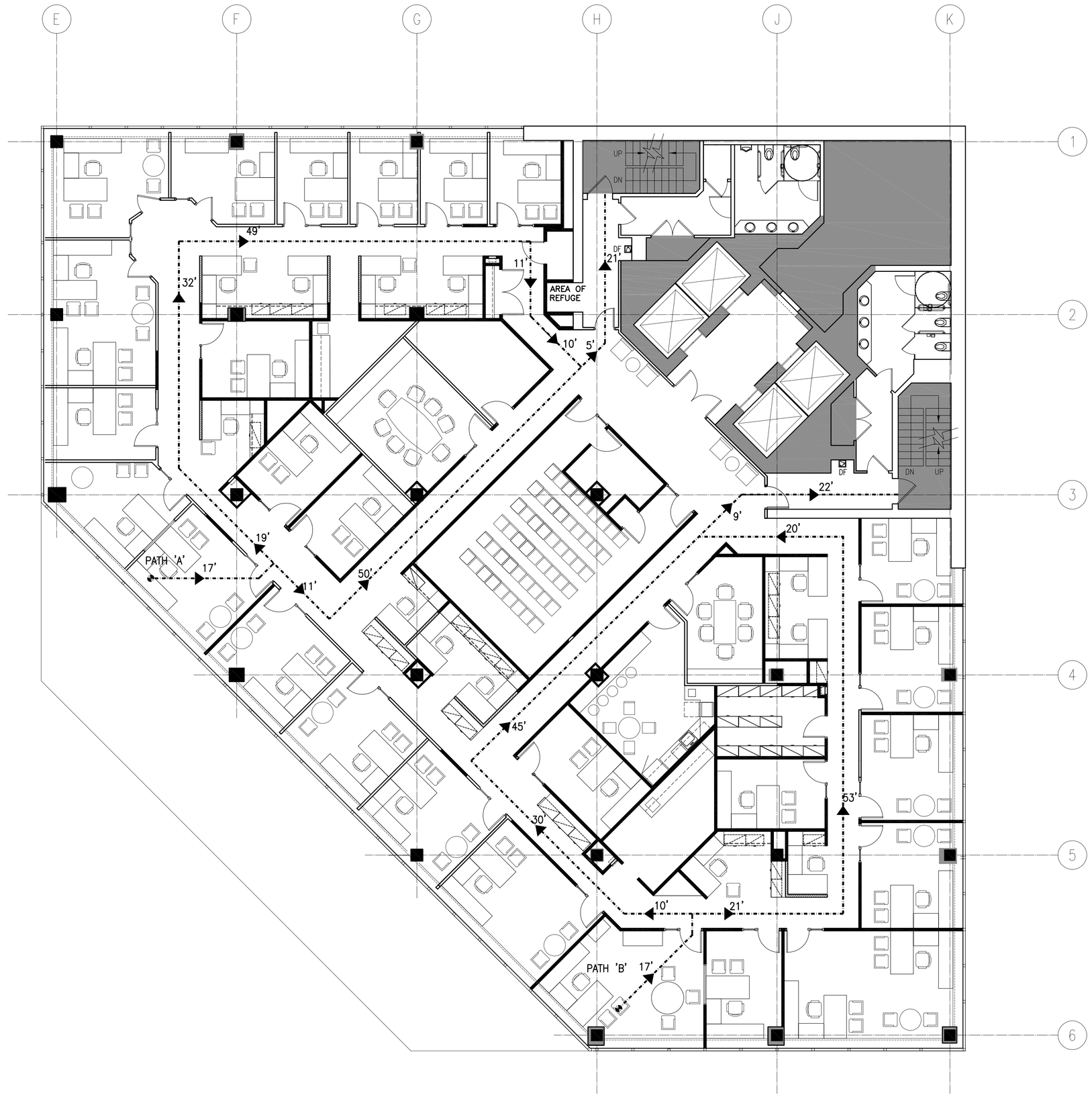

CODE SUMMARY

IBC CHAPTER 10:
MEANS OF EGRESS:
1004.1 Design Occupant Load Computations:

Occupancy:	/ Load Factor:	= Total Occupants:
Business [13,586 s.f.]	100 s.f./occupant	= 136
Overall Total:		= 136

1005.1 - Egress Width Computations:

Total Occupant Load: 136
x .2"
Required exit width: 27.2"

Available exit width: 64.0" (2 doors @ 32" clear each)

1013.3 - Common Path of Exit Travel:
For Group A, Egress 1: 164' Egress 2: 104'
For Group B, Egress 1: 133' Egress 2: 142'

1015.1 - Exit access travel distance:
Business occupancy: 300' (with sprinklers)

1016.1 - Minimum corridor fire-resistant rating for both Group A and B occupancies = 0

1016.2 - Minimum corridor width: 44"

1016.3 - Corridor dead end limit:
Business: 50' (w/ sprinklers)

1018.1 - Minimum number of exits required: 2
Exits provided: 2

1020.2 - Minimum exit passageway width: 44"

IBC CHAPTER 12:
SURROUNDING MATERIALS:
1210.1 - Floors shall have a smooth, hard nonabsorbent surface that extends upward onto the walls at least 6 inches.

2110.2 Walls - Wall within 2 feet of urinals and water closets shall have a smooth, hard, nonabsorbent surface to a height of 4 feet above the floor.

