



TOTAL G.S.F. = 8094 SF

01 - Proposed First Floor Plan
1/8" = 1'-0"

SEE CODE STUDY DATED JULY 22, 2015 FOR UPDATED CODE STUDY BASED ON NFPA 101, 2009 + IBC 2009 FOR NEW EDUCATIONAL USE

CODES AND STANDARDS APPLICABLE TO SCOPE OF PROFESSIONAL SERVICES REQUESTED

LIFE SAFETY CODE
NFPA, INCLUDING 101 LIFE SAFETY CODE, 2003 EDITION
AUTHORITY HAVING JURISDICTION
MAINE DEPARTMENT OF PUBLIC SAFETY
STEPHEN DODGE, PLANS REVIEW INSPECTOR
FIRE MARSHAL'S OFFICE
45 COMMERCE DRIVE, SUITE 1
AUGUSTA, ME 04330
207-626-3884

BUILDING CODE
THE INTERNATIONAL BUILDING CODE (IBC), 2003 EDITION
AUTHORITY HAVING JURISDICTION
CITY OF PORTLAND
PORTLAND CITY HALL
PLANNING AND DEVELOPMENT DEPARTMENT
389 CONGRESS STREET
PORTLAND, ME 04101
207-874-8683

HANDICAPPED ACCESSIBILITY STANDARD
AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES
AUTHORITY HAVING JURISDICTION
STEPHEN DODGE, PLANS REVIEW INSPECTOR
FIRE MARSHAL'S OFFICE
45 COMMERCE DRIVE, SUITE 1
AUGUSTA, ME 04330
207-626-3884

OTHER REFERENCES
NONE

BASIC LIFE SAFETY AND BUILDING CODE CRITERIA

DESCRIPTION OF BUILDING FUNCTION
EXISTING MULTISTORY COMMERCIAL BUILDING. THE WORK OF THIS CONTRACT INCLUDES FIT UP FOR THE TENANT, A DOCUMENTARY STUDIES INSTITUTE, ON THE FIRST FLOOR ONLY.

OCCUPANT CLASSIFICATION(S)
NFPA 101: EXISTING BUSINESS OCCUPANCY (CHAPTER 34)

USE GROUP CLASSIFICATION(S)
IBC: GROUP B

INCIDENTAL USE AREAS AND SPECIAL HAZARD PROTECTION AREAS (IBC, TABLE 302.1)
DESCRIPTION SEPARATION
STORAGE > 100 S.F. SPRINKLERS

SPECIAL USE AND OCCUPANCY
NONE IDENTIFIED

OTHER PORTIONS OF THE BUILDING TO RECEIVE FIRE SEPARATION/PROTECTION MEASURES
DESCRIPTION SEPARATION
TEL/DATA ROOMS SPRINKLERS + SMOKE PARTITIONS

ACCESSORY USE AREAS (IBC, 302.2)
ASSEMBLY (LESS THAN 10% OF THE AREA OF EACH STORY = NON-SEPARATED)
CONFERENCE ROOM
BREAK ROOM
CLASSROOM

TYPE OF CONSTRUCTION
HEAVY TIMBER, MASONRY (EXTERIOR WALLS), STOREFRONT

NFPA: NO REQUIREMENTS
IBC: IV, HEAVY TIMBER

BUILDING WILL BE PROTECTED THROUGHOUT BY AUTOMATIC FIRE SPRINKLER SYSTEMS IN CONFORMANCE WITH NFPA 13.

