

Project Description:

The building at 261 Commercial Street in Portland, Maine is a six (6) story office building owned by Casco View Holding LLC of Portland, Maine, and leased by MEMIC (Maine Employers' Mutual Insurance Company), a private mutual insurance company that opened in January 1993. The project involves reconfiguring office space on the 2nd and 6th floors. The work does not require changes to the structure of the building. This code summary demonstrates that the proposed work complies with applicable sections of NFPA 101, Life Safety Code Handbook, and the requirements of the specific occupancy, Existing Business.

Chapter 39: Existing Business Occupancies

39.1 General Requirements

39.1.1 Application.

No change in occupancy is proposed.

39.1.2 Multiple Occupancies:

Not applicable to this permit application

39.1.3 Special Definitions:

Not applicable to this permit application

39.1.4 Classification of Occupancy: Business: See §6.1.11

The Building Occupant, MEMIC, is a private mutual insurance company. The occupant's activities conform to the definition of a Business Occupancy in §6.1.11.1.

39.1.5 Classification of Hazard of Contents: see §6.2.2

The contents of this office comply with the Code's description of Ordinary Hazard Contents in §6.2.2.3* Ordinary Hazard Contents.

39.1.6 Minimum Construction Requirements:

No requirements

39.1.7 Occupant Load:

The occupant load has been calculated according to Table 7.3.1.2. See drawings, sheet CR-1 calculations:

2nd floor: 73 occupants

6th floor: 136 occupants

39.2 Means of Egress Requirements

39.2.1 General

The existing stairs serve as the exits for each floor. The exit access on each floor has been designed in accordance with the means of egress requirements specified by Chapter 7 and Chapter 39.

39.2.2 Means of Egress Components.

39.2.2.2 Doors. Doors complying with 7.2.1 shall be permitted

7.2.1.4.2 Door Leaf Swing Direction: A door can swing opposite direction of egress travel with room occupant load less than 50.

39.2.2.3 Stairs. No change to the existing stairs is proposed

39.2.3 Capacity of Means of Egress.

7.3.1.1.2: the loss of any means of egress leaves available 50% of egress capacity:

Stairs: The occupant load of the 6th floor = 136. 50% =68 Occupants

Stair width = $.3 \times 68 = 20.4$ inches

Access ways = $.2 \times 68 = 13.6$ inches

Doors: All existing doors in the means of egress are 36" wide leaves

39.2.3.2 Clear width required

a clear width of at least 44" has been provided at new passageways serving an occupant load greater than 50

39.2.4 Number of Exits.

39.2.4.1 (2) 2 exits required

Two stair enclosures, labeled North Stair and South Stair on the plans, serve each floor

39.2.4.2 Exit access is allowed to be on a single path for up to the maximum common path of travel allowed

Maximum Common Path of travel = 100 feet (per 39.2.5.3.1). See drawing CR-1 for depiction of Common Paths of travel

39.2.5 Arrangement of Means of Egress.

39.2.5.2* Dead-end corridors shall not exceed 50 ft

The proposed work does not include any corridors

39.2.5.3.1 Common path of travel shall not exceed 100 ft on a story protected throughout by an approved automatic sprinkler system in accordance with 9.7.1.1(1). See CR-1 for depiction of Common Paths of travel

39.2.6 Travel Distance to Exits.

39.2.6.3 Travel distance to an exit, measured in accordance with 7.6 shall not exceed 300 ft (91 m) in business occupancies protected throughout by an approved, supervised automatic sprinkler system in accordance with §9.7.

See drawing cr-1

39.2.7 Discharge from Exits.

Existing. No change proposed. Both exit stairs terminate at an exterior public way

39.2.8 Illumination of Means of Egress.

Lighting, with a combination of motion sensor-type lighting switches and dedicated circuits will be provided so that the illumination at all floor areas will be a minimum of 1 ft candle when occupants are present. See mechanical drawings

39.2.9 Emergency Lighting.

See mechanical drawings for existing and new emergency lighting.

39.2.10 Marking of Means of Egress.

See Life Safety Devices plans for existing and new exit signs

39.2.11 Special Means of Egress Features. Not applicable

39.3 Protection

39.3.1 Protection of Vertical Openings.

The existing exit stair enclosures appear to be enclosed by fire rated construction, and would have been required to be so enclosed when the building was constructed, however, this document does not represent that the existing fire stair enclosure meets code. The floor plan CR-1 shows the location of existing labeled doors.

39.3.2 Protection from Hazards.

Materials within this tenant space are routine office supplies that would be considered ordinary hazard materials, and therefore not required to be separated per 39.3.2.2. The appliances in the kitchenette area are used for food warming and are not flue connected appliances.

39.3.3 Interior Finish. Table A.10.2.2
Business Occupancy, Sprinklered

Exits

Walls and Ceilings: A, B, or C permitted Floors: no requirements

Exit Access Corridors

Walls and Ceilings: A, B, or C permitted Floors: no requirements

Other Spaces

Walls and Ceilings: A, B, or C permitted Floors: no requirements

39.3.4 Detection, Alarm, and Communications Systems.

The existing alarm systems shall be modified as the work requires. See mechanical plans for specific details

39.3.5 Extinguishment Requirements.

In accordance with NFPA 10, Standards for Portable Fire Extinguishers, Table 6.2.1.1 Fire Extinguisher Size and Placement for Class A Hazards.

See drawing CR-1 for maximum travel distance and fire extinguisher locations

39.3.6 Corridors. (No requirements.)

39.3.7 Subdivision of Building Spaces. (No special requirements.)

39.4 Special Provisions 39.

Not applicable to this permit application

39.5 Building Services

39.5.1 Utilities

Not applicable to this permit application

39.5.2 Heating, Ventilating, and Air-Conditioning

See mechanical drawings

39.5.3 Elevators, Escalators, and Conveyors

Not applicable to this permit application

39.5.4 Rubbish Chutes, Incinerators, and Laundry Chutes.

Not applicable to this permit application

39.6 Reserved

39.7.1 Emergency Plans.

Discussion: Tenant shall provide training to designated employees in the use of portable fire extinguishers. Tenant shall conduct drills in accordance with §4.7