BUILDING CODE ANALYSIS (IBC 2009, NFPA 101)

Current Use and Occupancy Classification	Residential Group R-2 (310.1), NFPA Residential (6.1.8.1)
Proposed Use and Occupancy Classification	MIXED OCCUPANCY Residential Group R-2 (310.1), NFPA Residential (6.1.8.1) / Assembly A-3 (303.1), NFPA Assembly (6.1.2)
Construction Type	Type III B (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. One hour fire rating between uses (walls, ceiling, floor), as per Table 508.4.

1. Existing Structure Information

	Building Area	Renovation Area
Lower Level	4,380 sq ft	0 sq ft
First Floor	4,200 sq ft	565 sq ft
Second Floor	4,225 sq ft	0 sq ft
Third Floor	4,225 sq ft	0 sq ft
Fourth Floor	4,225 sq ft	0 sq ft
Fifth Floor	4,225 sq ft	0 sq ft
Totals	28,480 sq ft	565 sq ft
Number of Stories above Grade	5	
Building height	approx. 49ft	

2. Occupant Load (IBC Table 1004.1.1 & NFPA 101 Table 7.3.1.2)

Occupied Spaces	Area Net Sq. Ft.	Occupancy Load	Actual Design Occupancy	Use Classification
Dormitory Lounge + Laundry	1,208	80 (68+12)		Assembly space = 15 net/person
Basement Storage	1,220	5		Storage space = 300 net/person
Total Design Occupant Load		85		

3. Minimum Fire Resistance of Building Elements (IBC Tables 601 & 602)

Structural Frame	0	hours
Loadbearing exterior walls	2	hours
Loadbearing interior walls	0	hours
Non-loadbearing exterior walls (fire separation distance less than 30 ft.)	0	hours
Non-loadbearing exterior walls (fire separation distance greater than 30 ft.)	0	hours
Floor construction	0	hours
Roof construction	0	hours

4. Means of Egress Components for Group A-3

Exit access travel distance with automatic sprinkler system	250 ft (IBC 1028.8) and NFPA 101 13.2.6
Minumum number of exits required per floor	2 (IBC Table 1021.1) and NFPA 101 13.2.4
Number of exits provided per floor	(4) for Ground Level, and (3) for others
Common path of travel in fully sprinklered buildings.	20 ft (NFPA 101 A7.6)
Single Exit	75ft ft (IBC Table 1021.2 and NFPA 13.2.5.1.2)

NOTE: NEW A-3 SPACE TO BE CONNECTED TO EXISTING BUILDING-WIDE FIRE ALARM

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 51 Oak St CBL 037 H014001

Issued to Everett Chambers, L.P./Benchmark Date of Issue 08/25/2005

This is to certify that the building, premises, or part thereof, at the above location, built – altered – changed as to use under Building Permit No. 05-0061, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANCY
60 Dormitory Units	Dormitories Use Group R2 Type 3B IBC 2003

Limiting Conditions: none

This certificate supersedes certificate issued

Approved:

(Date) Inspector Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be remembered from owner to owner when property changes hands. Copy will be furnished to owner or tenant for one dollar.

2 BASEMENT SINGLE EXIT PLAN

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

Note: seal around all wall penetrations w/ UL approved firestop system(s)

P1 METAL STUD PARTITION

2-HOUR FIRE RATING - UL U411

NOTE: 1 HOUR RATED CEILING AND WALLS THROUGHOUT A-3 ZONE. CEILING TO UL-209 (SUSPENDED CEILING) OR UL-502 (FURRED DRYWALL) (NOT SHOWN)

Note: seal around all wall penetrations w/ UL approved firestop system(s)

P2 METAL OR WOOD STUD PARTITION

METAL STUD ASSEMBLY 1-HOUR FIRE RATING - UL U465

NOTE: 1 HOUR RATED CEILING AND WALLS THROUGHOUT A-3 ZONE. CEILING TO UL-209 (SUSPENDED CEILING) OR UL-502 (FURRED DRYWALL) (NOT SHOWN)

F1 LAUNDRY ROOM FLOOR

FLOOR ASSEMBLY 1-HOUR FIRE RATING - UL 501

1 FIRST FLOOR CODE SUMMARY PLAN

SCALE: 1/4" = 1'-0"

NEW DOOR TYPES

HARDWARE SETS

HW1 DOOR TYPE A	HW2 DOOR TYPE B	HW3 DOOR TYPE C	HW4 DOOR TYPE D
Hinges Utility Set F84 Closer Silencers Stop	Hinges Lever Passage Set Closer Silencers Stop	Hinges Fire Rated Exit Device Closer Silencers Stop Electromagnetic Door Holder on Fire Alarm	Hinges New Exit Only Panic Device Closer Salvage hardware where possible, replace as necessary.

NOTE: ALL HARDWARE FUNCTIONS TO BE VERIFIED WITH MAINE COLLEGE OF ART

GRAPHIC KEY:

	AREA OF RENOVATION		1-HOUR RATED WALL		EGRESS PATH
A-3	OCCUPANCY CLASSIFICATION		2-HOUR RATED WALL	14'	DISTANCES TO EXIT
	EXISTING WALL	P1	WALL TYPE		EXIT SIGNS
	NEW WALL	F-1	1-HOUR RATED FLOOR (LAUNDRY ROOM)		EMERGENCY LIGHTS
					EXIT/EMERGENCY COMBINATION LIGHTS

Scale: 1/4 inch = 1 foot

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RRA
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REGISTERED ARCHITECT RICHARD K. RENNER No. 1056 STATE OF MAINE

Reviewed for Code Compliance Inspections Division Approved as Noted Date: 08/29/14

Owner of Record:
Maine College of Art
522 Congress Street
Portland, Maine

MECA
Oak Street Dormitories
51 Oak Street
Portland, Maine 04101

Code Summary & Life Safety

Drawn by: CY / TT File Name: 2011-05.00_A1.1_First...
Scale: 1/4" = 1'-0" Project No. 2014-03.00
Date: 06/20/14 Revised: 07/14/14

Oak Street Dormitories

G1.1