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FIRE MARSHALL COMMENTS
FIRE MARSHALL MEETING &
CITY INSPECTION

WESTIN
HOTELS & RESORTS

ROCKBRIDGE CAPITAL

NEW CASTLE HOTELS
& RESORTS

CONTRACTOR
IDC
IDC CONSTRUCTION, LLC

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Project:
WESTIN EASTLAND PARK HOTEL RENOVATION
FOR
ROCKBRIDGE CAPITAL, LLC.
157 HIGH STREET
PORTLAND, ME

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Sheet Title:
B-1 & B-2 BASEMENT LEVEL LIFE SAFETY PLANS

Job Number: 11009
Scale: 1/16" = 1'-0"
Drawn: JP
Checked: AR
Date: Nov. 21, 2011
PERMIT SET - RELEASED FOR CONSTRUCTION

LS-100

CODE ANALYSIS:
APPLICABLE CODES:
MUBEC
2009 INTERNATIONAL BUILDING CODE (IBC)
2009 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2009 INTERNATIONAL MECHANICAL CODE (IMC)
2009 INTERNATIONAL ELECTRICAL CODE (IEC)
2009 INTERNATIONAL PLUMBING CODE (IPC)
62.1.2007 (VENTILATION FOR ACCEPTABLE INDOOR AIR QUALITY)
90.1.2007 (ENERGY STANDARD FOR BUILDING EXCEPT LOW-RISE RESIDENTIAL BUILDINGS)
2009 NFPA 101 LIFE SAFETY CODE

A. FIRE CONSTRUCTION PROTECTION REQUIREMENTS:
BUILDING TYPE:
IA. FULLY SPRINKLERED
IB. FULLY SPRINKLERED
BUILDING USE:
OCCUPANCY GROUP R-1

B. CITY OF PORTLAND DESIGN CRITERIA
GROUND SNOW LOAD - 30 PSF
WIND SPEED - 100-120 MPH BASED ON 3 SEC. GUST
SEISMIC DESIGN CATEGORY - B
WINTER DESIGN TEMP - 1 DEGREE F.
AIR FREEZING INDEX - 532
ICE BARRIER UNDERLAYMENT REQUIRED - NO
ACCUMULATED SNOW LEVEL - 12"

C. COMMON PATH OF TRAVEL:
LSC TABLE A.7.6
HOTELS (EXISTING) SPRINKLERED: 50 FEET

D. MAXIMUM TRAVEL DISTANCES:
LSC TABLE A.7.6
HOTELS (EXISTING) SPRINKLERED: 325 FT.

E. OCCUPANT LOAD:
LSC TABLE 7.3.1.2 (IBC TABLE 1004.1.2)
ASSEMBLY WITHOUT FIXED SEATS:
CONCENTRATED - 7 NET SQ. FT. / PERSON
LESS CONCENTRATED - 15 NET SQ. FT. / PERSON
BUSINESS (OFFICE) - 100 GROSS SQ. FT. / PERSON
RESIDENTIAL - 200 GROSS SQ. FT. / PERSON
KITCHEN - 100 GROSS SQ. FT. / PERSON
EXERCISE ROOMS - 50 GROSS SQ. FT. / PERSON

F. EXIT WIDTH:
LSC TABLE 7.2.2.2(A) AND CHAPTER 14

- CORRIDORS / AISLES WIDTH: 44" MIN. 36 IN.
- STAIRS RAMP WIDTH: 44" MIN. 36 IN. (450 OCCUP.)
- ASSEMBLY AISLE WIDTH FOR SEATING: REFER TO LSC CHAPTER 12.
- HEADROOM: 7'-6" WITH PROJECTIONS FROM THE CEILING AT LEAST 6'-8" NOMINAL HEIGHT ABOVE FLOOR.
- STAIR HEADROOM: 6'-8" MEASURED VERTICALLY FROM THE CEILING AT LEAST 6'-8" NOMINAL TANGENT WITH THE MOST FORWARD PROJECTION OF THE TREAD. (IBC 1003.3.3.2)
- ALLOWABLE PROJECTIONS:
A. 4" IN. PROJECTION AT OR BELOW HANDRAIL HEIGHT IS ALLOWED INTO THE EXIT WIDTH FOR STAIRS AND RAMP LSC TABLE 7.2.2.1(A).
B. DOORS OPENING ONTO EXIT ACCESS CORRIDORS OR ONTO A LANDING SHALL NOT REDUCE THE CORRIDOR WIDTH OR THE LANDING WIDTH TO LESS THAN ONE-HALF THE REQUIRED WIDTH DURING THE OPENING PROCESS LSC 7.2.1.4.4.
C. WHEN FULLY OPEN, THE DOOR SHALL NOT PROJECT MORE THAN 7 INCHES INTO THE REQUIRED WIDTH OF A CORRIDOR OR A LANDING LSC 7.2.1.4.4.

