

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that WATERFRONT MAINE, LP

Located At 254 COMMERCIAL ST

Job ID: 2012-01-3048-ALTCOMM

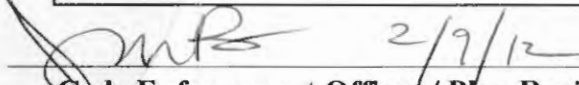
CBL: 041- A-017-00

has permission to Fit up 4 previously vacant spaces (4- 1st fl, 1 - 2nd fl), Yoga, Law Office, 2 marine business - Onpoint Health provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer



Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2012-01-3048-ALTCOMM	Date Applied: 1/6/2012	CBL: 041- A-017-001	
Location of Construction: 254 COMMERCIAL ST / MERRILL'S WHARF	Owner Name: WATERFRONT MAINE, LP	Owner Address: 14 MAINE STREET BRUNSWICK, ME 04011	Phone: (212)695- 8090
Business Name: Onpoint Health- The Yoga Room- Ripple Effect- Maine Island Trails	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG- CHANGE OF USE	Zone: WCZ
Past Use: Professional Offices above the first floor previously approved with Marine related required on 1st floor but not fit up yet	Proposed Use: Change of use to allow Onpoint Health offices on 2nd floor- Yoga Studio (nonmarine) on 1st floor – Ripple Effect (marine related) on 1st floor – Maine Island Trails (marine related) on 1st floor	Cost of Work: \$225,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B Type: 3B DOB: 2009 Signature: <i>JMB</i>
		Signature: <i>[Signature]</i> (58)	
Proposed Project Description: Tenant fit up first & second floors	Pedestrian Activities District (P.A.D.) <i>2/9/12</i>		
Permit Taken By: Gayle	Zoning Approval		

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK with conditions</i> <i>2/9/12</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <i>req. exterior review</i> <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
	CERTIFICATION		

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Close In Elec/Plmb/Frame prior to insulate or gyp

Certificate of Occupancy/Final Inspection for 5 new tennant spaces, individual CO's

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2012-01-3048-ALTCOMM

Located At: 254 COMMERCIAL

CBL: 041- A-017-001

ST

Conditions of Approval:

Zoning

1. Separate permits shall be required for any new signage.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3. Separate permits shall be required for future changes of use. This permit is only covering the tenant fit-ups for Onpoint Health on the 2nd floor and the Yoga Room (non-marine related) on the first floor and Ripple Effect (marine related) on the 1st floor and Maine Island Trails (marine related) on the 1st floor.
4. Please note that the first floor is limited to no less than 55% marine related uses with an allowance for no more than 45% non-marine uses.

Fire

1. All construction shall comply with City Code Chapter 10.
2. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
3. Application requires State Fire Marshal approval.
4. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
5. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.
6. Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
7. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
8. The Fire Department will require Knox locking caps on all Fire Department Connections on the exterior of the building.
9. Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.
10. A firefighter Building Marking Sign is required.
11. Private fire mains and fire hydrants shall be maintained, tested and painted in accordance with Fire Department Regulations.
12. Fire extinguishers are required per NFPA 10.
13. All means of egress to remain accessible at all times.
14. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
15. Any cutting and welding done will require a Hot Work Permit from Fire Department.
16. Walls in structure are to be labeled according to fire resistance rating. IE; 1 hr. / 2 hr. / smoke proof.
17. A single source supplier should be used for all through penetrations.

Job ID: 2012-01-3048-ALTCOMM

Located At: 254 COMMERCIAL
ST

CBL: 041- A-017-001

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

PDF entered

2012 01 30 8

66



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 254 Commercial Street, Merrill's Wharf, Portland		
Total Square Footage of Proposed Structure/Area 7,827 S.F. Tenant Fit Up @ 1st and 2nd floors		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# 41 Block# A Lot# 48 017-018	Applicant * must be owner, Lessee or Buyer* Name Waterfront Maine, LP Address 14 Maine Street City, State & Zip Brunswick, ME 04011	Telephone: Chris Pachios 212-695-8090
Lessee/DBA (If Applicable) Onpoint Health The Yoga Room-Portland Ripple Effect Maine Island Trails	Owner (if different from Applicant) Name Same as Applicant Address City, State & Zip	Cost Of Work: \$ 225,000 C of O Fee: \$ 75.00 Total Fee: \$ 2345
Current legal use (i.e. single family) <u>Business Office Use 2nd flr. / Marine Related Uses 1st floor</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Business Office Use 2nd flr. / Mixed Use - Marine Related & Non-Marine Uses 1st floor</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: Tenant Fitup of portions of the first and second floors of recently renovated office building. First floor was previously restricted by the C.O.P. Zoning Ordinance to marine related tenants only. Recent changes to the ordinance now allow a mix of 55% Marine Use and 45% Non-Marine Use if conditions of the ordinance are met. This permit seeks a Change of Use to allow Non-Marine Uses in accordance with requirements of the Ordinance.		
Contractor's name: <u>Not Yet Determined</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Steve Weatherhead</u> Telephone: <u>207-774-4811</u> Mailing address: <u>Winton Scott Architects, 5 Milk St., Portland, ME 04101</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature] Date: 1/2/12

