

Building Code Analysis (IBC 2003, 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	26,500 sq ft	0 sq ft	
First Floor	25,000 sq ft	0 sq ft	
Second Floor	25,000 sq ft	0 sq ft	
Third Floor	25,000 sq ft	4,380 sq ft	
Fourth Floor	25,000 sq ft	0 sq ft	
Fifth Floor	25,000 sq ft	0 sq ft	
Totals	151,500 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 Table 1004.1.2)					
Rm #	Occupied Spaces	Area Net Sq. Ft.	Occupancy Load	Actual Design Occupancy	Use Classification
300	Drawing	1,022	21		Educational vocational space = 50 net/person
301	Drawing	1,515	31		
302	2D Foundation	1,670	34		
303	Critique Space (in Main Hallway)	NA	NA	NA	NA
304	Computer Lab	794	40		Educational Classroom space = 20 net/person
305	Classroom	922	47		Educational Classroom space = 20 net/person
306	Drawing Office	300	3		Business Office space = 100 net/person
307	Illustration Office	305	3		
309a	Illustration Studio	2,173	44		Educational vocational space = 50 net/person
309b	General Studio Space	2,904	58	40	Educational vocational space = 50 net/person
310	Wood Majors	2,240	23		Industrial General Use = 100 net/person
311	Wood Machine Room	905	9		
312	Wood Office	193	2		Business Office space = 100 net/person
313	Liberal Arts Office	288	3		
314	Art History Office	318	4		
320	Classroom	958	48	30	Educational Classroom space = 20 net/person
Design Occupant Load			370		

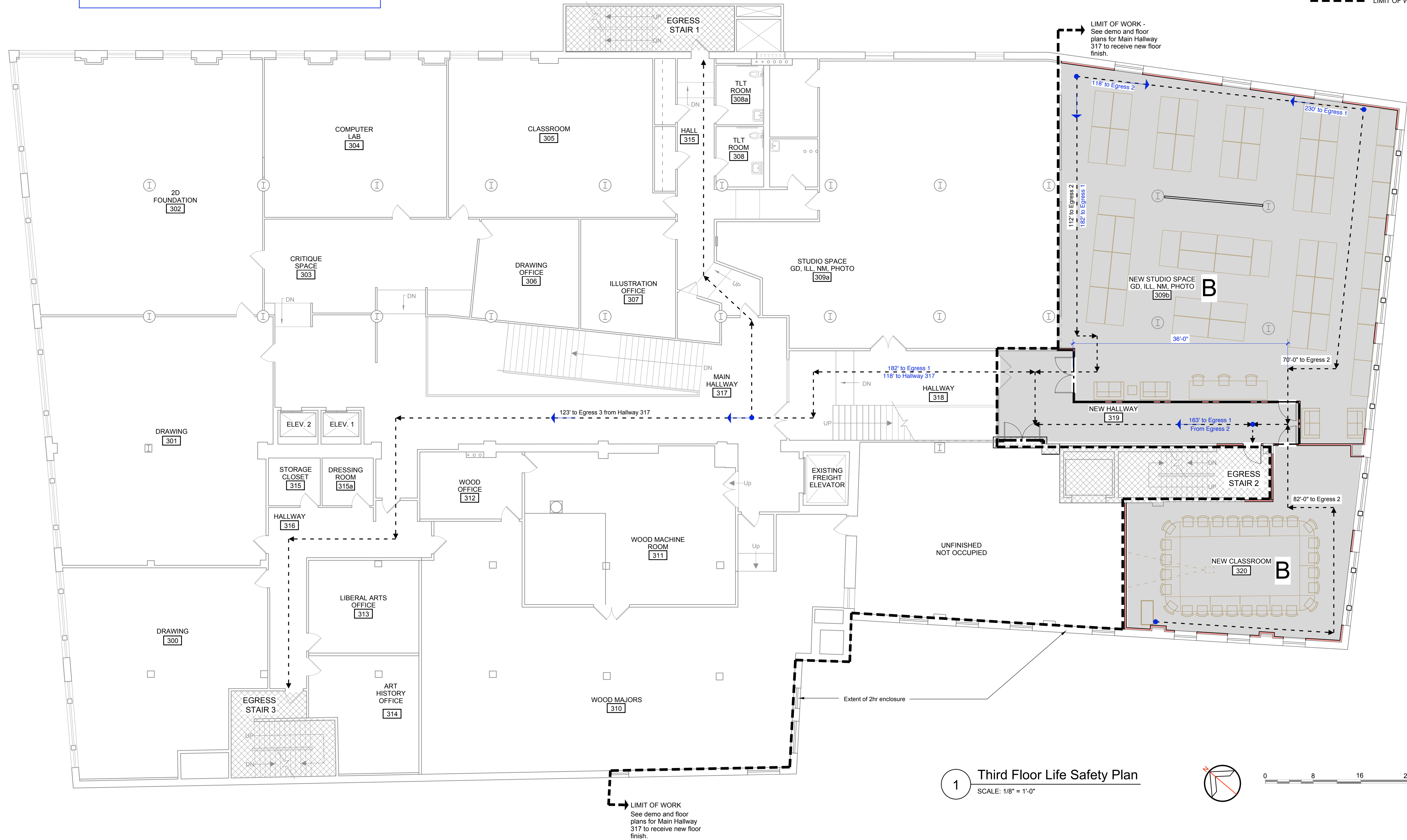
6. Minimum Fire Resistance Requirements of Building Elements (Table 601, Table 602, 39.3.2.2)							
Structural Frame	1 hour						
Loadbearing exterior walls	2 hours						
Loadbearing interior walls	1 hour						
Non-loadbearing exterior walls (fire separation distance less than 30 ft.)	1 hour						
Non-loadbearing 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 1016.1					
7. Means of Egress Components							
Exit access travel distance with automatic sprinkler system	300 ft (Table 1015.1)						
Minimum number of exits required per floor	2 (Table 1018.1)						
Number of exits provided per floor	3						
Spaces with (1) means of Egress allowed when occ. load less than 50 in Group B	Table 1014.1						
Common path of travel in group B fully sprinklered buildings.	100 ft (1013.3)						
An area of refuge is provided in each exit stairway on each floor level (7.2.12)							
Floor Level	Stair #	Area Served	Occupant Load	Required Stair Width	Stair Width Provided	Required Corridor Width	Corridor Width Provided
Third Floor	Stair 1	8300 sq ft	124	38"	42"	25"	49"
	Stair 2	8300 sq ft	124	38"	42"	25"	81"
	Stair 3	8300 sq ft	124	38"	52"	25"	74"
Calculations based on Tables 7.3.1.2 and 7.3.3.1							

