

WinXnet Tenant Improvement
68 Marginal Way, Portland Maine, 04101

Code Review of International Building Code (IBC) 2009

This code review is intended to show that the proposed modifications and alterations of the existing space are in accordance with the requirements of the International Building Code (IBC 2009). It does not intend to represent or verify that the existing construction has been built in accordance with building codes, or other city and state requirements. The existing elements shown on the plan are based on drawings received from the landlord and visual inspection of the existing elements visible in the space of the 4th floor of the building at 63 Marginal Way, Portland Maine. This review is not intended to be exhaustive and complete in all details.

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 3: Use and Occupancy Classification:
304.1 Business Group B.

Chapter 4: Special Detailed Requirements Based On Use and Occupancy
Not Applicable

Chapter 5: General Building Heights and Areas
Not applicable. The project does not change the existing height or floor area

Chapter 6: Types of Construction
Not applicable. The project does not change the existing Type of Construction

Chapter 7: Fire and Smoke Protection Features
Not applicable: This project does not require any major modifications to the fire rating or continuity of any existing Fire Protected Structural Elements, Fire Walls, Fire Barriers, Shaft Enclosures, Fire Partitions, Smoke Partitions, Horizontal Assemblies, Fire Resistant Joint Systems, or Protected Openings

Chapter 8: Interior Finishes
TABLE 803.9: INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

Group B: Building is fully sprinklered:

Walls and Ceiling:

Exit enclosures and exit passageways Class B,

Corridors: Class C

Rooms and enclosed spaces: Class C

Floors

Materials complying with the DOC FF-1 "pill test" (CPSC 16 CFR, Part 1630)

Chapter 9: Fire Protection Systems

The Landlord has represented to the tenant that the building is fully sprinklered. Details of the existing sprinkler system can be viewed on the most recent sprinkler permit drawings submitted for this building. Any modification required to the existing sprinkler system will be done so under a separate permit by a licensed sprinkler contractor

SECTION 906: PORTABLE FIRE EXTINGUISHERS

There are (2) existing fire extinguishers. See plan

SECTION 907: FIRE ALARM AND DETECTION SYSTEMS

According to the landlord "The fire alarm system is on the ground floor which is owned and maintained by the landlord. Pull stations are at each level of the building just as you get off the elevator in the vestibule area". The existing manual pull stations are located on the floor plan

SECTION 1003: GENERAL MEANS OF EGRESS:

General Discussion: the existing means of egress, including elements such as doors, door hardware, stairways, illumination, accessibility, number of exits, exit signs, shall remain unchanged

SECTION 1004: OCCUPANT LOAD:

Table 1004.1.1 maximum floor area allowances per occupant

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

SECTION 1005: EGRESS WIDTH

Minimum width

SECTION 1006: MEANS OF EGRESS ILLUMINATION

Not applicable. The project does not change the existing means of egress illumination

SECTION 1007: ACCESSIBLE MEANS OF EGRESS

Not applicable. The project does not change the existing accessibility of the means of egress

SECTION 1008: DOORS, GATES AND TURNSTILES

Existing doors in the means of egress are 36" wide doors with lever operation and panic devices

SECTION 1009: STAIRWAYS.

Not applicable. The project does not change the existing egress stairs

SECTION 1010: RAMPS.

Not applicable.

SECTION 1011: EXIT SIGNS

Existing exit signs to remain: see plan

SECTION 1012: HANDRAILS

Not Applicable

SECTION 1013: GUARDS

Not Applicable

SECTION 1014: EXIT ACCESS

Common path of egress travel: 1014.3 Exception 1:

Maximum common path of egress travel in Group B, occupancies shall not be more than 100 feet provided that the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.

SECTION 1015: EXIT AND EXIT ACCESS DOORWAYS

(2) exits from the floor are required and existing are existing. Exit doors to stairs satisfy the remoteness criteria in 1015.2.1

SECTION 1016: EXIT ACCESS TRAVEL DISTANCE.

TABLE 1016.1 EXIT ACCESS TRAVEL DISTANCE:

Occupancy B with sprinkler system: 300 feet

SECTION 1018: CORRIDORS

Not applicable. There are no corridors in this space

SECTION 1020: EXITS

Not Applicable. The project does not change the configuration of the existing exits

SECTION 1021: NUMBER OF EXITS AND CONTINUITY

The floor is served by two exits

SECTION 1022: EXIT ENCLOSURES

Not applicable: This project does not modify the existing exit enclosures

SECTION 1023: EXIT PASSAGEWAYS

Not applicable: There are no exit passageways on this floor

Submitted April 17, 2014

Josef Chalats, Architect