

BUILDING CODE ANALYSIS (IBC 2009, NFPA 101)			
Use and Occupancy Classification	Business Group B (304.1), Business (6.1.11)		
Construction Type	Type III A (602.3) Exterior walls are of non-combustible material and interior building elements are of any material permitted by code		
Automatic Sprinkler System	The building is currently fully sprinklered per NFPA 13		
1. Existing Structure Information			
	Building Area	Renovation Area	
Lower Level	25,350 sq ft	11,905 sq ft	
First Floor	25,000 sq ft	275 sq ft	
Second Floor	25,000 sq ft	0 sq ft	
Third Floor	25,000 sq ft	0 sq ft	
Fourth Floor	25,000 sq ft	0 sq ft	
Fifth Floor	25,000 sq ft	0 sq ft	
Totals	150,350 sq ft	12,180 sq ft	
Number of Stories above Grade	5 w/ basement		
Building height	approx. 80ft		
2. Allowable Area (Table 503)			
Allowable area per floor	28,500 sq ft		
Allowable height	65		
Allowable number of stories	5		
3. Height and Area Modification with Automatic Sprinkler System (504.2)			
Allowable height increase	1 Story, 20 ft		
Total allowable height with modifications	6 Stories, 85ft		
The building height and area are within the permitted limits			

4. OCCUPANT LOAD (TABLE 7.3.1.2, & IBC TABLE 1004.1.1)					
Rm #	Occupied Spaces	Area, Net Sq. Ft.	Occupancy Load	Actual Design Occupancy	Use Classification
PHASE TWO					
Photo Office	190		2		Business use = 100
Majors	830		9		Business use = 100
Digital Lab	1,200		24		Educational vocational space = 50 net/person
Proposed Phase II Occupant Load			35		
Original Phase I			273		
Total Phase I and II			308		

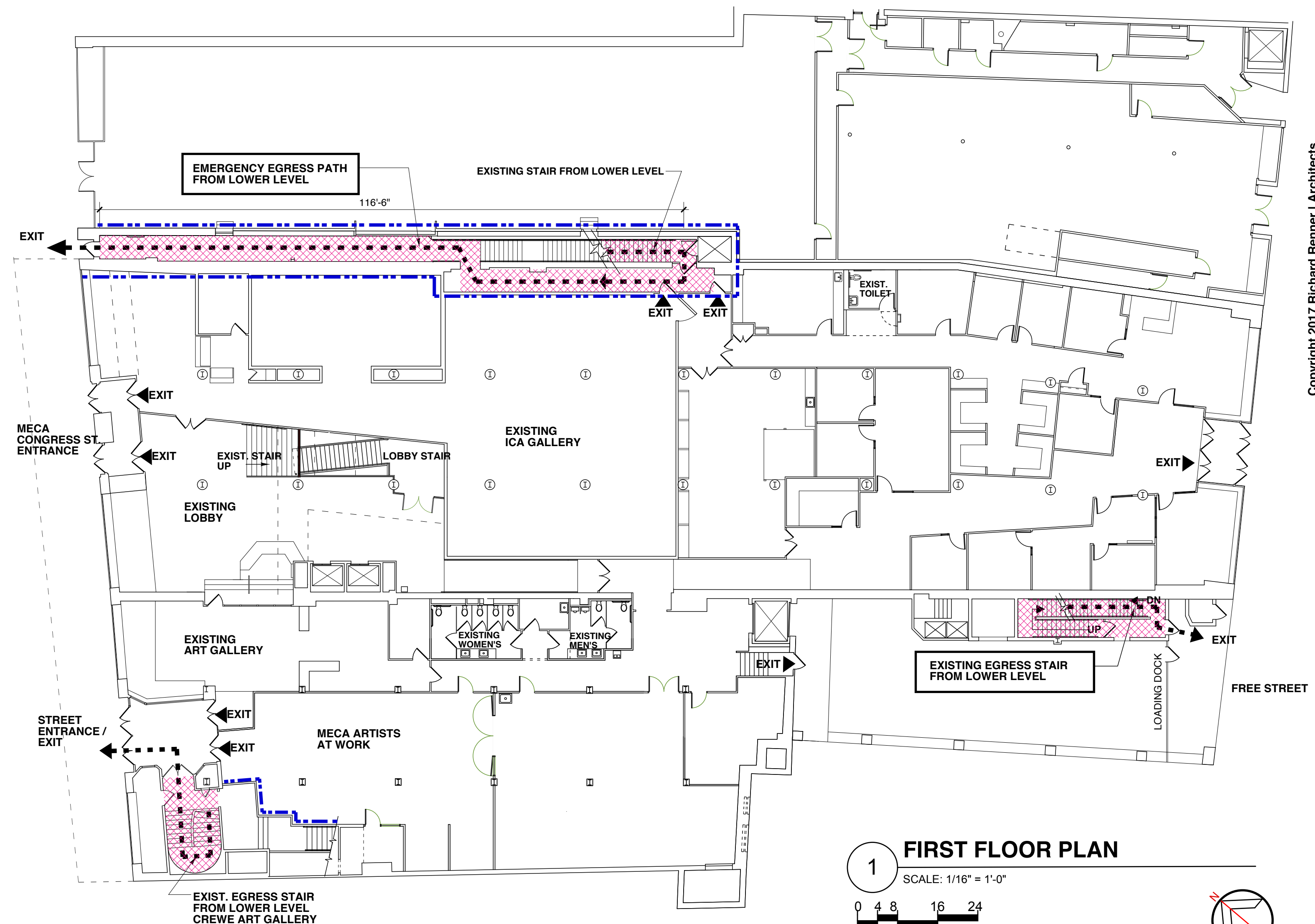
6. MINIMUM FIRE RESISTANCE REQUIREMENTS OF BUILDING ELEMENTS (IBC TABLES 601 & 602)			
Structural Frame	1 hour		
Load bearing exterior walls	2 hours		
Load bearing interior walls	1 hour		
Non-load bearing exterior walls (fire separation distance less than 30 ft.)	1 hour		
Non-load bearing exterior walls (fire separation distance greater than 30 ft.)	0 hours		
Floor construction	1 hour		
Roof construction	1 hour		
Shaft enclosures	2 hours		
Exit enclosures	2 hours		
Corridors	0 hours		Table 1018.1 w/sprinkler system and NFPA 39.3.6 (existing business occupancy)

