



SECOND FLOOR CODE COMPLIANCE PLAN
 SCALE: 3/16" = 1'-0"



NOTE: SEE SHEET LS-1 FOR ADDITIONAL INFORMATION.

CODE ANALYSIS
 NFPA 101 Life Safety Code - 2009/2015 Edition (*) Denotes if fully Sprinkled/Alarmed

Building Classification: Existing Business # Mercantile
 Total First Floor Area (Mercantile) = 9,506 sf
 Total Second thru Fifth Floor Area (Business) = 38,024 sf
 Building Total Floor Area = 47,530 sf
 Second Floor Area - Business Use - 9,506 gross sf
 Ordinary Hazard
 Type III (000)

Hazard Classification: SF Mercantile @ 30 sf/occupant = 317 occupants
 SF Business @ 100 sf/occupant = 381 occupants
 Total Building Occupant Load = 698 occupants
 Second Floor Occupant Load = 96 occupants

Separation of Use Rating: Janitor, Mech, Stor Rating: 2 hours (1 hour)
Stair Rating: 2 hours (1 hour)
Elevator Shaft Rating: 2 hours (over 3 stories)
Minimum Stair width: 44" clear; 36" if less than 50 occupants
Maximum Riser height: 7"
Minimum Tread width: 11"
Minimum Headroom: 6'-8" at stairs; 7'-6" at occupied areas
Maximum fit between landings: 12'-0"
Handrail height: 34"-38" @ 42" guardrail
Handrail top extension: 12" horz
Handrail bottom extension: 11" angled + 12" horz.
Handrail diameter: 1-1/4" O.D.
Maximum baluster open space: less than 4"

Building Uses: Business
 (*) denotes if building is fully sprinkled

Max. Allowable Travel Distance: 200' (300')
Max. Allowable Common Path: 75' (100')
Max. Dead End Corridor Length: 20' (50')
Minimum Egress Corridor Width: 44"/36" if >50 occ.
Minimum Number of Required Exits: 2 (1 if less than 100 Occupants and less than 100' travel distance to egress floor level exit)

Minimum Horiz Egress Enclosure rating: 1 hr (none)
Minimum Separation of exits: 0.5 diagonal (0.33)
Fire Escapes as means of egress: Allowed (NA)
Minimum Egress Door Width: 36"

Exit Lighting: Required
Emergency Lighting: Required
Fire Alarm System: Required
Fire Sprinkler System: Required
Portable Fire Extinguishers: Required
Exit Devices/Panic Hardware: Required

City of Portland Compliance: NFPA 1 # Portland City Code 10

2009 International Building Code
 (*) denotes if building is fully sprinkled

Use Group Classification: Existing Mercantile - Use Group M - 9,506 sf
 Existing Business - Use Group B - 9,506 sf/floor
 Type III - Combustible/Non-Combustible, Unprotected
Construction: B @ 100 sf/occupant = 381 occupants
 M @ 30 sf/occupant = 317 occupants
Total Building Occupant Load = 698 occupants
Second Floor Occupant Load = 96 occupants

Area Use Separation Ratings: Janitor, Mech # Storage Rooms: 1 hour

Building Limitations: IIB Unprotected
Construction Type: 2 story / 5' @ M (+1 story / 20')
 3 story / 5' @ B (+1 story / 20')
Maximum Area / Floor: 12,500 sf @ M (+25,000 sf)
 19,000 sf @ B (+38,000 sf)
Actual Area/Height: 48,020 SF # 5 Stones (Existing)

CODE ANALYSIS (cont.)

Fire Resistance Ratings: Load Bearing Exterior Walls: 2 hours
 Fire Separation Exits (Stairs): 2 hours (1 hour)
 Fire Separation of Uses: 2 hours
 Elevator / Shafts: 2 hours
 Exit Corridors: 1 hour (none)
 Minimum Number of Exits: 2 per occupancy type
 Maximum Dead End Corridor Length: 20/50 at system furniture under 6' high
 Maximum Common Travel Path: 75' (100')
 Maximum Travel Distance: 200' (300')
 Minimum Corridor Width: 44"/36" if < 50 occupants
 Minimum Stair Width: 44"/36" if < 50 occupants
 Maximum Riser Height: 7"
 Minimum Tread Depth: 11"
 Minimum Ramp Width: 11"
 Maximum Ramp Pitch: 1:12
 Handrails: Same as NFPA 101
 Minimum Ceiling Height: 7'-6"

Fire Alarm System: Required
Fire Sprinkler System: Required
Portable Fire Extinguishers: Required
Exit Lighting: Required
Emergency Lighting: Required

Building Live Loads:
Office: 50 psf
Lobbies: 100 psf
Corridors: 80 psf
Storage: 125 psf @ light; 250 psf @ heavy

Interior Finish Requirements: Business B - Sprinkled
 Class B
 Class C
 Class C

Maine State Plumbing Code/UPC

Occupancy Classification: Business
Occupancy Area: 9,604 sf gross
Occupancy Load: 96 per IBC Table Method

96 Occupants - 48 male/48 female				
FIXTURES	TOILETS	URINALS	LAVS	SHOWERS
Men	1	1	1	NR
Women	3	0	1	NR

Drinking Fountain: 1/150 Occupants - 1 Required
 (or water station)

NFPA LEGEND

SYMBOL	DESCRIPTION
	EXIT LIGHT
	ABC FIRE EXTINGUISHER w/ BRACKET
	EMERGENCY LIGHT
	EMERGENCY LIGHT - CEILING
	SMOKE DETECTOR
	FIRE ALARM PULL STATION
	HORN / STROBE - WALL
	STROBE - WALL
	EMERGENCY / EXIT LIGHT
(E)	EXISTING

SYMBOLS LEGEND

	DIAGONAL
	EGRESS PATH
	EGRESS COMMON PATH
	EGRESS PATH IN FEET
	2 HR RATED

WALL TYPES

	EXISTING WALLS
	NEW PARTITIONS
	EXISTING (NO WORK)

- LIFE SAFETY NOTES**
1. MODIFY EXISTING NFPA 13 FIRE SUPPRESSION SPRINKLER SYSTEM AS REQUIRED. SPRINKLER SYSTEM MODIFICATIONS SHALL BE REVIEWED AND APPROVED BY THE STATE OF MAINE FIRE MARSHAL AS WELL AS THE LOCAL AUTHORITY HAVING JURISDICTION. THE SPRINKLER CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR THE DESIGN AND INSTALLATION OF THE SYSTEM FOR OCCUPANCY.
 2. MODIFY EXISTING FIRE ALARM SYSTEM AS REQUIRED FOR COMPLIANCE WITH NFPA 101 LIFE SAFETY CODE. COORDINATE WITH SPRINKLER SYSTEM. VERIFY LOCATION OF ALARM AND NOTIFICATION PANELS WITH THE AUTHORITY HAVING JURISDICTION.
 3. SEE ACCESSIBILITY DETAILS FOR MOUNTING HEIGHTS OF LIFE SAFETY DETAILS.



REVISIONS
 11.7.17

DRAWING NAME
MEMIC RENOVATION TO THE SECOND FLOOR OFFICES
 PORTLAND, MAINE 04101
 245 COMMERCIAL ST.

SHEET
SECOND FLOOR CODE COMPLIANCE PLAN

DATE: 26 OCT 2017
 SCALE: 3/16" = 1'-0"
 DRAWN: MFH/mgk
 JOB NO.: 170831
 SHEET
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