Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 09/11/17

July 25, 2017
Tenant fit–up
195 Kennebec Street for Coastal Pharmacy & Wellness

CODE REVIEW SUMMARY

YEAR BUILT: 2015
ZONING: B7- mixed use

SITE AREA: 4960
BLDG USE: RETAIL & PERSONAL SERVICES
OCC. GROUP: MERCANTILE USE M- CLASS C (LESS THAN 3,000 SF)
CONST. TYPE: ll B
SIZE OF SPACE 2860 SF

BLDG. CODE: IBC 2015, NFPA 2015
FIRE SPRINKLERS: YES

IBC- 2015- Relevant sections;

The existing building use is defined as Type M- Mercantile Use- (Pharmacy) Class C

Table 506.2 indicates that M Occupancy in Type ll B structure (S1) with a maximum of one story above grade plan equipped throughout with an automatic sprinkler system in accordance with Section 903.3.3.3.can have 50,000 square feet**. This building is 8,239 sf. Our fit up tenant space in the building is 2,860 sf.**

Table 601 indicates 0 hour rated components for bearing walls, partitions, floor & roof construction for Type ll B construction.

Section 1006 Number of exits and exit access doorways. 2 exits from any space shall be provided where occupant load or common path of travel distance exceeds the values listed in Table 1006.2.1.

On the Life Safety plan you list your occupant load as 60 (?)

Table 1006.2.1 Places with one exit or exit access doorway shows M occupancy may have a maximum occupant load of 49 people which we meet. Since the Occupant load is less than 30 people, the maximum common path of travel distance is 75" (with out a sprinkler system) and 75" with a sprinkler system. **We have two means of egress.**

Section 1017 Exit Access Travel Distance

Table 1017.2 Exit Access Travel Distance shows M occupancy may have 200' with a sprinkler system and 250' without a sprinkler system.

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Table 1020.2 Minimum Corridor width: 44". We meet this requirement.

Chapter 11 Accessibility:

Section 1104 Accessible Route: This section is met. On grade entrance and accessible toilet rooms.

NFPA 101, 2015- Relevant Sections:

Table 7.3.1.2 Occupant Load :
Mercantile Use
Sales are on street floor: 30 sf/person
Portion of floor used for offices: 100 sf/person
Portion of floor used for storage, receiving etc: 300 sf/person
1,367 sf / 30sf/person= 46 people
159 sf/ 300sf/person =.5 people
1,334 sf/ 100sf/person= 16 people
TOTAL OCCUPANCY IS 60 PEOPLE

Egress Capacity for the approved components of means of egress shall be based on the capacity factors shown in Table 7.3.3.1 unless otherwise provided in 7.3.3.2.
For all others (table 7.3.3.1)
for level components:
2"/person x 60 people = 12"

CHAPTER 35 NEW MERCANTILE OCCUPANCIES

36.2.2.2 Sub classification of Occupancy:
(3) Class C , not more than 3,000 sf.

36.2.5 Arrangement of Means of Egress

36.2.5.2.1. In buildings protected throughout by an approved, supervised automatic sprinkler system in accordance with 9.7.1.1 (1), dead-end corridors shall not exceed 50 feet. **In this project our longest dead end is 9'-6"**

36.2.5.3 Common path of travel shall not be limited by any of the following:
(2) Common paths of travel shall not exceed 100 ft in mercantile occupancies classified as low or ordinary hazard and where the building is protected by an approved, supervised automatic sprinkler system in accordance with 9.7.1.1 (1).
In this project our longest common path of travel is 35'-5"

36.2.6 Travel distance to exits

36.2.6.2 In Mercantile occupancies classified as ordinary hazards travel and where the building is protected by an approved, supervised automatic sprinkler system in

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accordance with 9.7.1.1 (1).travel distance shall not exceed 250 feet. **In this project, the longest travel distance is 47'-7"**

36.2.8 Illumination Means of Egress
Means of egress shall be illuminated in accordance with Section 7.8

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Means of egress shall be illuminated in accordance with Section7.8

32.2.9 Emergency Lighting
Class A & B shall meet Section 7.9 **This project has Class C and does not need to meet Section 7.9**

32.2.10 Marking of Means of Egress. Where an exit is not immediately apparent from all portions of the sales area, means of egress shall have signs in accordance with Section 7.10

36.3.3 Interior Finish shall meet Class C finishes

36.3.3.3 Detection, Alarm and Communications. Class A shall provide fire alarm system in accordance with Section 9.6

36.3.4.2 Initiation: May be one of the following:

1. Manual in accordance with 9.6.2.1
2. Approved automatic fire detection system in accordance with 9.6.2.1 (2) that provides protection throughout the building and the provisions of 9.6.2.6 shall apply.
3. Approved automatic fire detection system in accordance with 9.6.2.1 (3) that provides protection throughout the building and the provisions of 9.6.2.6 shall apply.

36.3.4.3 Notification
During all times the mercantile occupancy is occupied, the fire alarm system, once initiated shall perform one of the following functions:

1. Activate an alarm in accordance with 9.6.3
2. Positive alarm sequence in accordance with 9.6.3.4 shall be permitted

36.3.4.2 Emergency forces notification shall include notifying

1. Fire Department
2. Local emergency organization if provided

36.3.5.3 Portable fire extinguishers shall be provided in all mercantile occupancies in accordance with 9.7.2

Maine State Plumbing Code - Relevant Sections:

Mercantile Use: no fixtures required
Business Use for 13 people, 1 Water closet and 1 Lavatory required.
We have 2 unisex toilet rooms in this project

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