

1) OCCUPANT LOADS Table 7.3.1.2

ASSEMBLY USE - RESTAURANT  
(FIRST FLOOR ONLY)

COMMERCIAL RESTAURANT	DINING AREAS: INDOOR MOVABLE SEATING OUTDOOR MOVABLE SEATING KITCHEN AREAS BAR AREA (Employee)
582 SF @ 15 SF = 39 Occupants	700 SF @ 15 SF = 47 Occupants
322 SF @ 100 SF = 3 Occupants	96 SF @ 100 SF = 1 Occupant
<b>TOTAL = 90 Occupants</b>	

RESIDENTIAL APARTMENTS

Three Floors - 4 units per floor = 12 Units Total  
1,314 Gross Square Feet per floor - Total 3,942 Residential Apartment Area

Fourth Floor	Third Floor	Second Floor	Basement Floor
Suite 404 - 734 SF @ 200 SF = 4 Occupants Suite 403 - 797 SF @ 200 SF = 4 Occupants Suite 402 - 637 SF @ 200 SF = 3 Occupants Suite 401 - 637 SF @ 200 SF = 3 Occupants	Suite 304 - 723 SF @ 200 SF = 4 Occupants Suite 303 - 812 SF @ 200 SF = 4 Occupants Suite 302 - 610 SF @ 200 SF = 3 Occupants Suite 301 - 690 SF @ 200 SF = 3 Occupants	Suite 204 - 723 SF @ 200 SF = 4 Occupants Suite 203 - 819 SF @ 200 SF = 4 Occupants Suite 202 - 613 SF @ 200 SF = 3 Occupants Suite 201 - 679 SF @ 200 SF = 3 Occupants	Storage Rooms - 2,121 SF @ 500 SF = 4 Occupants Mechanical & Electric Rooms - 643 SF
<b>Total = 40 Occupants</b>			

BUILDING TOTAL = 134 OCCUPANTS

2) EGRESS CAPACITY - Table 7.3.3.1  
STAIRWAYS - 0.3 INCHES (7.6mm) WIDTH PER PERSON

3) 7.5.1.3.3 - SEPARATION DISTANCE BETWEEN EXITS SHALL BE NOT LESS THAN ONE-THIRD THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA, WITH SPRINKLER SYSTEM (SEE LS PLANS) Diagonal Distance in Residential Apartments = 85'-8 1/2" (Vn) [L = 28'-8 1/2"] Existing Stair Separation = 12'-7 3/4" (Vn) **15'-11" Short of the 1/3 minimum separation**

3) 4.2.2.4 NUMBER OF MEANS OF EGRESS

- ASSEMBLY 7.4 TWO EXITS REQUIRED
- STORAGE (Basement) 4.2.2.4
- 4.2.2.4.1 (2) - ORDINARY HAZARD OCCUPANCY PERMITS SINGLE MEANS OF EGRESS PROVIDED EXIT CAN BE REACHED WITHIN DISTANCE PERMITTED FOR COMMON PATH OF TRAVEL.
- TABLE 4.2.2.5 - ORDINARY HAZARD COMMON PATH = 100 FEET WITH SPRINKLER SYSTEM
- RESIDENTIAL APARTMENTS 30.2.4.1 TWO SEPARATE EXITS REQUIRED PER 7.3.1
- 4) 7.5.1.3.1 - WHERE TWO EXITS EXIST, THEY SHALL BE REMOTELY LOCATED FROM EACH OTHER AND BE ARRANGED TO MINIMIZE THE POSSIBILITY THAT MORE THAN ONE HAS THE POTENTIAL TO BE BLOCKED BY ANY ONE FIRE OR OTHER EMERGENCY CONDITION.
- 4a) 7.4.2 - ELECTRICAL EQUIPMENT ROOM MINIMUM NUMBER OF MEANS OF EGRESS IN ACCORDANCE WITH NFPA 70, Electrical Equipment (ECC confinement) Voltage, Electric Room in Basement shown with two means of egress, Dwg 42.
- 5) 30.2.5.3.2 - COMMON PATH OF TRAVEL: - 50 FEET WITH SPRINKLER SYSTEM Existing Common Path (Apartments) = 27'-6"
- 6) 30.2.5.4.2 - DEAD END CORRIDORS SHALL NOT EXCEED 50 FEET WITH SPRINKLER SYSTEM Existing Dead End Corridor (Apartments) = 27'-6"
- 7) 30.2.6.3.2 - TRAVEL DISTANCE FROM APARTMENT ENTRANCE DOOR TO NEAREST EXIT - 200 FEET MAXIMUM WITH SPRINKLER SYSTEM Existing Travel Distance (Apartments) Stair A = 121'-0" Existing Travel Distance (Apartments) Stair B = 78'-0"
- 8) 30.2.6.2 - TRAVEL DISTANCE WITHIN APARTMENT SHALL NOT EXCEED 125 FEET WITH SPRINKLER SYSTEM Travel Distance within Apartments Varies = 60' Maximum
- 9) SEPARATION OF OCCUPANCY Table 6.1.14.4.1 (b) 1) 30.2.6.1.2 - 12 HOUR FIRE RATED DOORS WITH SPRINKLER SYSTEM ASSEMBLY (less than 300 persons) to STORAGE = 1 HOUR WITH SPRINKLER SYSTEM SHALL HAVE 3/4 HOUR FIRE RATED DOOR/FRAME, POSITIVE LATCH & SELF CLOSING.
- 10) 30.3.6.1.2 - 12 HOUR FIRE RATED DOOR/FRAME, POSITIVE LATCH & SELF CLOSING.
- 11) 30.2.2.1.2 - 1 HOUR FIRE RATED STAIR ENCLOSURES (WITH SPRINKLER SYSTEM) SHALL HAVE 1 HOUR FIRE RATED DOOR/FRAME, POSITIVE LATCH & SELF CLOSING.

