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Code Summary:	Existing	Proposed
IBC Use	M, R-2	M, R-2
NFPA 101 Use	Mercantile, Residential	Mercantile, Residential
Sprinkler	Yes	Yes
Fire separation of uses	N/A	No
Construction Type	III-B	III-B
Aggregate Area of Building:	28,585sf	28,582sf
Building footprint:	14,726sf	14,726sf
Area of work:	N/A	10,451sf

- IEBC 2009**
- 101.5.2 Work area compliance method
- 404.1 Level 2 alteration
- 602.1 Interior finishes shall comply with Chapter 8 of the IBC
- 603.1 Maintain existing level of fire protection provided
- 604.1 Maintain existing level of means of egress provided
- 605.1 Comply with Sections 605.1.1 through 605.1.14, Chapter 11 of IBC unless technically infeasible  
Exception: Accessible means of egress required by Chapter 10 of IBC are not required to be provided in existing buildings.
- 701.3 All new construction elements, components, systems, and spaces shall comply with requirements of IBC  
Exception: The minimum ceiling height of habitable and occupiable spaces and corridors shall be 7 feet
- 704.1.1 Where an approved automatic sprinkler system is installed throughout the story, the required fire-resistance rating for any corridor location on the story shall be permitted to be reduced in accordance with the IBC.
- 704.2.2 In buildings w/ occupancies in Group M work areas with exits or corridors sharing more than one tenant or have exits serving an occupant load greater than 30 shall be provided with an automatic sprinkler system.

- 704.2.2.1 In work areas containing mixed uses, one or more of which requires an automatic sprinkler system, such protection shall not be required throughout the work area provided that the uses required such protection are separated by a minimum 1-hour rating. Fire sprinkler systems shall be supervised by an approved central station, proprietary, or remote station systems in accordance with NFPA72.  
Exception: Supervision is not required when automatic sprinkler system is installed in accordance with NFPA13R.
- 704.4 An approved fire alarm system is not required.
- 705.3.1 Minimum number of exists: In accordance with IBC
- 705.4.1.1 All rooms and spaces having an occupant load greater than 50 or in which the travel distance to an exit exceeds 75 ft shall have a minimum of two egress doorways.
- 705.4.2 All egress doors serving an occupant load greater than 50 shall swing in the direction of exit travel.
- 705.5 Corridor doors shall not be constructed of hollow core wood and shall not contain louvers. Exception: Existing doors in buildings protected throughout with an automatic sprinkler system shall be required only to resist smoke and shall not contain louvers. Door assemblies having a fire-protection rating of at least 20 minutes.
- 705.6 Dead-end corridors shall not exceed 35 ft  
Exception: Where dead-end corridors of greater length are permitted by the IBC.
- 705.9.1 Every exit stairway that is part of the means of egress and has more than three risers shall be provided with handrails for the full length of the run of steps on at least one side.