7. MEANS OF EGRESS COMPONENTS					
Exit access travel distance with automatic sprinkler system	300 ft (IBC Table 1016.1) and NFPA 39.2.6.3				
Minimum number of exits required per floor	2 (IBC Table 1021.1) and NFPA 39.2.4				
Number of exits provided per floor	(2) for Lower Flr. and (3) for others				
Spaces with (1) means of egress allowed when occ. load less than 50 in Group B	IBC Table 1015.1				
Common path of travel in group B fully sprinklered buildings.	100 ft. (IBC 1014.3) and NFPA 39.2.5.3.1				
An area of refuge is provided in each exit stairway on each floor level (7.2.12)					
Component Description	Area Served = 1/2 total area	Area Occupant Load **	Width Required	Width Provided	Notes
Corridors	6,152 sq ft	125 X .2"	25"	Min. 60"	44" = required corridor min.
Stair 001	6,152 sq ft	125 X .3"	38"	56"	*NFPA 101, 7.2.2.2.1.1(2) and Table 7.2.2.2.1.1(b) Existing Stairs, (36" min. allowed for existing)
Stair 002	6,152 sq ft	125 X .3"	38"	44"	
Stair 003	893 sq ft	60 X .3"	18"	56"	
Egress Door to Stair 001	125 x 2"		25"	36"	
Egress Door to Stair 002	125 x 2"		25"	36"	
Egress Door to Stair 003	60 x 2"		12"	36"	