12) DOORS:

- a) DOORS FROM RESIDENTIAL APARTMENTS THAT OPEN ONTO EXIT ACCESS CORRIDORS SHALL HAVE NOT LESS THAN 20 MINUTE FIRE PROTECTION RATING AND BE TESTED IN ACCORDANCE WITH NFPA 252 OR UL 10C WITHOUT THE HOSE STREAM TEST. BE SELF-CLOSING, SMOKE SEALED AND BE EQUIPPED WITH POSITIVE LATCHING
- b) DOORS THAT OPEN FROM STAIRS A & B SHALL BE NOT LESS THAN 1 HOUR FIRE PROTECTION RATING, LABELED DOOR & FRAME, SMOKE SEALED, SELF-CLOSING AND EQUIPPED WITH POSITIVE LATCHING MECHANISM.
- VISION LIGHTS, IF PROVIDED, SHALL BE LIMITED IN SIZE TO MFG'S FIRE LABELING AUTHORITY.
- ALL REQUIRED FIRE RESISTANT RATED DOORS/FRAMES SHALL BE APPROVED, LISTED, AND LABELED INCLUDING ACCORDING HARDWARE.

13) EXISTING STAIRS: Table 7.2.2.1.1 (b)

- MINIMUM WIDTH - 36" (4 1/2" PROJECTION PERMITTED EACH SIDE)
- Existing Stair A = 32"
- Existing Stair B = 30"
- MAXIMUM RISER - 8"
- MINIMUM TREAD - 9"

- a) EXISTING STAIR WINDERS - 6" MIN. AND AT 12" FROM NARROW EDGE = 9" MIN.
- Existing Stair E = one winder @ 12" from edge = 8 1/2" tread width (Non Compliant - 1/2" short)
- b) 7.2.2.1.6 - EXISTING STAIRS PERMITTED HANDRAIL ONE SIDE ONLY
- c) 7.2.2.4.2 - EXISTING HANDRAILS SHALL BE NOT LESS THAN 30" ABOVE FINISHED FLOOR NOR MORE THAN 38". Existing Handrail Height - Stair A = Varies 28" to 31"
- d) 7.1.8 - GUARDS REQUIRED ON OPEN SIDES THAT EXCEED 30" ABOVE FLOOR.

- e) 7.2.2.4.5.2 (3) - EXISTING GUARDS ON EXISTING STAIRS PERMITTED TO BE NOT LESS THAN 36" ABOVE FLOOR. Existing Handrail Height - Stair A = Varies 28" to 31" and Stair B = Varies 28" to 31"
- \* (E) Guards below 30" shall be removed and replaced to the minimum height. Handrail, balusters and newels shall match existing. (Dwg 14)
- \* (SEE ALSO NOTE 21 / Drawing A1 FOR GUARD REQUIREMENTS)

ALTERATIONS TO EXISTING SHWARTZ BUILDING - A LANDMARK IN PORTLAND'S CONGRESS STREET HISTORIC DISTRICT

BUILDING SHALL BE EQUIPPED WITH AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13 AND A FIRE ALARM, DETECTION & COMMUNICATION SYSTEM

2009 EDITION NFPA 101 LIFE SAFETY CODE SUMMARY

PROPOSED MIXED USE / ASSEMBLY / RESIDENTIAL EXTERIOR BRICK STRUCTURE, TYPE III (200) CONSTRUCTION TYPE INTERIOR WOOD WALL, FLOOR & ROOF FRAMING

EXISTING STAIRS -CONT.