This is not a permit; you may not commence ANY work until the permit is issue

JAN 6 2012

Dept. of Building Inspections
City of Portland Maine



Certificate of Design Application

From Designer: Steve Weatherhead, Winton Scott Architects, 5 Milk Street, Portland, ME 04101

Date: 1/2/12

Job Name: Merrill's Wharf Tenant Fitup Project

Address of Construction: Merrill's Wharf, 254 Commercial Street, Portland

2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year 2009 IBC Use Group Classification (s) Business

Type of Construction _____

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC YES

Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) _____

Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) NOT REQUIRED

Structural Design Calculations

_____ Submitted for all structural members (106.1 – 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

NOT APPLICABLE-
INTERIOR FIT UP,
NO STRUCTURAL
ELEMENTS PROPOSED.

- _____ Live load reduction
- _____ Roof *live* loads (1603.1.2, 1607.11)
- _____ Roof snow loads (1603.7.3, 1608)
- _____ Ground snow load, P_g (1608.2)
- _____ If $P_g > 10$ psf, flat-roof snow load P_f
- _____ If $P_g > 10$ psf, snow exposure factor, C_e
- _____ If $P_g > 10$ psf, snow load importance factor, I_s
- _____ Roof thermal factor, C_t (1608.4)
- _____ Sloped roof snowload, P_s (1608.4)
- _____ Seismic design category (1616.3)
- _____ Basic seismic force resisting system (1617.6.2)
- _____ Response modification coefficient, R_f and deflection amplification factor C_d (1617.6.2)
- _____ Analysis procedure (1616.6, 1617.5)
- _____ Design base shear (1617.4, 1617.5.1)

Wind loads (1603.1.4, 1609)

- _____ Design option utilized (1609.1.1, 1609.6)
- _____ Basic wind speed (1809.3)
- _____ Building category and wind importance Factor, I_w , table 1604.5, 1609.5
- _____ Wind exposure category (1609.4)
- _____ Internal pressure coefficient (ASCE 7)
- _____ Component and cladding pressures (1609.1.1, 1609.6.2.2)
- _____ Main force wind pressures (7603.1.1, 1609.6.2.1)

Flood loads (1803.1.6, 1612)

- _____ Flood Hazard area (1612.3)
- _____ Elevation of structure

Earth design data (1603.1.5, 1614-1623)

- _____ Design option utilized (1614.1)
- _____ Seismic use group ("Category")
- _____ Spectral response coefficients, S_D s & S_1 (1615.1)
- _____ Site class (1615.1.5)

Other loads

- _____ Concentrated loads (1607.4)
- _____ Partition loads (1607.5)
- _____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- N/A Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- N/A Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2003
- N/A Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
 - a) Suppression system
 - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
 - a) Fire resistance ratings of all means of egress
 - b) Travel distance from most remote point to exit discharge
 - c) Location of any required fire extinguishers
 - d) Location of emergency lighting
 - e) Location of exit signs
 - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.



Accessibility Building Code Certificate

Designer: Stephen Weatherhead

Address of Project: Merrill's Wharf, 254 Commercial Street, Portland

Nature of Project: Interior Office Fit up for portion of second floor and portion of first floor of an existing building recently permitted and renovated.

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

Signature: 

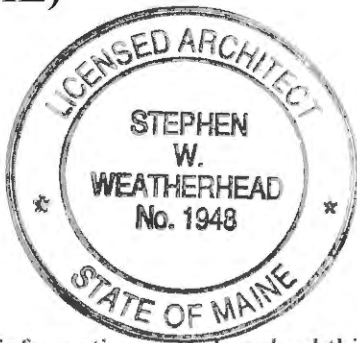
Title: Steve Weatherhead, Senior Associate

Firm: Winton Scott Architects

Address: 5 Milk Street
Portland, Me 04101

Phone: 207-774-4811 ext 3

(SEAL)



For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design

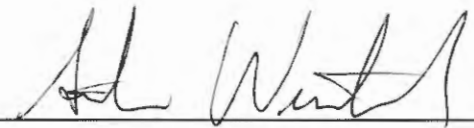
Date: January 2, 2012

From: Steve Weatherhead, Senior Associate
Winton Scott Architects

These plans and / or specifications covering construction work on:

Interior Office Fit up for portion of second floor and portion of first floor of an existing building recently permitted and renovated.