G. CAPACITY OF MEANS OF EGRESS:
LSC TABLE 7.3.3.1
STAIRS: 0.300" INCH OF CLEAR WIDTH PER PERSON
PASSAGEWAYS, RAMP, AND DOORWAYS: 0.20" INCH OF CLEAR WIDTH PER PERSON.

H. ELEVATOR
EMERGENCY SIGNS SHALL BE POSTED ADJACENT TO EACH ELEVATOR PER ADA AND IBC CHAPTER 30 REQUIREMENTS.
SERVICE ELEVATOR TO ACCOMMODATE AMBULANCE STRETCHER PER SECTION 3002.4

1003.3.1. IBC HEADROOM
PROTRUDING OBJECTS ARE PERMITTED TO EXTEND BELOW THE MINIMUM CEILING HEIGHT REQUIRED BY SECTION 1003.2 PROVIDED A MINIMUM HEADROOM OF 80 INCHES (2032 MM) SHALL BE PROVIDED FOR ANY WALKING SURFACE, INCLUDING WALKS, CORRIDORS, AISLES AND PASSAGEWAYS. NOT MORE THAN 50 PERCENT OF THE CEILING AREA OF A MEANS OF EGRESS SHALL BE REDUCED IN HEIGHT BY PROTRUDING OBJECTS.
EXCEPTION:
DOOR CLOSERS AND STOPS SHALL NOT REDUCE HEADROOM TO LESS THAN 78 INCHES (1981 MM).
A BARRIER SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE IS LESS THAN 80 INCHES (2032 MM) HIGH. THE LEADING EDGE OF SUCH A BARRIER SHALL BE LOCATED 27 INCHES (686 MM) MAXIMUM ABOVE THE FLOOR.

1024 IBC LUMINOUS EGRESS PATH MARKINGS
APPROVED LUMINOUS EGRESS PATH MARKINGS DELINEATING THE EXIT PATH SHALL BE PROVIDED IN BUILDINGS OF GROUPS A, B, E, I, M AND R-1 HAVING OCCUPIED FLOORS LOCATED MORE THAN 75 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.

1024.4 SELF-LUMINOUS AND PHOTOLUMINESCENT
LUMINOUS EGRESS PATH MARKINGS SHALL BE PERMITTED TO BE MADE OF ANY MATERIAL, INCLUDING PAINT, PROVIDED THAT AN ELECTRICAL CHARGE IS NOT REQUIRED TO MAINTAIN THE REQUIRED LUMINESCENCE. MATERIALS SHALL COMPLY WITH EITHER UL 1994 OR ASTM E 2072, EXCEPT THAT THE CHARGING SOURCE SHALL BE 1 FOOTCANDLE (11 LUX) OF FLUORESCENT ILLUMINATION FOR 60 MINUTES, AND THE MINIMUM LUMINESCENCE SHALL BE 30 MILLICANDELS PER SQUARE METER AT 10 MINUTES AND 5 MILLICANDELS PER SQUARE METER AFTER 90 MINUTES.

1024.2.1 STEPS
A SOLID AND CONTINUOUS STRIPE SHALL BE APPLIED TO THE HORIZONTAL LEADING EDGE OF EACH STEP AND SHALL EXTEND FOR THE FULL LENGTH OF THE STEP. OUTLINING STRIPES SHALL HAVE A MINIMUM HORIZONTAL WIDTH OF 1 INCH (25 MM) AND A MAXIMUM WIDTH OF 2 INCHES (51 MM).

1024.2.2 LANDINGS
THE LEADING EDGE OF LANDINGS SHALL BE MARKED WITH A STRIPE CONSISTENT WITH THE DIMENSIONAL REQUIREMENTS FOR STEPS.