**IBC 2009**

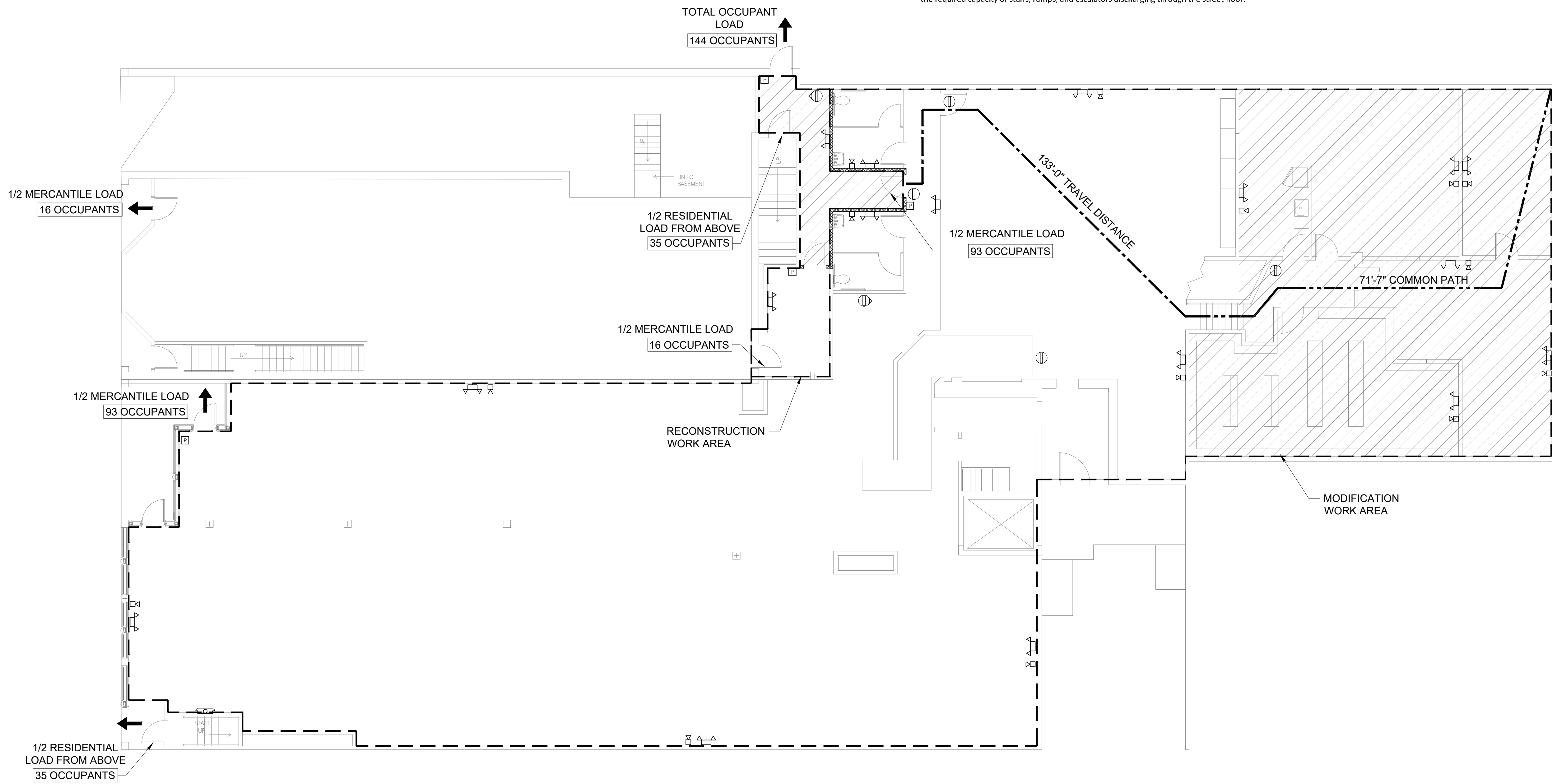
715.4	Type of Assembly	Required Rating	Min. Fire Door Rating
	Fire partitions (corridor walls)	1	1/3

- 803.9 Group M: Interior wall and ceiling finishes of exit enclosures and exit passageways shall be Class B.  
Group M: Interior wall and ceiling finishes of corridors, rooms, and enclosed spaces shall be Class C.
- 1015.1 Two exits required from Group M.
- 1018.4 Max dead end corridor: 50' (Group M w/ automatic sprinkler system)