7.2.2.4.10 - NEW HANDRAILS SHALL EXTEND HORIZONTALLY, AT THE REQUIRED HEIGHT, NOT LESS THAN 12" BEYOND THE TOP RISER AND FOR A DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.

- Existing Stair A = Continuous wood rails with Newel Posts on each stair run
- Existing Stair B = Wall mounted wood rail
- Existing Stair C = Continuous wood rail with Newel Posts
- Existing Stair D = Wall mounted wood rail
- Existing Stair E = Continuous wood rail with Newel Posts one end

7.2.2.4.9 - NEW HANDRAIL ENDS SHALL BE RETURNED TO THE WALL OR FLOOR OR TERMINATE AT NEWEL POST.

14) 30.3.4 - FIRE ALARM SYSTEM IS REQUIRED WHEN 4 STORIES OR MORE THAN 11 UNITS, HOUR FIRE RATED ASSEMBLIES. (SEE WALL TYPES)

15) 30.3.7.2 - DWELLING UNITS SHALL BE SEPARATED FROM EACH OTHER WITH MINIMUM 1/2 HOUR FIRE RATED ASSEMBLIES. (SEE WALL TYPES)

16) 30.3.4.2.2 - INITIATION OF FIRE ALARM SYSTEM BY MANUAL MEANS IS NOT REQUIRED WITH SPRINKLER SYSTEM AND LESS THAN 16 UNITS.

17) 30.3.4.3.4 - ANNUNCIATION AND ANNUNCIATION ZONING IS NOT REQUIRED IN FOUR STORIES OR LESS, NOT MORE THAN 16 UNITS AND WITH SPRINKLER SYSTEM, FIRE DEPT NOTIFICATION IS REQUIRED.

18) ILLUMINATION OF MEANS OF EGRESS:

- a) SHALL BE CONTINUOUS DURING THE TIME THAT THE CONDITIONS OF OCCUPANCY REQUIRE THE MEANS OF EGRESS BE AVAILABLE FOR USE.
- b) THE MINIMUM ILLUMINATION FOR FLOORS AND WALKING SURFACES, OTHER THAN NEW STAIRS, SHALL BE TO VALUES OF AT LEAST 1 FT-CANDLE (10.8 lux) MEASURED AT THE FLOOR.
- c) THE MINIMUM ILLUMINATION FOR FLOORS AND WALKING SURFACES OF EXIT ACCESS IN ASSEMBLY OCCUPANCIES SHALL BE AT LEAST 1 FT-CANDLE (12 lux) DURING PERIODS OF PERSON MOVEMENT OR PROJECTIONS INVOLVING DIRECTED LIGHT.
- d) DURING CONDITIONS OF STAIR USE, THE MINIMUM ILLUMINATION FOR NEW STAIRS SHALL BE AT LEAST 10-FT-CANDLE (108 lux) MEASURED AT THE FLOOR.

19) EMERGENCY LIGHTING:

- a) EMERGENCY LIGHTING SHALL BE PROVIDED AT ALL EXITS, AISLES, CORRIDORS AND PASSAGEWAYS LEADING TO AN EXIT. ILLUMINATION SHALL BE PROVIDED FOR A MINIMUM OF 1 1/2 HOURS. EMERGENCY ILLUMINATION FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FT-CANDLE (10.8 lux) AND, AT ANY POINT, NOT LESS THAN 0.1 FT-CANDLE (1.1 lux) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL.
- b) PERIODIC EMERGENCY LIGHTING TESTING SHALL BE IN ACCORDANCE WITH NFPA 101 CODE AND LOCAL AUTHORITY HAVING JURISDICTION. OWNER SHALL COORDINATE THIS REQUIREMENT.
- c) EMERGENCY GENERATORS SHALL BE IN ACCORDANCE WITH NFPA 110
- d) UNIT EQUIPMENT, BATTERY SYSTEMS AND EMERGENCY LIGHTING INVERTERS FOR EMERGENCY ILLUMINATORS SHALL BE LISTED TO ANSULV 924 AND SHALL BE AN UNINTERRUPTIBLE POWER SYSTEM.

