	Existing no. floors above grade plane = 4 Existing Building Area ± 4,240 SF
<b>Req'd Separation of Occupancies</b>	Business / Business = No separation required Business / Mercantile = No separation required	Table 508.4	86	0 Hr NA (Mercantile space is on level below)
<b>Req'd Construction Type</b>	Use Group M / Construction Type IIIA = 4 floors & 21,500 SF max. For multiple occupancy groups the most restrictive group shall apply	Table 503 508.3.2	80 86	Type IIA applies to Existing building Mercantile used for building height/area
<b>Fire-resistance ratings required</b>	Primary Structural Frame = 1 Hour Bearing Walls, Exterior & Interior = 1 Hour Non-bearing walls & partitions = 0 Hour Floor Construction & Secondary Members = 1 Hour Exception d: Sprinklers may be substituted for 1 Hr rating if no floor area or height increase taken. 1 Hour exterior wall rating must be maintained.	Table 601	89	1 Hr 1 Hr 0 Hr 1 Hr Exception Not taken
<b>Fire Separation Distance</b>	NA: No changes to existing	Table 602	90	No change to existing
<b>Fire Protection: Exterior Walls</b>	NA: No changes to existing	705	97	No change to existing
<b>Maximum Area of Exterior Openings</b>	NA: No changes to existing	Table 705.8	99	No change to existing
<b>Fire Door Ratings</b>	Doors in 1 Hr Exit Access Corridors = 1/3 Hr Fire Protection Rating min. Door vision panel glazing = Max. size tested	Table 715.4	114	3/4 Hr Door Assembly
<b>Interior glazing</b>	Glazing in 1 Hr Exit Access Corridors = 3/4 Hr Fire Protection Rating min., & must meet hose stream test, & shall not exceed 25% of the wall area	Table 7.1.6 & Table 715.4	114	3/4 Hr min. Fire Rating Shall meet hose stream test is < 25% of the wall area
<b>Interior Finishes - Use group B</b>	Exit Enclosure/Passageway = Class A Corridor = Class B Rooms & Enclosed Spaces = Class C	Table 803.9	177	Class A Finishes where required Class B Finishes where required Class C Finishes where required
<b>Sprinklers</b>	Req'd. if a Group M occupancy occurs & any of four conditions noted occur	903.2.7	185	NA (None of the four noted conditions occur)
<b>Fire Alarms &amp; Detection Systems</b>	Manual fire alarm req. in Group B occupancy only if: Group B occupant load for all floors is > 500, or Group B occupant load is > 100 above / below level of Exit Discharge, or The Group B Fire Area includes a Group B ambulatory health care facility	907.2.1	195	NA (None of the noted conditions occur)
<b>Occupant Load</b>	Front Office: Business = 1 person / 100 per gross SF Remainder Level 2: Business = 1 person / 100 per gross SF	Table 1004.1.1	220	2,373 SF / 100 = 24 Occupants Front office only 1,287 SF / 100 = 13 Occupants Remainder Level 2 3,660 SF / 100 = 37 Occupants Total Level 2
<b>Egress Width</b>	NA: No changes to existing	1005.1	221	No change to existing
<b>Means of Egress Illumination</b>	NA: No changes to existing	1006.1	221	No change to existing
<b>Accessible Means of Egress</b>	Exception 1: Not required in alterations to existing buildings	1007.1	221	NA (Exception taken)
<b>Door Width</b>	Minimum 32" Clear	1008.1.1	224	36" Egress Doors
<b>Stairways</b>	Existing: 2 interlocking stairs in separate enclosures	1009.1	230	No change to existing
<b>Exit &amp; Exit Access</b>	1 Exit = 49 max. Occupant load Diagonal distance of Level 2 = 121'-6" Exit Separation to be > 1/2 maximum diagonal distance w/o sprinklers Sep. dist. of Exit enclosures linked by 1 Hr Corridor = Corridor travel line Exit Separation to be > 1/3 maximum diagonal distance w/ sprinklers Exit Access Travel Distance: 200' w/o sprinklers	Table 1015.1 1015.2.1 1015.2.1 (Ex 1) 1015.2.1 (Ex 2) Table 1016.1	239 239 239 239 240	1 Exit from Front Office 1/2 max diagonal distance = 60'-9" Existing Exit Separation Dist. = 49'-0" (non-compliant) Exception not taken (no sprinklers) 89'-6" max. travel distance
<b>Corridors</b>	Corridor Fire-resistance rating = 1 Hr w/o sprinklers 36" min clear width if occupancy < 50	Table 1018.1 1018.2	242 242	1 Hr Fire Partition > 36" min. clear width
<b>Number of Exits</b>	Floor with Occupant Load 1 - 500 = 2 Exits minimum	Table 1021.1	243	Level 2 has 2 Exits, No change to existing

