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Code Summary:	Existing	Proposed
IBC Use NFPA 101 Use	R-2, B Residential, Business	R-2, B Residential, Business
Sprinkler	Yes	Yes
Fire separation of uses	Yes	Yes
Construction Type	III-B	III-B
Aggregate Area of Building: Building footprint: Area of work:	15,140sf 3,018sf N/A	15,140sf 3,018sf 5,252sf

IEBC 2009

101.5.2 Work area compliance method

404.1 Level 2 alteration

602.1 Interior finishes shall comply with Chapter 8 of the IBC
603.1 Maintain existing level of fire protection provided
604.1 Maintain existing level of means of egress provided
605.1 Comply with Sections 605.1.1 through 605.1.14, Chapter 11 of IBC unless technically infeasible
Exception: Accessible means of egress required by Chapter 10 of IBC are not required to be provided in existing buildings.

701.3 All new construction elements, components, systems, and spaces shall comply with requirements of IBC
Exception: The minimum ceiling height of habitable and occupiable spaces and corridors shall be 7 feet
703.2.1 In Group B occupancy, enclosure is not required in buildings not exceeding 3,000 square feet per floor and with an automatic sprinkler system.
704.1.1 Where an approved automatic sprinkler system is installed throughout the story, the required fire-resistance rating for any corridor location on the story shall be permitted to be reduced in accordance with the IBC.
704.2.2 In buildings w/ occupancies in Group B work areas with exits or corridors sharing more than one tenant or have exits serving an occupant load greater than 30 shall be provided with an automatic sprinkler system.
704.2.5 Fire sprinkler systems shall be supervised by an approved central station, proprietary, or remote station systems in accordance with NFPA72.
Exception: Supervision is not required when automatic sprinkler system is installed in accordance with NFPA13R.
704.4 An approved fire alarm system is required in accordance with this section.
705.2 The means of egress shall comply with the requirements of this section, except where the work area and the means of egress serving it complies with NFPA 101.

IBC 2009

708.2 Shaft Enclosure Required
Exception7 In other than Groups 1-2 And 1-3, a shaft enclosure is not required for a floor opening or an air transfer opening that complies with the following:

7.1. Does Not connect more than two stories.
7.2. Is not Part of the required means of egress system.
7.3 Is not concealed within the construction of a wall or a floor/ceiling assembly.
7.4. Is not open to a corridor in Group I and R occupancies.
7.5. Is not open to a corridor on nonsprinklered floors in any occupancy.
7.6. Is separated from floor openings and air transfer openings serving other floors by construction conforming to required shaft enclosures.
7.7. Is limited to the same smoke compartment.

715.4	Type of Assembly	Required Rating	Min. Fire Door Rating
	Fire partitions barrier (exit)	1	1

803.9 Group B: Interior wall and ceiling finishes of exit enclosures and exit passageways shall be Class B.
Group B: Interior wall and ceiling finishes of corridors, rooms, and enclosed spaces shall be Class C.

NFPA 101 (2009)

NOTE: ALL ABUTTERS TO THE RENOVATED BUSINESS SPACE ARE BUSINESS AND RESIDENTIAL OCCUPANCIES

6.2.2.2 Ordinary Hazard Contents
6.1.14.4.1 1-hr separation required between business and residential occupancies w/ automatic sprinkler system.

7.1.3.1 Separated exit access corridors shall not be required in existing buildings, provided that the occupancy classification does not change.
7.1.3.2.1 In existing buildings with an automatic sprinkler, existing stair enclosures shall be 1-hr rated.
7.2.1.2.3.2 Door openings in means of egress shall not be less than 32" in clear width.
7.2.1.2.3.2(4) In existing buildings, the existing door leaf width shall be permitted to be 28 in.
7.2.1.4.2 Door leaves shall swing in the direction of egress travel where serving a room or area with an occupant load of 50 or more.
7.2.2.2.1.1(b) Minimum clear stair width: 36 inches
Maximum riser height: 8 inches
Minimum tread depth: 9 inches
Minimum headroom: 6 ft 8 in.
7.2.2.4.5.2 Existing guards on existing stairs shall be permitted to be not less than 30 inches high.
7.2.8.1.2 Fire escape stairs shall not constitute more than 50 percent of the required means of egress.