20) MARKING OF MEANS OF EGRESS:

- a) EXITS OTHER THAN THE MAIN EXIT SHALL BE MARKED WITH APPROVED CLEARLY IDENTIFIABLE INTERNALLY ILLUMINATED SIGN THAT IS READILY VISIBLE FROM ANY DIRECTION OF EGRESS.
- b) TACTILE SIGNAGE SHALL BE PROVIDED AT EACH EXIT DOOR REQUIRING AN EXIT SIGN. TACTILE SIGNAGE SHALL COMPLY WITH ICC/ANSI A117.1 (*Americans National Standard for Accessible Buildings and Facilities*)
- c) EXTERNALLY ILLUMINATED SIGNS SHALL BE ILLUMINATED BY NOT LESS THAN 5-FT CANDLES (5lux) AT THE ILLUMINATED SURFACE AND SHALL HAVE A CONTRAST RATIO OF NOT LESS THAN 0.5.
- d) INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED IN ACCORDANCE WITH ANSI/

21) POSTED OCCUPANCY SIGNAGE:

EVERY ROOM CONSTITUTING AN ASSEMBLY OCCUPANCY AND NOT HAVING FIXED SEATS SHALL HAVE THE MAXIMUM OCCUPANT LOAD OF THE ROOM POSTED IN A CONSPICUOUS LOCATION. THE SIGN SHALL BE PLACED IN THE ROOM OR IMMEDIATELY OUTSIDE THE ROOM INDICATING THE MAXIMUM NUMBER OF OCCUPANTS PERMITTED FOR EACH ROOM, USE AS INDICATED ON THESE LIFE SAFETY PLANS. OUTDOOR DINING AREAS ARE INCLUDED FOR THE TOTAL OCCUPANT LOAD. OCCUPANCY SIGNAGE SHALL BE POSTED IN ROOMS 100, 105 AND 120.

22) 30.3.4.5 - SMOKE ALARMS ARE REQUIRED AND SHALL BE INTERCONNECTED.

- Locations shall be:
  - every sleeping area
  - on all levels of every sleeping areas in vicinity of bedrooms
  - on all levels of units (including Basement)
  - Basement Storage and Mechanical Areas
- 23) CARBON MONOXIDE DETECTORS REQUIRED AND SHALL BE INTERCONNECTED. Locations shall be:
  - inside every apartment unit
  - immediately outside of every sleeping area
  - on all levels of units (including Basement)
  - Basement Storage and Mechanical Areas where fossil fuels are used

24) PORTABLE FIRE EXTINGUISHERS:

EXTINGUISHERS SHALL BE LOCATED ON EACH FLOOR AND IN BASEMENT IN ACCORDANCE WITH NFPA10. (SEE PLANS)

- a) PORTABLE FIRE EXTINGUISHERS SHALL BE WALL MOUNTED, MIN. CLASS 2-A RATED, 5LB CYLINDER MOUNTED MAX. 54" TO TOP, BOTTOM OF PORTABLE FIRE EXTINGUISHER SHALL NOT BE LESS THAN 4" ABOVE FLOOR.
- b) MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER IS 75 FEET.
- c) PORTABLE FIRE EXTINGUISHER - TYPE K CLASS, 1.6 GAL., 7" DIA., WALL HUNG IS REQUIRED IN KITCHEN.

25) 30.7.1 - EMERGENCY INSTRUCTIONS FOR RESIDENTS OF APARTMENT BUILDINGS. EMERGENCY INSTRUCTIONS SHALL BE PROVIDED ANNUALLY TO EACH DWELLING UNIT TO INDICATE THE LOCATION OF EXITS AND THE LOCATION OF FIRE ALARMS AND FIRE EXTINGUISHERS. INSTRUCTIONS TO DWELLING UNITS AND IN RESPONSE TO SOUNDING OF THE FIRE ALARM SYSTEM.

26) KITCHEN PORTABLE FIRE EXTINGUISHERS SHALL BE SINGLE MIN. 2.5 GAL. OR TWO 1.5 GAL. CLASS K WET CHEMICAL TYPE LOCATED WITHIN 30 FEET OF COMMERCIAL-TYPE COOKING EQUIPMENT.