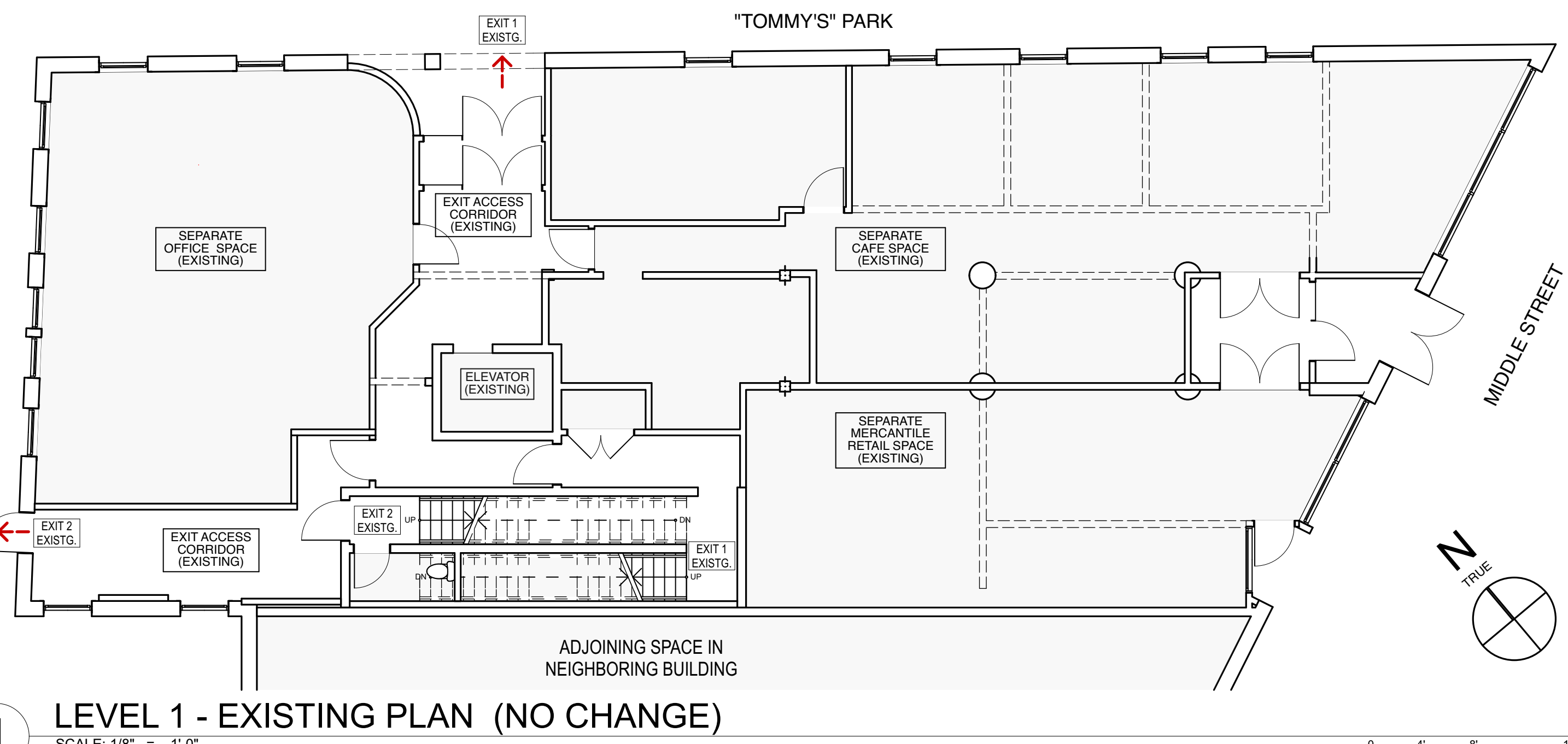
3 LEVEL 3 - EXISTING PLAN (NO CHANGE)



2 LEVEL 2 - PROPOSED LIFE SAFETY PLAN - FRONT OFFICE ONLY



1 LEVEL 1 - EXISTING PLAN (NO CHANGE)



4 CODE SUMMARY

