1 LIFE SAFETY PLAN

SCALE: 1/16" = 1'-0"

2 OCCUPANCY LOAD PLAN

SCALE: 1/16" = 1'-0"

LEGEND

- EXISTING FIRE EXIT STAIR SERVING ALL FLOORS - 2HR RATED
- DEAD END CORRIDOR (50' MAX ALLOWED)
- COMMON PATH TO EXIT (100' MAX ALLOWED)
- TRAVEL DISTANCE (300' ALLOWED)
- BOUNDARY OF TENANT SPACE AFTER PROPOSED RENOVATIONS
- FIRE EXTINGUISHER LOCATION (REQUIRED MAX TRAVEL 75' & AT STAIRS)
- EXIT SIGN
- EMERGENCY LIGHT
- FIRE ALARM/STROBE
- FIRE/STROBE

OCCUPANCY LEGEND - SUITE A			GROSS SQ. FT.	OCCUPIED SQ. FT.	OCCUPANT LOAD
	100 GSF/PERSON	B - BUSINESS OFFICES, CIRCULATION		2,917	
		TOTAL:	2,917	2,917	30

OCCUPANCY LEGEND - SUITE B			GROSS SQ. FT.	OCCUPIED SQ. FT.	OCCUPANT LOAD
	100 GSF/PERSON	B - BUSINESS OFFICES, CIRCULATION		5,435	54
	15 NSF/PERSON	A1 - ASSEMBLY: OPEN AREA		471	31
	300 GSF/PERSON	ASM - ACCESSORY STORAGE		126	1
		TOTAL:	6,032		86

180 / 43

CAPACITY OF EXIT DOOR (36" CLEAR DIVIDED BY 0.2" = 180 PEOPLE

ACTUAL NUMBER OF PEOPLE EXITING THROUGH DOOR

2009 IBC/IEBC CODE SUMMARY

General Building Description:	Existing building is a 6 story multi-tenant office building w/ two exit, 2HR fire rated stairs.
Renovation Scenario:	This project is a new tenant fit up for part of the second floor of the building. The space was previously business office use for one single tenant. The proposed renovation is business use for two separate tenants.
Square Footage:	Second Floor Project Work Area: 8,949 S.F.
Occupancy Classification:	'B'- Business Use
Sprinkler & Fire Alarm:	Building is equipped with an approved automatic, supervised sprinkler system per NFPA 13 and fire alarm system.
Construction Type:	Type 3B - Construction consists of non-combustible components at exterior walls and any material permitted by code at the interior.
Occupancy Loads / Egress Capacity	Load Factors used for each space, total calculated load, and distribution of load to exit doors is shown on the Occupancy Load Plans. There are two separate functional areas on the plan: Suite A, which has one exit access to the common corridor, from where there are two exists available at the stairs; Suite B, which has two exist access to the common corridor, from where there are two exists available at the stairs. In Suite A the occupant load des not exceed 49, therefore this space can have a single exit access based on Section 1015, Table 1015.1. In Suite B occupant load exceed 49, therefore a new exit access door is created, door #2. The Life Safety Plan illustrates the travel distances and common paths of travel from each suite to the exit access doors or exit doors. The Occupancy Load Plan illustrates that sufficient egress capacity is provided at all exit access doors or exit doors leading from the space. **REQUIREMENT MET.**
Travel Distance Limits:	Common Path Limit: 100' (Section 1014.3, exception 1) Dead-end Corridor: 50' (Section 1018.4, exception 2) Travel Distance: 300' (sprinklered--Table 1016.1) See Life Safety Plan: **REQUIREMENT MET.**
Remoteness of Exits:	Per 1015.2.1, exception (2), Remoteness of exits in portions of the building required to have two exits shall be a minimum of 1/3 the longest diagonal of the area or building apart (if sprinkled). Life Safety Plan indicates maximum diagonal and remoteness of exits at areas requiring two exits. **REQUIREMENT MET**
IEBC –Renovation	Per Section 404.1, work is considered to be a Level 2 Alteration.
Requirements:	Per Section 404.2, Level 2 Alteration shall comply with provisions of Chapter 6 for Level 1 alterations as well as Chapter 7. Per Section 601.2, An existing building or portion thereof shall not be altered such that the building becomes less safe than its existing condition. **REQUIREMENT MET.** Per Section 701.3, all areas of new work in the renovation must meet the requirements of the IBC. **REQUIREMENT MET.**

2009 NFPA CODE SUMMARY

General Building Description:	Existing building is a 6 story multi-tenant office building w/ two exit, 2HR fire rated stairs.
Renovation Scenario:	This project is a new tenant fit up for part of the second floor of the building. The space was previously business office use for one single tenant. The proposed renovation is business use for two separate tenants.
Square Footage:	Second Floor Project Work Area: 8,949 S.F.
Occupancy Classification:	'B'- Business Use
Sprinkler & Fire Alarm:	Building is equipped with an approved automatic, supervised sprinkler system per NFPA 13 and fire alarm system.
Construction Type:	Type III (200)– Construction consists of non-combustible components at exterior walls and any material permitted by code at the interior.
Occupancy Loads / Egress Capacity:	Load Factors used for each space, total calculated load, and distribution of load to exit doors is shown on the Occupancy Load Plans. There are two separate functional areas on the plan: Suite A, which has one exit access to the common corridor, from where there are two exists available at the stairs; Suite B, which has two exist access to the common corridor, from where there are two exists available at the stairs. In Suite A common path of travel (CPT) does not exceed 100', therefore this space can have a single exit access based on 39.2.4.2 and 39.2.5.3. In Suite B existing CPT to existing door #3 exceeds 100' therefore a second exit access is required, new opening door #2. The Life Safety Plan illustrates the travel distances and common paths of travel from each suite to the exit access doors or exit doors. The Occupancy Load Plan illustrates that sufficient egress capacity is provided at all exit access doors or exit doors leading from the space. **REQUIREMENT MET.**
Travel Distance Limits:	Common Path Limit: 100' (sprinklered-Table A.7.6) Dead-end Corridor: 50' (sprinklered--Table A.7.6)) Travel Distance: 300' (sprinklered--Table A.7.6)) See Life Safety Plan: **REQUIREMENT MET.**
Remoteness of Exits:	Per 7.5.3.3 Remoteness of exits in portions of the building required to have two exits shall be a minimum of 1/3 the longest diagonal of the area or building apart (if sprinkled). Life Safety Plan indicates maximum diagonal and remoteness of exits at areas requiring two exits. **REQUIREMENT MET**
Required Fire Resistance Rating:	Per 8.6.5, Required fire resistance ratings for enclosure of exits shall conform to 7.1.3.2.1. Under this section, 7.1.3.2.1(2) indicates that an exit must be separated from the rest of the building with a 2 hour rated separation when it connects 4 or more stories. 7.1.3.2.1(2)(b) states that in existing buildings that are fully sprinkled, existing exits that otherwise require a 2 hour rated separation can be reduced to 1 hour. All existing enclosure components of the exits and at the lobby are 2HR rated. **REQUIREMENT MET.**

Reviewed for Code Compliance
Inspection Services
Portland, Maine

Date: 12/07/17

Winton Scott Architects
5 Milk Street
Portland, Maine 04101
207 774 4811
www.wintonscott.com

Architecture / Planning
Preservation Architecture
Interior Architecture

PERMIT DRAWINGS
10/22/17

Revision 1: November 20, 2017

Client
Spinnaker Trust

Office Interior Alterations

562 CONGRESS
Portland, Maine

CODE
ANALYSIS

1/8" = 1'-0"

A 0.0

October 22, 2017