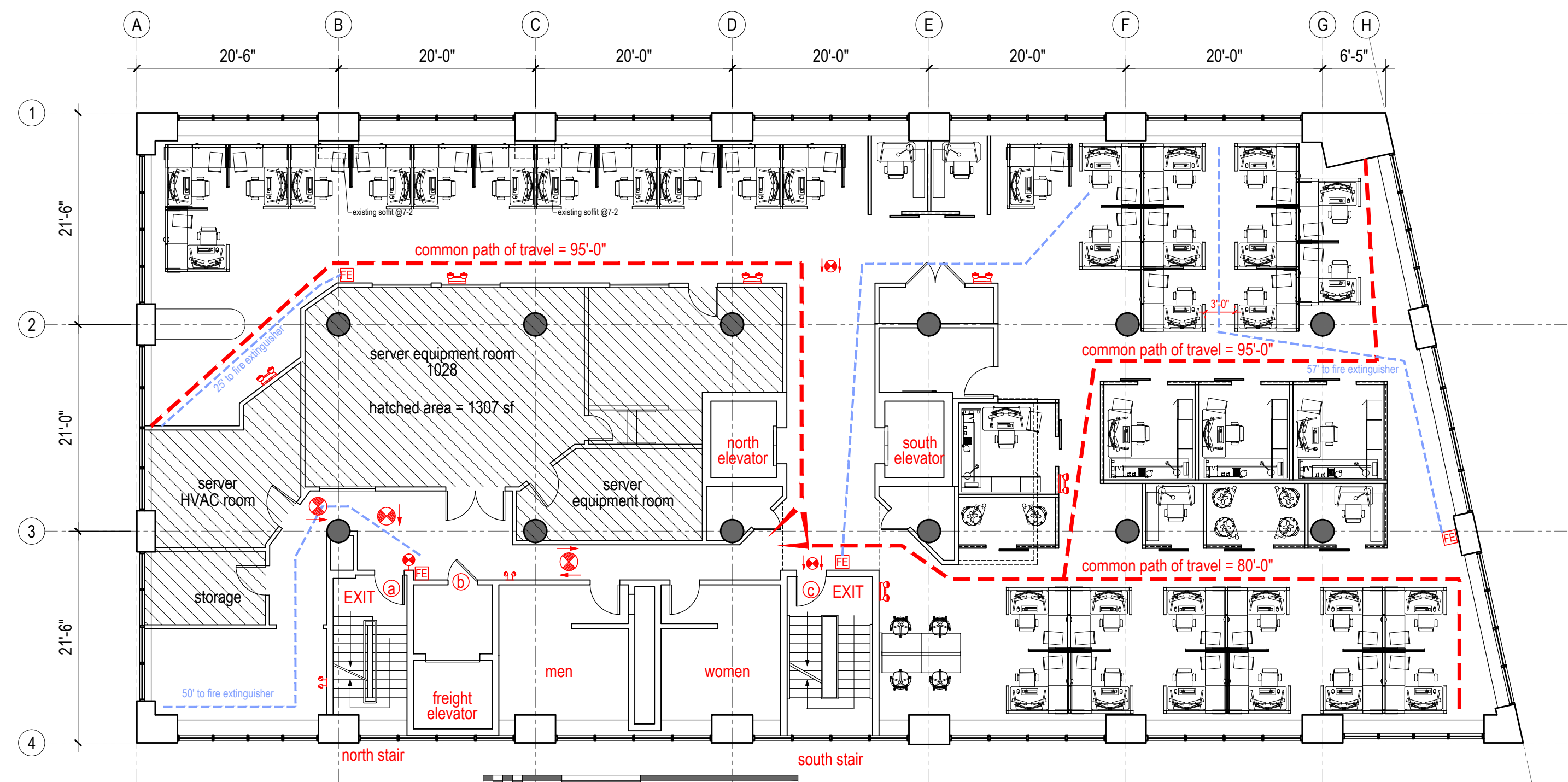


6th FLOOR PROPOSED PLAN
3/32" = 1'-0"



2nd FLOOR PROPOSED PLAN
3/32" = 1'-0"