- NFPA 101 (2009)**
- 6.2.2.2 Low Hazard Contents
- 7.1.3.1 Separated exit access corridors shall not be required in existing buildings, provided that the occupancy classification does not change.
- 7.2.1.2.3.2 Door openings in means of egress shall not be less than 32 inches in clear width.
- 7.2.1.3.5 In existing buildings where the door opening discharges to the outside, the floor level outside shall be permitted to step lower than the inside, but shall not be more than 8 inches lower.
- 7.2.1.4.2 Door leaves shall swing in the direction of egress travel where serving a room or area with an occupant load of 50 or more.
- 7.2.2.4.1.6 Existing stairs and ramps shall be permitted to have a handrail on one side only
- 7.2.2.4.5.2 Existing guards on existing stairs shall be permitted to be not less than 30 inches high.
- 7.2.5.2 Existing ramps shall be permitted to remain in use, provide that the ramp slope is not steeper than 1 in 6. Existing ramps with slopes not steeper than 1 in 10 shall not be required to be provided with landings.
- 7.2.5.4.2 Handrails shall be provided along both sides of a ramp run with a riser greater than 6 inches.
- 7.3.1.2 Mercantile Use (Sales area on street floor): 10,914sf 30 364 occupants  
Mercantile Use (Storage): 1,144sf 300 4 occupants  
Capacity Factor of level components and ramps: 0.2 in/person 73.6" total
- 7.3.4.1 Minimum width of means of egress: 36"
- 7.3.4.1.2 Minimum existing building width of exit access: 28"
- 7.4.1.1 The number of means of egress shall not be less than 2
- 7.4.1.1.1 In existing buildings w/ more than one exit, the exit discharges shall be exempt from the diagonal measurement separation distance criteria.
- 7.5.1.3.5 In existing buildings, the 50 percent limit on egress capacity shall not apply if the 50 percent limit on the required number of exits is met.
- 10.2 Interior finishes be in accordance with this section.
- 37.1.4.2.1 Class B: More than 3,000sf, but less than 30,000sf and occupying not more than 3 stories
- 37.1.5.1 The contents of mercantile occupancies shall be classified in accordance with Section 6.2
- 37.1.6 No minimum construction requirements
- 37.2.1.1 All means of egress shall be in accordance with Chapter 7
- 37.2.3.2 Class B: street floor exists shall be sufficient for the occupant load of the street floor plus the required capacity of stairs, ramps, and escalators discharging through the street floor.

- 37.2.4.1 The number of means of egress shall be in accordance with Section 7.4  
Not less than two separate exists shall be provided on every story  
Not less than two separate exits shall be accessible from every part of every story.
- 37.2.5.2 Dead-end corridors shall not exceed 50 ft.
- 37.2.5.3.1 In buildings with an automatic sprinkler system, common path of travel shall not exceed 100 ft.
- 37.2.6.1 In buildings with an automatic sprinkler system, travel distance to an exit shall not exceed 250 ft.
- 37.2.10 Where an exit is not immediately apparent from all portions of the sales area, means of egress signs shall be installed in accordance with section 7.10.
- 37.3.3.1 Interior finish shall be in accordance with Section 10.2.
- 43.1.1 Classification of rehabilitation work categories:  
(3) Modification  
(4) Reconstruction
- 43.1.2.1 Any renovation shall comply with Chapter 37
- 43.1.3.1 Work of more than one category shall be permitted in a single work project  
Where the reconstruction areas is less than 10 percent of the modification work area, the two shall be considered as independent work areas.
- 43.1.3.4
- 43.4.2 The capacity means of egress, as determined by section 7.3, shall be sufficient for the occupant load thereof
- 43.4.3 New interior finish materials shall meet the requirements for new construction.
- 43.5.1.1 Modifications shall comply with section 43.5 and 43.4
- 43.5.1.3 Newly constructed elements, components, and systems shall comply with the requirements of other sections of this code applicable to new construction.  
A reconstruction shall comply with Section 43.6, 43.5, and 43.4.
- 43.6.1.1 The means of egress shall comply with the requirements applicable to the existing occupancy
- 43.6.2.1 Means of egress shall be provided with illumination and emergency lighting
- 43.6.4.2 On any story with work areas involving over 50 percent of the story, a sprinkler system shall be provided.

APPLICANT  
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PROJECT NO.  
**15048**  
PROJECT NAME  
**RESTROOM RENOVATIONS**  
**585 CONGRESS ST, PORTLAND, ME**

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

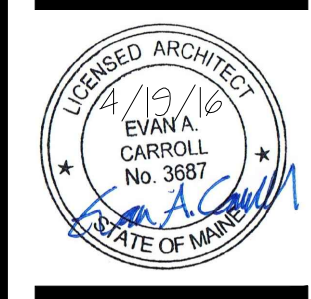
PERMIT SET

DRAWN BY  
**AEW**  
SHEET TITLE  
**LIFE SAFETY PLAN**

ISSUE DATE  
**4/19/16**  
SHEET SCALE  
**1/8" = 1'-0"**

**A**  
**1.0**

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**RESTROOM RENOVATIONS**  
**585 CONGRESS ST, PORTLAND, ME**