1024.2.3 HANDRAILS
ALL HANDRAILS AND HANDRAIL EXTENSIONS SHALL BE MARKED WITH A SOLID AND CONTINUOUS STRIPE HAVING A MINIMUM WIDTH OF 1 INCH (25 MM). THE STRIPE SHALL BE PLACED ON THE TOP SURFACE OF THE HANDRAIL FOR THE ENTIRE LENGTH OF THE HANDRAIL, INCLUDING EXTENSIONS AND NEWEL POST CAPS, WHERE HANDRAILS OR HANDRAIL EXTENSIONS BEND OR TURN CORNERS, THE STRIPE SHALL NOT HAVE A GAP OF MORE THAN 4 INCHES (102 MM).

1024.2.5 OBSTACLES
OBSTACLES AT OR BELOW 6 FEET 6 INCHES (1981 MM) IN HEIGHT AND PROJECTING MORE THAN 4 INCHES (102 MM) INTO THE EGRESS PATH SHALL BE OUTLINED WITH MARKINGS NO LESS THAN 1 INCH (25 MM) IN WIDTH COMPRISED OF A PATTERN OF ALTERNATING EQUAL BANDS OF LUMINESCENT LUMINOUS MATERIAL AND BLACK, WITH THE ALTERNATING BANDS NO MORE THAN 2 INCHES (51 MM) THICK AND ANGLED AT 45 DEGREES (0.79 RAD). OBSTACLES SHALL INCLUDE, BUT ARE NOT LIMITED TO, STANDPIPES, HOSE CABINETS, WALL PROJECTIONS AND RESTRICTED HEIGHT AREAS.

1024.2.6.1 EMERGENCY EXIT SYMBOL
THE DOORS SHALL BE IDENTIFIED BY A LOW-LOCATION LUMINOUS EMERGENCY EXIT SYMBOL COMPLYING WITH NFPA 170. THE EXIT SYMBOL SHALL BE A MINIMUM OF 4 INCHES (102 MM) IN HEIGHT AND SHALL BE MOUNTED ON THE DOOR, CENTERED HORIZONTALLY, WITH THE TOP OF THE SYMBOL NO HIGHER THAN 18 INCHES (457 MM) ABOVE THE FINISHED FLOOR.

NOTES:
1. FIRST FLOOR LEVEL IS CLASSIFIED AS NON-SEPARATED OCCUPANCIES AS DEFINED BY 2009 IBC, SECTION 508.3.
2. THE ENTIRE BUILDING IS EQUIPPED WITH AN APPROVED SPRINKLER SYSTEM IN ACCORDANCE WITH 2009 IBC, SECTION 903, AUTOMATIC SPRINKLER SYSTEM
3. GUESTROOMS MUST BE SEPARATED FROM EACH OTHER BY 1-HOUR FIRE RESISTANCE RATED WALLS.
4. CORRIDORS SERVING RESIDENTIAL OCCUPANCIES MUST HAVE A MINIMUM FIRE RESISTANCE RATING OF AT LEAST 12-HOURS.
5. SHAFTS CONNECTING 4 STORIES OR MORE, INCLUDING EXIT STAIRS AND ELEVATOR SHAFTS ENCLOSURES, MUST HAVE A MINIMUM FIRE RESISTANCE RATING OF 2-HOURS.
6. LAUNDRY/TRASH CHUTE ACCESS MUST BE FROM A ROOM, NOT DIRECTLY FROM CORRIDOR, AND THE ROOM MUST HAVE A MINIMUM FIRE RESISTANCE RATING OF 1-HOUR.
7. LAUNDRY/TRASH CHUTE TERMINATION ROOMS MUST HAVE A 1-HOUR RESISTANCE RATINGS.
8. STC RATING FOR INTERIOR PARTITIONS MAY INCREASE FIRE RATING CONSTRUCTION NOT SHOWN ON LIFE SAFETY PLANS FOR WALL TYPE CONSTRUCTION, TYPICAL.
9. GENERAL CONTRACTOR TO CONFIRM EXISTING FIRE PARTITIONS, ADJACENT NEW PARTITIONS AS WELL AS EXISTING NOT IN SCOPE OF WORK MEET CURRENT LIFE SAFETY PLANS, TYP.
10. DUE TO FIELD CONSTRAINTS NOT ALLOWING INSTALLATION OF SMOKE DETECTOR UNDER THE EXISTING BEAMS, THESE ARE TO BE INSTALLED ON THE WALLS IMMEDIATELY BELOW THE BEAMS AS AGREED WITH THE AUTHORITY HAVING JURISDICTION.
11. PROVIDE SEMI-RECESSED FIRE EXTINGUISHERS. REFER TO PLANS FOR QUANTITY AND LOCATIONS AS REQUIRED.
12. PROVIDE SMOKE CURTAIN (SMOKE GUARD SYSTEM) AT ELEVATOR DOORS ON LEVELS 2 THRU 14 AND TOP OF THE EAST PER 2009 IBC 708.14.1