8. Minimum Plumbing Fixtures (Appendix B State of Maine Internal Plumbing Code)					
REQUIRED FIXTURES	WC fixtures/person	Urinal fixtures/male	Lav fixtures/person	DF/person	
Type of Occupancy					
Other (college)	1 per 40 (m); 1 per 30 (f)	1 per 35	1 per 40 (m); 1 per 40 (f)	1 per 75	
Occupancy (total building) count includes add'l 20 persons at new studio plus existing occupants	Male 287	Female 288	occupancy count based on actual number of faculty, staff, students, and visitors to the building		
required fixtures	7	10	8	7	7
provided fixtures includes all floors	9	17	8	8	5
Building complies with Maine Internal Plumbing Code for minimum plumbing fixtures					

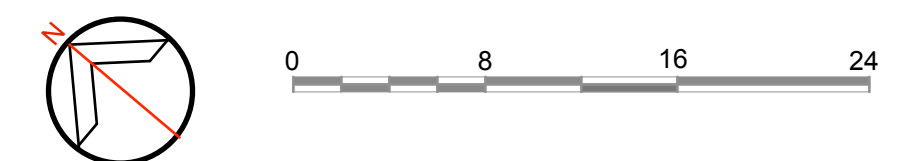
GRAPHIC KEY:

- AREA OF RENOVATION
- 2-HOUR RATED ENCLOSURE
- EXISTING WALL
- 1-HOUR RATED WALL
- TRAVEL DISTANCE
- NEW WALL
- LIMIT OF WORK

NOTE: SEE ELECTRICAL DRAWINGS FOR EXIT SIGNS, ALARM PULL STATIONS, STROBES AND EMERGENCY EGRESS LIGHTING.



1 Third Floor Life Safety Plan
SCALE: 1/8" = 1'-0"



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REGISTERED ARCHITECT
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Permit Set

**MAINE COLLEGE OF ART
Third Floor Phase I**

522 Congress Street
Portland, Maine

**Third Floor Life Safety Plan &
Code Review**

Drawn by: CNY
Scale: 1/8"=1'
Date: 04.15.11

File Name: LS1.1 Life Safety
Project No. 2008-04.00
Revised:

THIRD FLOOR RENOVATIONS

LS1.1