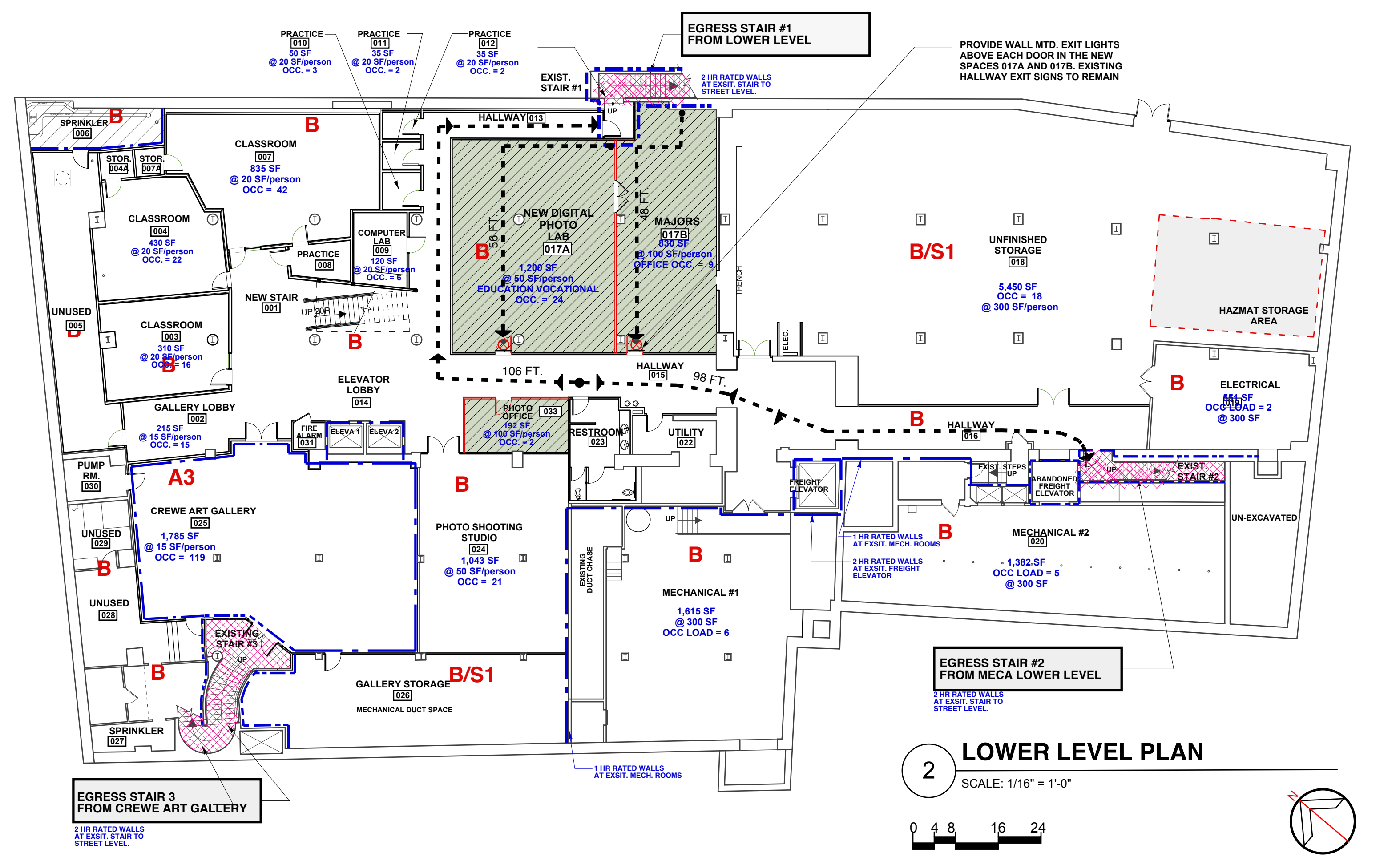
Calculations based on Tables 7.3.1.2 and 7.3.3.1

GRAPHIC KEY:

- LIMITED SCOPE OF FIT-UP WORK
- EXISTING 2-HOUR RATED EGRESS ENCLOSURES
- B** OCCUPANCY CLASSIFICATION
- 1-HOUR RATED WALL (EXISTING)
- 2-HOUR RATED WALL (EXISTING)
- TRAVEL DISTANCE



1 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"
0 4 8 16 24



2 LOWER LEVEL PLAN
SCALE: 1/16" = 1'-0"
0 4 8 16 24

Copyright 2017 Richard Renner Architects

RRRA

Richard Renner Architects
Sherborn, MA
Portland, ME
207.773.9699
508.651.2385

LICENSED ARCHITECT
CHARLES YOUNG
STATE OF MAINE
4118

MAINE COLLEGE OF ART
Lower Level Plan
PHASE II - Photo Dept. FIT-UP
522 Congress Street
Portland, Maine

Lower Level Code Summary

Drawn by: CY
File Name:
Project No. 2017
Scale: 1/16"=1'-0"
Date: 05.12.2017
Revised:

MECA LOWER LEVEL
Phase II
G1.1