0 5 10 20 40 80

Area of Work

5th floor:	7017 sf
4th floor:	7017 sf
3rd floor:	6690 sf
total area:	20,724 sf

Gross area per floor

5th floor:	8128 sf
4th floor:	8128 sf
3rd floor:	8128 sf
total area:	24,384 sf

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
Exercise Room with occupant load < 50 = business occupancy
6.1.2.1 Definition of Assembly Occupancy

IBC: Business Group B Section 304
Exercise Room with occupant load < 50 = business occupancy. See section 303.1, exception 1
Meeting Rooms < 750 sf = business occupancy
Section 303.1, exception 3

Classification of Work

IEBC Section 404: Alteration-Level 2

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

IBC Table 100.1.1

Business:	100 Gross
Exercise Rooms:	50 Gross
Locker rooms:	50 Gross

NFPA Table 7.3.1.2

Business:	100 Gross
Exercise Rooms:	50 Gross (with equipment)

Widths required for egress

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

New door at stair: 1½" hour rated door and frame in existing 2 Hr. rated shaft

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 exitinguisher:	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 Exitnguisher
Classification 4-A80-B:C
tested to ANSI/UL 711 & ANSI/IUL 299
with bracket required by manufacturer

LIST OF DRAWINGS:

Cover
c1 Cover Sheet

Building Code:
LS-1 3rd Floor Life Safety Plan
LS-2 4th Floor Life Safety Plan
LS-3 5th Floor Life Safety Plan

Demolition:
d1 3rd Floor Demolition
4th Floor Demolition
Demolition General Notes
d2 5th Floor Demolition

Architectural:
a1 3rd Floor Plan
a2 4th Floor Plan
a3 5th Floor Plan
a4 3rd Floor Ceiling Plan
a5 4th Floor Ceiling Plan
a6 5th Floor Ceiling Plan
a7 Interior Elevations
Plan Details
Schedules
flr-1 Flooring Finishes

Electrical

E-1 3rd Floor Lighting Plan (exit signs, emergency lighting)
E-2 4th Floor Lighting Plan (exit signs, emergency lighting)
E-3 5th Floor Lighting Plan (exit signs, emergency lighting)
E-3 3rd Floor Power Plan (life safety devices)
E-4 4th Floor Power Plan (life safety devices)
E-5 5th Floor Power Plan (life safety devices)
E-6 6th Floor Power Plan (life safety devices)
E-6 Electrical Schedules
E-7 Electrical Notes, Legend
Light Fixture Schedule

CITY OF PORTLAND, MAINE — RESURGAM

Inspections Division
Date: 09/10/15

Planning and Interior Design:
Lisa Whited
Whited Planning and Design
ph: (2017) 329-2189
lwhited@maine.rr.com

Gretchen Boulos NCIDQ
Boulos Commercial Design
ph: (207) 749 1795
gretchen@bouloscommercialdesign.com

Mechanical Engineering:
Bennet Engineering
contact: Cat Tranberg
ph (207) 865-9475
Cat@bennettengineering.net

General Contractor:
Zachau Construction
1185 U.S. Route One
Freeport, ME 04032
ph (207) 865-9925 (office)
contact: Jon
(207) 807-8980 (mobile)
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

for permit 8-17-2015

Sheet Title
cover sheet
project description
general notes

Sheet Number
c1