

NFPA 101 Life Safety Code: Review Checklist,

WinXnet Office at 4th Floor of 63 Marginal Way, Portland, Maine

Chapters 1-5	Finding or discussion
3.3.178.3* Business Occupancy. An occupancy used for the transaction of business other than mercantile.	Project Description: The new tenant of this space, Winxnet is an Information Technology outsourcing and consulting firm with offices across New England and the Southeast. The employees work at desks in offices or cubicles, or they meet in small conference rooms of up to 12 people. They keep a small inventory of computer components that are used in their clients' computer networks. There is no proposed change of occupancy for the space previous tenant; American Automobile Association used the space in a similar fashion. There is no change of occupancy for the existing space, nor is there any change proposed for the existing means of egress from the existing space. This analysis is restricted the tenant space.
Chapter 6	Classification of Occupancy and Hazard of Contents
6.1.11.1	Business Occupancy: Information Technology Office
Chapter 7	Means of Egress
Applicable Sections	See specific occupancy requirements, chapter 39, below. Note that there is no change in occupancy to the floor that is to be renovated. This analysis is restricted to the 4th floor of the building only.
Chapter 8	Features of Fire Protection
Table A.8.2.1.2	Unchanged
	See specific occupancy individual chapter, Chapter 39 Existing Business Occupancy
Chapter 9	Building Service and Fire Protection Equipment
Applicable Sections	See specific occupancy requirements, chapter 39, below
Chapter 10	Interior Finish, Contents, and Furnishings
Applicable Sections	See specific occupancy requirements, chapter 39, below
Chapter 39	Existing Business Occupancies
Ch. 39.1	39.1 General Requirements
39.1.1 Application	Tenant Improvement of space in existing building
39.1.2 Multiple Occupancies	Not Applicable
39.1.3 Special Definitions	3.3.178.3: Business Occupancy. An occupancy used for the transaction of business other than mercantile.
39.1.4 Classification of Occupancy.	Business Occupancy: Information Technology Office
39.1.5 Classification of Hazard of Contents.	The contents shall be classified as ordinary hazard in accordance with Section 6.2.
39.1.6 Minimum Construction Requirements.	Not Applicable
39.1.7 Occupant Load.	Per Table 7.3.1.2
Table 7.3.1.2 Occupant Load Factor	5940 square feet gross total office space: 5453 sf @ 1 per 100 square feet: 54 Occupants large conference room: 315 sf @ 1 per 15 sf: 21 Occupants small conference room: 172 sf @ 1 per 15 sf: 11 Occupants Total floor Load: 86 Occupants
Ch. 39.2	Means of Egress Requirements
39.2.1 General	There is no change in occupancy or occupant load to the floor that is to be renovated. This analysis is restricted to the 4th floor of the building only.
39.2.2 Means of Egress Components	
39.2.2.2 Doors	Existing 36" wide doors at egress stairs swing in the direction of travel. New and existing doors at interior spaces are 36" wide
39.2.2.3 Stairs	Existing stairs provide 53" travel width with 54" deep intermediate stair landings.
39.2.3 Capacity of Means of Egress	Per § 7.3
Table 7.3.3.1 Capacity Factors	Corridors and doors 0.2" per person. 86 x 0.2 = 17.2" so 44" minimum corridor width applies Stairs: 0.3" per person. Existing stairs provide capacity for 176 people each
39.2.4 Number of Exits	2 exits required: Existing space has 2 marked exist locations
39.2.5 Arrangement of Means of Egress	Shall be in accordance with § 7.5 (See Chapter 7 summary below)
39.2.5.2* Dead-end corridors	Dead-end corridors shall not exceed 50 ft. This plan complies
39.2.5.3.1 Limitation on common path of travel	Common path of travel shall not exceed 100 ft on a story protected throughout by an approved automatic sprinkler system in accordance with 9.7.1.1(1). This plan complies
39.2.6 Travel Distance to Exits	
39.2.6.3 Limitation on travel distance	Travel distance shall not exceed 300 ft in business occupancies protected throughout by an approved, supervised automatic sprinkler system in accordance with Section 9.7. This plan complies
39.2.7 Discharge from Exits	New exit is at existing building exit to parking area. Slopes of sidewalk at exterior exit are barrier free under previous permit
39.2.8 Illumination of Means of Egress	Existing, See ceiling plan
39.2.9 Emergency Lighting.	Existing:
39.2.10 Marking of Means of Egress	Existing: See Life Safety Plan for new exit sign locations
39.2.11 Special Means of Egress Features	Not Applicable
Ch. 39.3	Protection
39.3.1 Protection of Vertical Openings	Not Applicable, no new vertical openings proposed
39.3.2 Protection from Hazards	
39.3.2.1* General	Not Applicable. No new hazardous areas to be created
39.3.2.2* High Hazard Contents Areas	Not Applicable. No new hazardous areas to be created
39.3.2.3 Cooking Equipment	Not Applicable.
39.3.3 Interior Finish	In accordance with section 10.2

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Chapter 10 Table A.10.2.2	Automatic Sprinkler provided class c wall and ceiling acceptable at all locations class II flooring acceptable at all locations
39.3.4 Detection, Alarm, and Communications Systems.	Existing fire alarm system to remain
39.3.4.2 Initiation	(3) existing manual fire alarm boxes (pull station) to remain unchanged.
39.3.4.3 Occupant Notification	Same as existing system
39.3.5 Extinguishment Requirements	Per NFPA 10 edition 2007 per 9.7.4.1 101 Life Safety
Table 6.2.1.1 Fire Extinguisher Size and Placement for Class A Hazards	(2) existing fire extinguishers to remain. Maximum travel distance to an extinguisher is less than 75'
39.3.6 Corridors	no requirements
39.3.7 Subdivision of Building Spaces.	no requirements
39.4	Special Provisions: Not Applicable.
39.5	Building Services
39.5.1 Utilities	New work shall be in accordance with 9.1
39.5.2 Heating, Ventilating, and Air-Conditioning.	New work shall be in accordance with 9.2
9.2.2 Ventilating or Heat-Producing Equipment.	Ventilating or heat-producing equipment shall be in accordance with NFPA 91
39.5.3 Elevators, Escalators, and Conveyors	Not applicable
39.5.4 Rubbish Chutes, Incinerators, and Laundry Chutes.	Not Applicable
39.6	Reserved
39.7	Operating Features
39.7.1 Emergency Plans.	Not Applicable (not a highrise building)
39.7.2 Drills.	Not Applicable (Building occupied by less than 500 persons)
39.7.3 Extinguisher Training	Tenant Responsibility: designated employees of business occupancies shall be periodically instructed in the use of portable fire extinguishers.
39.7.4 Food Service Operations.	Not Applicable
39.7.5 Upholstered Furniture and Mattresses	Not Applicable