Existing Doors, both floors:

mark	size	label	notes
a	3-0 x 7-0	1 1/2 hours	4"x25" wired glass vision panel
b	3-0 x 6-8	1 1/2 hours	flush
c	3-0 x 7-0	1 1/2 hours	4"x25" wired glass vision panel
d	3-0 x 7-0	1 1/2 hours	flush
e	3-0 x 6-8	1 1/2 hours	flush
f	3-0 x 7-0	1 1/2 hours	4"x25" wired glass vision panel

- emergency lighting
- exit sign with direction of travel arrows indicated

NOTE:
existing exit stair enclosure shafts are concrete block construction. The fire rating is a minimum of 1 hour and may be 2 hour, depending the thickness of block used.

Applicable Building Codes:

Maine Uniform Energy and Building Code
Portland City Code, Chapter 10 Fire Prevention and Protection
NFPA 101 Life Safety Code
IBC 2009 (International Building Code)

Existing Building:

(6) story office building, single tenant

Sprinkler System:

The existing building appears to be fully sprinklered. Modifications to the design of the existing system and installation shall be performed by a Maine Licensed Sprinkler Contractor as required by the State of Maine and the City of Portland

Code Highlights:

Both NFPA and IBC referenced. Code cited is either most stringent or both codes agree. See attached code review for specific details

Occupancy (no change in existing occupancy)

NFPA 1: Section 20.13, Business Occupancies
NFPA 101: Existing Business Occupancy, Chapter 39
IBC: Business Group B Section 304

Classification of Work

IEBC Section 404: Alteration-Level 2

NFPA Table A.7.6 Common Path, Dead-End, and Travel Distance Limits (by occupancy)

Building is fully sprinklered
Common Path of Travel: 100' maximum
Travel Distance to Exit: 300' maximum
Dead End Corridor: (NA) 050' maximum

Occupant load

NFPA Table 7.3.1.2

6th Floor:
gross floor area 8171 sf
net area at 1 per 15 = 975 sf = 65 occupants
(assembly at lunch room and board room)
gross area at 1 per 100 = 8171-975 = 71 occupants (business)
total 6th floor occupant load = 65+71 = 136 occupants

2nd Floor
gross floor area 8112 sf
gross floor area at 1 per 300 = 1028 sf = 3 occupants (mechanical)
gross area at 1 per 100 = 8112-1028=70 occupants (business)
total 2nd floor occupant load = 3+70 = 73 occupants

Widths required for egress

passageways: 44" (IBC 1005.1) occupant load < 220
aisles (IBC Group B) 36" (IBC 1017.2) occupant load < 180

Extinguishments Requirements. (NFPA 39.3.5)

NFPA 10 Table 6.2.1.1
Fire Extinguisher Size and Placement for Class A Hazards

Light (low) hazard occupancy
Minimum rated extinguisher: 2-A
Maximum floor area per unit A: 3000sf
Maximum floor area per extinguisher: 11,250 sf
maximum travel distance to an extinguisher: 75'

floor area for calculation purpose: 8400 sf
area per extinguisher: 2100 sf
minimum size extinguisher per location: 2-A

Extinguishers provided at each station:

Dry Chemical Fire Extinguisher
Classification 4-A80-B-C
tested to ANSIIUL 711 & ANSIIUL 299
with bracket required by manufacturer

Architect:
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Freeport, ME 04032
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Jon@zachauconstruction.com

Project:
MEMIC 261 Commercial Street
2nd & 6th floor Tenant Improvements

Tenant:
MEMIC
261 Commercial Street
(19 Cross Street)
Portland Maine, 04101

Tenant Contact
Catherine Lamson,
Senior Vice President
Chief Administrative Officer
(207) 791 3304

Building Owner:
Casco View Holdings II, LLC
PO Box 1137
Portland, ME 04104

City of Portland Information:
CBL 038 F019
Tax acct no. 51170

Date: 01-07-2015
Purpose:
Fast Track Construction Permit
City of Portland, Maine

Revisions

Sheet Title

code review

Sheet Number

cr1