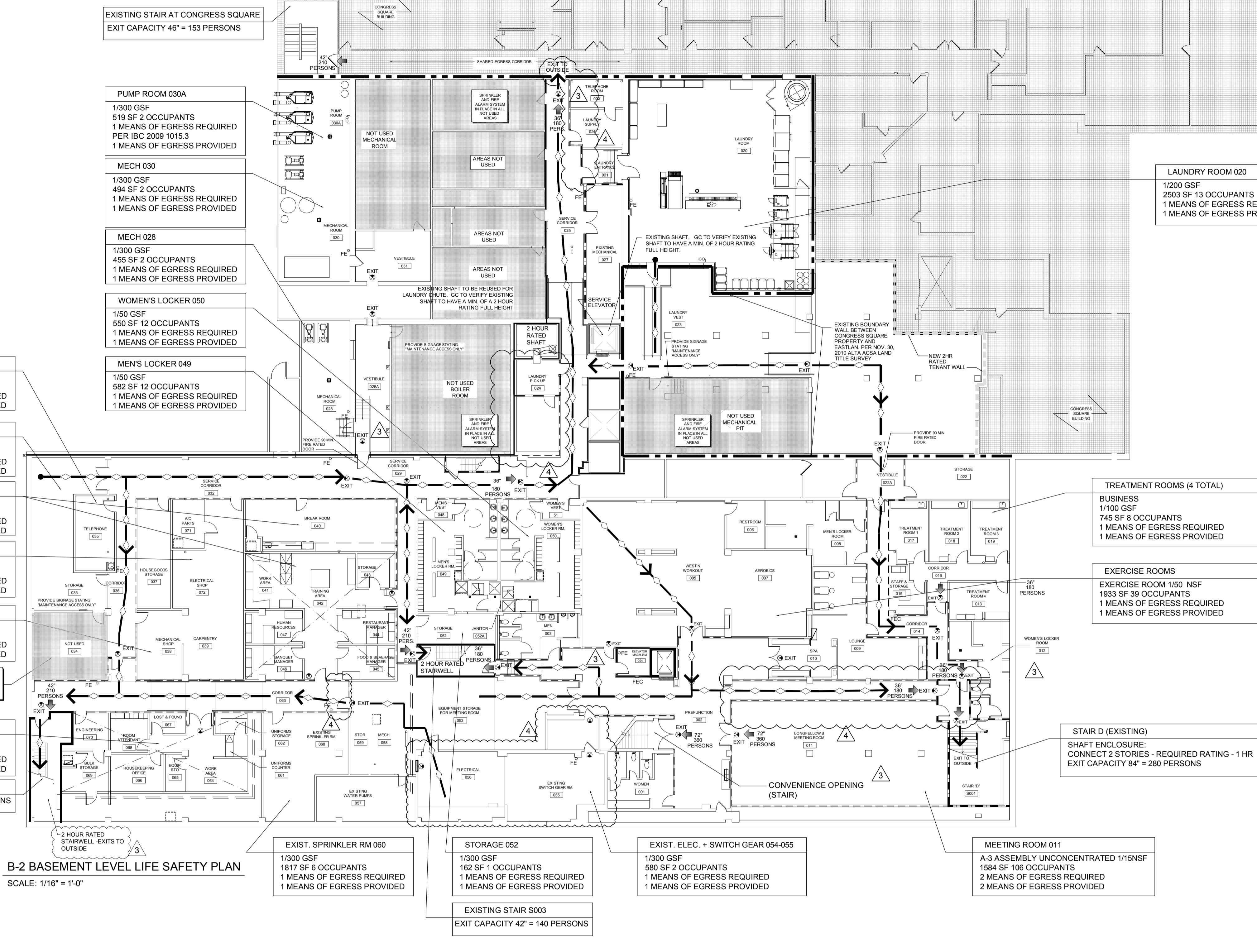
OCCUPANCY SUMMARY

B-2 BASEMENT LEVEL	394 PERSONS
5 EXITS PROVIDED	
EGRESS CAPACITY	780 PERSONS
B-1 BASEMENT LEVEL	2 PERSONS
2 EXITS PROVIDED	
EGRESS CAPACITY	720 PERSONS
GROUND LEVEL	1,709 PERSONS
7 EXITS PROVIDED	
EGRESS CAPACITY	2,044 PERSONS
2ND LEVEL	66 PERSONS
4 EXITS PROVIDED	
EGRESS CAPACITY	743 PERSONS

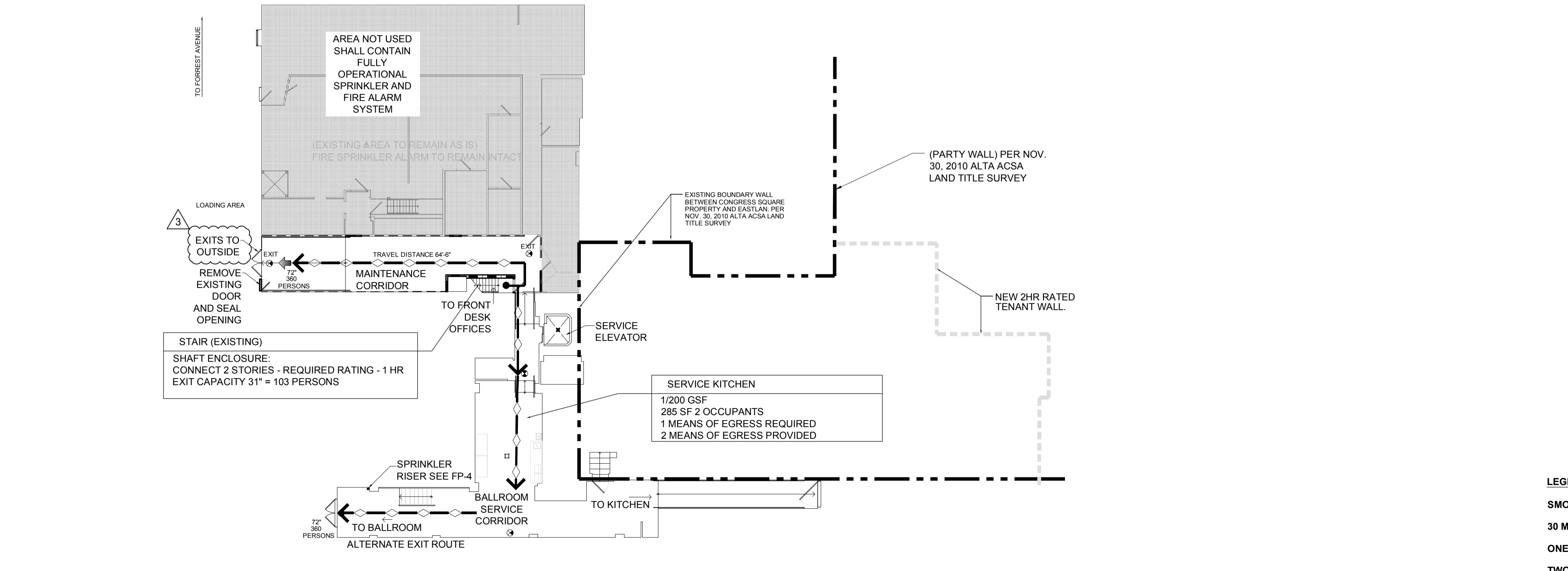
SEE SHEET LS-102 AND LS-103 FOR GUEST ROOM LEVEL AND TOP OF THE EAST CALCULATIONS

LEGEND

SMOKE BARRIER	---
30 MINUTES	---
ONE HOUR	---
TWO HOUR	---
PATH OF TRAVEL	---
EXISTING BOUNDARY WALL	---
NEW 2 HR. TENANT WALL	---
FIRE EXTINGUISHER	FE C
EXIT SIGN	⬇



B-2 BASEMENT LEVEL LIFE SAFETY PLAN
SCALE: 1/16" = 1'-0"



B-1 BASEMENT LEVEL LIFE SAFETY PLAN
SCALE: 1/16" = 1'-0"