- a) DEEP FAT FRYERS CLASS K PORTABLE FIRE EXTINGUISHERS SHALL BE AS FOLLOWS:
  - b) FOR UP TO 4 FRYERS HAVING A MAXIMUM COOKING MEDIUM CAPACITY OF 80 LBS (36.3KG) EACH: ONE CLASS K PORTABLE FIRE EXTINGUISHER OF A MINIMUM 1.5 GALLON (6 L) CAPACITY.
  - c) FOR EVERY ADDITIONAL GROUP OF FOUR FRYERS HAVING A MAXIMUM COOKING MEDIUM CAPACITY OF 80 LBS (36.3KG) EACH: ONE ADDITIONAL CLASS K PORTABLE FIRE EXTINGUISHER OF A MINIMUM 1.5 GALLON (6 L) CAPACITY SHALL BE PROVIDED.
  - d) FOR INDIVIDUAL FRYERS EXCEEDING 6 SQUARE FEET IN SURFACE AREA: CLASS K PORTABLE FIRE EXTINGUISHER SHALL BE INSTALLED IN ACCORDANCE WITH THE EXTINGUISHER RECOMMENDATIONS.

27) INSPECTION, MAINTENANCE AND RECHARGING SHALL BE OWNER'S RESPONSIBILITY. CERTIFIED PERSON SHALL RECHARGE PORTABLE FIRE EXTINGUISHERS AS NEEDED.

28) COMMERCIAL COOKING EQUIPMENT SHALL BE IN ACCORDANCE WITH NFPA 96, STANDARDS FOR VENTILATION CONTROL AND FIRE PROTECTION OF COMMERCIAL COOKING OPERATIONS. PLANS BY OTHERS INDICATING COOKING EQUIPMENT INSTALLATION CLEARANCES, HOOD FIRE SUPPRESSION (ANSUL) AND VENT TERMINATION DETAILS SHALL BE SUBMITTED TO STATE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL. THE STATE FIRE MARSHAL'S OFFICE SHALL REVIEW THE PLANS AND INSTALLATION BEGINS. INSTALLATION PLANS SHALL ALSO BE REVIEWED AND APPROVED BY CITY OF PORTLAND FIRE DEPARTMENT.

29) SEATING

ALL PUBLIC SEATING SHALL PROVIDE MINIMUM 6" BARRIER FREE SPACES AT ALL DINING SURFACES THAT INVOLVE THE CONSUMPTION OF FOOD OR DRINK. REFER TO DRAWING A FOR MINIMUM SPACE AND CLEARANCE REQUIREMENTS.

- a) UNSECURED SEATING SHALL BE PERMITTED, PROVIDED THAT IN THE AREA USED FOR SEATING, THERE IS NO OBSTACLE TO THE SEAT FOR EACH PERSON. SEATING SHALL BE SECURED FOR EACH PERSON TO REACH EXITS ARE MAINTAINED AT ALL TIMES.

30) INTERIOR FINISHES:

- a) INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASS A OR CLASS B IN ASSEMBLY AREAS EXCEPT IN APARTMENT UNITS.
- b) INTERIOR FINISH IN EXIT ACCESS CORRIDORS SHALL BE NOT LESS THAN CLASS II.
- c) CARPET AND CARPET LIKE INTERIOR FLOOR FINISHES SHALL COMPLY WITH ASTM D2859.
- d) FLOOR COVERINGS, OTHER THAN CARPET (SEE "C" ABOVE), SHALL HAVE A MINIMUM CRITICAL RADIANT FLUX OF 0.1 w/cm<sup>2</sup>.
- e) AUDITORIUM PERMANENT PLATFORM FRAMING SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS EXCEPT THE FINISHED FLOOR FINISHING SHALL BE WOOD.

31) SPRINKLER SYSTEM:

ENTIRE BUILDING SHALL BE PROTECTED WITH AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13. SYSTEM WILL BE MAINTAINED, INSPECTED AND MONITORED BY A LICENSED CONTRACTOR. THE SYSTEM SHALL BE MAINTAINED AND MONITORED BY A LICENSED CONTRACTOR IN CONTACT INTO TO STATE & LOCAL AUTHORITIES. IF REQUESTED, SPRINKLER CONTRACTOR SHALL SUBMIT SPRINKLER PLANS AND CALCULATIONS TO STATE FIRE MARSHAL'S OFFICE IN AUGUSTA, MAINE FOR REVIEW AND PERMITTING PRIOR TO ANY WORK COMMENCING.

SHWARTZ BUILDING RENOVATIONS  
600-604 CONGRESS STREET  
PORTLAND, MAINE  
LIFE SAFETY GENERAL NOTES

JOHN H. LEASURE ARCHITECT, INC.  
6 Q STREET  
SOUTH PORTLAND, MAINE 04106

REV.	DATE	STATUS
3	3-30-17	STATE FIRE MARSHAL SUBMISSION
4	4-28-17	SUBMITTED FOR PERMITS
1		

