/Volumes/DESIGN/_ACTIVE-CLIENTS/HOF-Hoffman office/HOF-05-ARCHICAD/HOF-20160623-For permit.pln

CODE SUMMARY	LEVEL 2, 183 MIDDLE STREET, PORTLAND ME
Project type:	Interior Renovation, Professional Offices
Square Foot Area:	Single Tenant Space = 2,373.0 SF (part only of Level 2)
Building codes:	NFPA 101 2009, IBC 2009, Maine Human Rights Commission
Sprinklers:	None

NFPA	AS ALLOWED BY CODE	CODE REF.	PAGE	AS DRAWN & PROVIDED
Occupancy	Level 2 = Business (Existing & proposed use)	3.3.178.2	101-33	**Business (existing use unchanged)**
	Level 3 = Business (Existing)			**Existing level above (existing use unchanged)**
	Level 1 = Mercantile (Existing separate Café, Retail, & Business spaces)			**Existing level below (existing use unchanged)**
Separation	Business to Business = No separation required	Table 6.1.14.4.1(b)	101-45	**1 Hr horiz. assembly at level 2 ceilng. (per IBC)**
	Business to Mercantile = 2 Hr			**2 Hr to be provided at new construction**
	Exception: Business to Mercantile = 1 Hr if building sprinklered throughout			**NA (building is not sprinklered)**
Exit Access Corridor	Occupant load > 30 = 1 Hour exit access corridors	7.1.3.1	101-44	**1 Hr Fire Partition**
	Except shall not apply to existing buildings provided the Occupancy clasification does not change	7.1.3.1 (1)	101-44	**Existing Occupancy unchanged**
Exit Separation Rating	NA: No changes to existing			**No change to existing**
Headroom	Headroom in means of egress = 7'-6" min	7.1.5.1	101-46	**> 7'-6" at all points**
	Headroom in spaces = 7'-6" min (1/3 max may be 6'-8")	7.1.5.2	,,	,,
Door Openings	Door leaf in means of egress min width = 32" minimum	7.2.1.2.3.2	101-48	**32" min. clear width all doors**
	Locks, if provided, must not require the use of a key from the egress side	7.2.1.5.2	101-49	**Keyless egress action**
	Doors in 1 Hr Exit Access Corridors = 1/3 Hr Fire Protection Rating min.	Table 8.3.4.2	101-83	**1/3 Hr min. Fire Rating**
Interior Glazing	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**
Existing Stairs	NA: No changes to existing			**No change to existing**
Guards & Handrails	NA: No changes to existing			**No change to existing**
Occupant Load	Front Office: Business = 1 person / 100 per gross SF	Table 7.3.1.2	101-70	2,373 SF / 100 = 24 Occupants Front office only
	Remainder Level 2: Business = 1 person / 100 per gross SF	,,		1,287 SF / 100 = 13 Occupants Remainder Level 2
				3,660 SF / 100 = 37 Occupants Total Level 2
# Means of Egress	At least 2 means of egress, unless exceptions (1) & (2) apply	7.4.1	101-72	**2 Means of Egress from Level 2 (As existing)**
	A single Exit Access Path for Common Path Distance is permitted	38.2.4.2	101-293	**1 Means of Egress from Front Office**
Arrangement of Means of Egress	Width of egress = 36" min. for Occupant load <50	38.2.3 & 7.3.4.1 (2)	101-292	**> 36" min. clear width**
	Dead End Corridors = 20' max. w/o sprinklers	38.2.5.2.2	101-295	**19' max. provided (ie. existing unchanged)**
	Common Path of Travel = 100' max. within single tenant space of <50 occ.	38.2.5.3.2	101-130	**71'-6" max.**
Exit Access Travel Distance	Travel Distance = 200' max. from any point to nearest exit	38.2.6.2	101-294	**89'-6" max.**
Emergency Lighting	To be provided at Exit stairs & Exit Access Corridor per Section 7.9	38.2.9.1	101-294	**No change to existing**
Corridors	Exit Access Corridors to be Fire ***Barriers*** = 1 Hr min.	38.3.6.1	101-295	**New corridor walls = 1 Hr *Fire Barrier***
Marking Means of Egress	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**
Opening Protective Fire Ratings	Doors in 1 Hr Fire Barriers = 3/4 Hr min.	Table 8.3.4.2	101-82	**3/4 Hr Door Fire Assembly**
	Windows in 1 Hr Fire Barriers = 3/4 Hr min.	,,		**3/4 Hr Fire Window assembly**
Floor Smoke Barriers	Floors between stories in a building to be consrtructed as a Smoke Barrier	8.6.1	101-86	**New ceiling construction= Smoke Barrier**

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

4 CODE SUMMARY

3 LEVEL 3 - EXISTING PLAN (NO CHANGE)

SCALE: 1/8" = 1'-0"

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

SCALE: 1/8" = 1'-0"

1 LEVEL 1 - EXISTING PLAN (NO CHANGE)

SCALE: 1/8" = 1'-0"

KAPLAN THOMPSON ARCHITECTS
102 EXCHANGE STREET
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Reviewed for Code Compliance Inspection Division Approved as Noted Date: 08/31/16

PROJECT:
HOFFMAN OFFICE
Level 2
The Oxford Building
183 Middle Street
Portland, ME 04101

STRUCTURAL :
Structural Integrity
77 Oak Street
Portland, ME 04101
p: 207 774-4614

GENERAL CONTRATOR :
Monaghan Woodworks
100 Commercial Street, # 105
Portland, ME 04101
p: 207 775-2683

LICENSED ARCHITECT JAMES JESSE THOMPSON No. 3275 STATE OF MAINE

PROJECT NO:	HOF
DATE:	06/27/2016
DRAWN BY:	RTL
PHASE:	FOR PERMIT

LIFE SAFETY

A 0.1