2003 UNIFORM PLUMBING CODE:
PLUMBING CALCULATIONS:

Overall occupant load: 136
50% male
50% female

	Toilets/Urinals	Lavatories
Male	3 (2/1)	2
Female	3	2

Drinking Fountains:
136 occupants = 2 drinking fountains

Required fixture counts per code are met in the proposed tenant improvement.

GENERAL NOTES:

1. Doors to swing in the direction of egress travel when serving occupant load over 50 or more persons.

2. Storage rooms over 100 square feet (incedental use areas) shall be seperated and protected by 1 hour rating.

3. In Group B occupancies where the building is equipped throughout with an automatic fire sprinkler system, the length of dead end corridors shall not exceed 50 feet.

4. all new door hardware to be lever hardware, per ADA.

REFERENCE CODES:
2003 International Building Code
2005 National Electric Code
2005 NFPA 70 Code
2003 NFPA 1 & 101
2003 BOCA National Mechanical Code
2000 Uniform Plumbing Code
1994 28 CFR Part 36 ADA Stanards For Accessible Design
ADA - Americans with Disabilities Act

PROJECT INFORMATION:
Name of Project: UBS Financial Services, Inc.

Address: One City Center
Portland, ME 04101
Cumberland County, Maryland

Proposed Use: Office

Scope: Project consists of new tenant interior build out within an existing building. The interior work includes miscellaneous partitions and ceiling assemblies.

13,586 Gross Square Feet
11,115 Usable Square Feet

BUILDING DATA:
Construction Type: II - B

Mixed construction: No

Sprinklers: Automatic response per NFPA 13

IBC CHAPTER 3:
USE + OCCUPANCY CLASSIFICATION:
302.1 - General Classification: Group B (Business)

302.1.1 - Incidental use at Storage Rooms. No other areas on project are listed on Table 302.1.1.

302.1.1.1 and Table 302.1.1 - Incidental Use Separation: required at Storage Rooms over 100 s.f. Must be separated by partitions capable of resisting the passage of smoke. (Rooms are sprinklened.)

302.2 - Accessory Use Areas - Accessory use areas shall not be required to be separated by a fire barrier provided the accessory use area occupies an area not more than 10 percent of the area of the story in which it is located and does not exceed the tabular values in Table 503 for the allowable heights and or area for such use.

Overall Tenant Area on Story:	13,586 s.f. (proposed space)
Total for Story:	13,586 s.f.

Fire rated construction is to be provided at the sprinkler pre-action and electrical rooms.

IBC CHAPTER 4:
SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY:
(The contents of this Section are not applicable to the project scope.)

IBC CHAPTER 5:
GENERAL BUILDING HEIGHTS AND AREAS:
(The contents of this Section are not applicable to the project scope.)

IBC CHAPTER 6:
TYPES OF CONSTRUCTION:
The existing building construction is Type II - B

IBC CHAPTER 7:
FIRE RESISTANCE-RATED CONSTRUCTION:
706.3.5 - Required at incidental use areas per Table 302.1.1. See summary for Chapter 3 above.

707 - Shaft Enclosures: there are existing shaft enclosures on this project.

708 - Fire Partitions: Fire partitions will be provided at the Sprinkler Pre-Action Room and the Electrical Room. No other partitions are required to be rated. The building is fully-sprinklered.

716.5 - Fire and smoke dampers are to be installed in all fire partitions and smoke barriers.

IBC CHAPTER 8:
INTERIOR FINISHES:
All materials used on the project shall comply with the flame spread and smoke development requirements of this Section.

IBC CHAPTER 9:
FIRE PROTECTION SYSTEMS:
The project is fully-sprinklered according to the requirements of this Section and the International Fire Code.

906 - This Section references the requirements of the 2003 International Fire Code. Portable fire extinguishers are not required in either Group A or B occupancies in a fully-sprinklered building per Section 906.1-1 (Exception) of this referenced code.

907 - Fire alarm and detection systems are provided per the requirements of this Section and other applicable codes.

SPECIAL NOTES

1. ADA ACCESSIBLE SINK
2. ADA ACCESSIBLE COAT ROD AND SHELF
3. ADA ACCESSIBLE ACCESS TO RECEPTIONIST
4. AREA OF REFUGE

NOTE: GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BECOME FAMILIAR WITH A.N.S.I., ACCESSIBILITY STANDARDS, MINIMUM CLEARANCES AND SHALL INFORM THE ARCHITECT OF ANY AND ALL CONFLICTS WITH COMPLYING WITH THOSE MINIMUM CLEARANCES AND STANDARDS.

LEGEND

SYMBOL	DESCRIPTION
	NOT IN CONTRACT
	EGRESS PATH
	1 HOUR SEPARATION

UBS

REVISIONS

NO.	DATE		DESCRIPTION
2	07.13.07		ISSUE FOR BID
1	07.13.07		ISSUE FOR PERMIT
	06.26.07		ISSUE FOR CLIENT REVIEW
	06.13.07		ISSUE TO ENGINEER

NO.	DATE	COPIES	TO WHOM

ISSUE

KEY PLAN

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PROJECT NUMBER	107126.01
SCALE	1/8"=1'-0"
DATE	07.13.07
PROJECT MANAGER	
PROJECT ARCHITECT	
DRAWN BY	AE
CHECKED BY	
CADD FILE	R:\2007\107126.01\CD

10TH FLOOR EGRESS PLAN

UBS
ONE CITY CENTER
PORTLAND, ME 04101

A-003.10