MINIMUM FIRE RESISTANCE RATINGS OF STRUCTURE ELEMENTS (IBC, TABLE 601 & NFPA 220, TABLE 3-1)

ELEMENT 28/II(000)	RATING
STRUCTURAL FRAME	HT
BEARING WALLS	0 HOUR
NONBEARING WALLS	0 HOUR
FLOOR CONSTRUCTION	0 HOUR
ROOF CONSTRUCTION	0 HOUR
FIRE SEPARATION ASSEMBLIES	
EXIT ENCLOSURES (IBC, 1018.1)	1 HOURS
SHAFTS & ELEVATOR HOISTWAYS (IBC, 707.4)	1 HOURS
MIXED-USE SEPARATIONS	N/A
EXIT ACCESS CORRIDORS (IBC, TABLE 1016.1)	0 HOUR
TENANT SPACES SEPARATION	NOT REQUIRED
SMOKE BARRIER	NOT REQUIRED

BUILDING HEIGHT (IBC, TABLE 503)

B
1 STORY
5 STORIES
3 STORIES

BUILDING AREA

B

FRONTAGE INCREASE
SPRINKLER INCREASE (IBC, 506.3)

0%
200%

ALLOWABLE (IBC, TABLE 503)
ACTUAL

36,000 S.F./FLR. X (2) = 72,000 S.F.

FIRST FLOOR
EXISTING
ADDITION
TOTAL BUILDING

7782 S.F.
312 S.F.
8094 S.F.

BASIC LIFE SAFETY AND BUILDING CODE CRITERIA (CONTINUED)

MEANS OF EGRESS
OCCUPANT LOAD = (8094/100)
FIRST FLOOR = 81

MINIMUM NUMBER OF EXITS
(IBC, TABLE 1018.1) = 2 (INCLUDING ALL ROOMS AND AREAS WITH OVER 50 OCCUPANTS)
NFPA = B=3

EXIT ACCESS DIMENSIONS
CORRIDORS 44 IN.
DOORS MINIMUM CLEARWIDTH 32 IN.
DEAD-END CORRIDOR MAXIMUM 50 FT.
COMMON PATH OF TRAVEL MAXIMUM 100 FT.
TRAVEL DISTANCE MAXIMUM 300 FT.

ILLUMINATION OF MEANS OF EGRESS
EGRESS WILL BE ILLUMINATED BY BATTERY TYPE LIGHT FIXTURES.

PROTECTION FROM HAZARDS
WATER BASED AUTOMATIC FIRE PROTECTION SYSTEM CONFORMING WITH NFPA 13, TYPICAL THROUGHOUT THE BUILDING UNLESS NOTED OTHERWISE

EXTINGUISHMENT
PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 101, SECTION 9.7.4.1.

INTERIOR FINISH

WALL AND CEILING FINISHES	EXITS	CORRIDORS	ROOMS
USE GROUP B	0-75	26-75	28-75
FLAME SPREAD (ASTM E84)	0-450	0-450	0-450
SMOKE DEVELOPMENT (NFPA 255)			
FLOOR FINISHES			
USE GROUP B EXITS	CORRIDORS	ROOMS	
CRITICAL RADIANT FLUX (NFPA 253)		NO REQUIREMENTS	

DETECTION, ALARM AND COMMUNICATION SYSTEMS
FIRE ALARM SYSTEM REQUIRED IN ACCORDANCE WITH NFPA 101, SECTION 906

FURNISHINGS
NO REQUIREMENTS

NOTES:

- EACH TRADE TO PROVIDE SMOKE OR FIRE SEALANT AT PENETRATIONS AS REQUIRED FOR WALL TYPE. ALL FIRE SEALANT, FIRE STOPPING, AND SMOKE STOPPING ASSEMBLIES SHALL BE U.L. RATED.
- SEAL ALL PIPE AND DUCT FLOOR PENETRATIONS WITH RATED SEALANT.

LEGEND:

INDICATES SMOKE PARTITION
FIRE EXTINGUISHER & CABINET

NOT FOR CONSTRUCTION

BAXTER ACADEMY
54 YORK STREET
PORTLAND, ME

CODE STUDY, 561 CONGRESS
FIRST FLOOR
SHEET SIZE:
22" x 34"
DATE:
06/08/2015

BAXTER ACAD.

A001