7.2.8.4.1 Fire escape stairs shall comply with the requirements of Table 7.2.8.4.1(a)

7.3.1.2 Business Use:	6,264sf	100	62 occupants
Fitness Studio Use:	820sf	50	16 occupants
Storage Use (ancillary):	36sf+64sf+42sf+72sf	500	4 occupants

7.3.1.4 Where an exit serve more than one story, only the occupant load of each story considered individually shall be used in computing the required capacity of the exit at that story, provided that the required egress capacity of the exit is not decreased in the direction of egress travel.
7.3.3.1 Capacity Factor of level components: 0.2 in/person
Capacity Factor of stairs: 0.3 in/person
7.3.4.1 Minimum width of means of egress: 36"
7.3.4.1.2 Minimum existing building width of exit access: 28"
7.4.1.1 The number of means of egress shall not be less than 2 unless permitted by Chapter 39
7.4.1.6.1 Each elevator landing and lobby shall have access to at least one exit.
7.5.1.3.5 In existing buildings w/ more than one exit, the exit discharges shall be exempt from the diagonal measurement separation distance criteria.
7.8 Exit illumination shall comply with this section.
7.9 Emergency lighting shall comply with this section.

8.6.8.2 Unenclosed vertical openings shall be permitted as follows:
(1) Openings shall not connect more than two adjacent stories
(2) Openings shall be separated from unprotected vertical openings serving other floors
(3) Such openings shall be separated from corridors

10.2 Interior finishes be in accordance with this section.

38.3.3.3 (1) Unenclosed vertical openings in accordance with 8.6.8.2 shall be permitted

39.1.5 The contents of business occupancies shall be classified as ordinary in accordance with Section 6.2
39.1.6 No minimum construction requirements
39.1.7 Occupant load: Refer to Table 7.3.1.2
39.2.1.1 All means of egress shall be in accordance with Chapter 7
39.2.2.9 Fire escape stairs shall be permitted complying with Section 7.2.8.
39.2.2.12.2 Area of refuge not required with automatic sprinkler.
39.2.3.2 Clear width of any corridor or passageway serving an occupant load of 50 or more shall not be less than 44 inches.
39.2.3.3 Street floor exists shall be sufficient for the occupant load of the street floor plus the required capacity of open stairs discharging thru the street floor.
39.2.4.1 The number of means of egress shall be in accordance with Section 7.4
Not less than two separate exists shall be provided on every story
Not less than two separate exits shall be accessible from every part of every story.
39.2.4.2 Exit access shall be permitted to include a single exit access path of the distances permitted as common paths by 39.2.5.3
39.2.5.2 Dead-end corridors shall not exceed 50 ft.

39.2.5.3.1 In buildings with an automatic sprinkler system, common path of travel shall not exceed 100 ft.
39.2.5.3.2 Common path of travel shall not be limited in a single-tenant space with an occupant load not exceeding 30 people.
39.2.6.3 In buildings with an automatic sprinkler system, travel distance to an exit shall not exceed 300 ft.
39.2.9.1 Emergency lighting shall be provided in accordance with Section 7.8
39.2.10 Means of egress shall have signs in accordance with Section 7.10
39.3.3.1 Interior finish shall be in accordance with Section 10.2.

43.1.1 Classification of rehabilitation work categories:
(3) Modification
43.1.2.1 Any modification shall comply with Chapter 39 & Chapter 43
43.4.2 The capacity means of egress, as determined by section 7.3, shall be sufficient for the occupant load thereof
43.4.3 New interior finish materials shall meet the requirements for new construction.
43.5.1.3 Newly constructed elements, components, and systems shall comply with the requirements of other sections of this code applicable to new construction.

APPLICANT
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KEY

- EXIT
- COMMON PATH (DISTANCE LABELED ON PATH)
- TRAVEL DISTANCE (DISTANCE LABELED ON PATH)
- PULL STATION
- HORN/STROBE
- EXIT SIGN
- EMERGENCY LIGHTING
- FIRE EXTINGUISHER
- PROPOSED 1-HR RATED WALL ASSEMBLY
- EXISTING 1-HR RATED WALL ASSEMBLY
- PROPOSED 1-HR RATED CEILING SEE CEILING ASSEMBLY C-1 ON DWG A1.0

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BASEMENT LIFE SAFETY PLAN

0 4'-0" SCALE: 1/4" = 1'-0"

Reviewed for Code Compliance
Inspection Division
Portland, Maine
Date: 02/06/17

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LICENSED ARCHITECT
11-21.2016
EVAN A. CARROLL
No. 3687
STATE OF MAINE

PROJECT NO.
16015
PROJECT NAME
HEAD GAMES
PORTLAND, ME

REVISIONS
1| 12.7.2016
2| 1.31.2017
3| -
4| -
5| -

DRAWN BY **AEW**
PERMITTING DRAWINGS
SHEET TITLE
BASEMENT LIFE SAFETY PLAN

ISSUE DATE **11.21.16**
SHEET SCALE 1/4" = 1'-0"

LS

1.0