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2009 International Building Code** and local amendments.

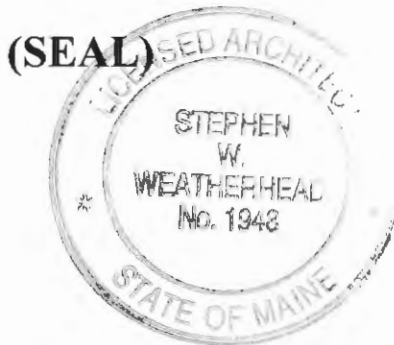
Signature: 

Title: Steve Weatherhead, Senior Associate

Firm: Winton Scott architects

Address: 5 Milk Street, Portland, ME 04101

Phone: 207-774-4811 ext. 3



For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

Winton Scott Architects, PA

5 milk street portland, me 04101 t. 207.774.4811 f.207.774.3083 www.wintonscott.com

January 2, 2012

Ms. Tammy Munson
Code Enforcement Officer, Plan Reviewer
City of Portland
389 Congress Street
Portland, ME 04101

RE: Building Permit Application – Merrill's Wharf, 254 Commercial Street – Tenant Fit Ups

Dear Tammy,

Attached please find a completed Building Permit Application, Construction Drawings and supporting documents for the above referenced project.

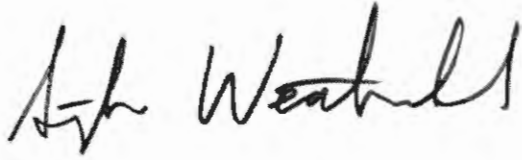
Having completed the review of the original building permit for renovations to the Cumberland Cold Storage building, I know you are familiar with the project. We recently permitted and completed a tenant fit up on the second floor and this permit application covers an additional tenant fit up on the second floor which fills all remaining vacant space on that floor. With completion of this project, floors 2,3,4 and 5 will be 100% occupied.

In addition, this permit application covers our first four tenant fit ups on the ground floor. As you know, when the original building renovations were permitted, the Zoning Ordinance for the Waterfront Central Zone required that 100% of the first floor be occupied by marine related tenants. Since then, the City has approved changes to the ordinance that now allow up to 45% of the ground floor to be occupied by non-marine tenants if certain conditions are met. Two of the proposed tenant fit ups for the first floor are for non-marine uses so we are required to obtain a Change of Use Permit.

To determine the requirements of the Zoning Ordinance relative to ground floor tenants, we met with Planning Staff and Marge Schmuckal. We submitted for their review a proposed master plan for the ground floor that allocates marine and non marine use tenants to meet the 45% non marine / 55% marine use requirement. We also provided back up information showing how the space was marketed specifically to marine related businesses as required by the ordinance. Finally, we asked Marge for a specific determination as to whether or not three proposed marine related tenants met the requirements of being classified as marine use. The proposed master plan and determination letter from Marge are attached for your information.

I look forward to continuing to work with you through the permit process and please don't hesitate to contact me if you have any questions or need additional information relative to this application.

Sincerely,

A handwritten signature in black ink, reading "Steve Weatherhead". The signature is written in a cursive, flowing style with a large initial "S".

Steve Weatherhead, Associate
Winton Scott Architects



PORTLAND MAINE

Strengthening a Remarkable City. Building a Community for Life • www.portlandmaine.gov

*Penny St. Louis - Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

October 28, 2011

Steve Weatherhead
Winton Scott Architects
5 Milk Street
Portland, ME 04101

RE: Merrill's Wharf, 254 Commercial Street – first floor leasing – 41-A-17 & 18 -
WCZ, Waterfront Central Zone

Dear Steve,

I am in receipt of your request for a determination letter concerning the allowable first floor marine and non-marine uses.

I have analyzed your method of advertising the tenant spaces as required under section 14-331(a)3(a) of the WC Zone. Your outreach to different agencies and businesses is well documented. Your outreach began September 9, 2010, well over a year ago. The Ordinance requires not less than 60 days of outreach/advertising. I was only given one newspaper ad that was dated October 16, 2011. I am encouraging your further outreach to include ads in more targeted media such as "Fisherman's Voice" and other like media.

That being said, I have first determined that you met the burden of advertisement and outreach to allow you to change the use of the first floor from 100% marine related uses to a minimum of 55% marine related uses and 45% non-marine uses as allowed in the WC Zone.

You have further asked me to determine whether three specifically named tenants would meet the definition of a marine use. Those tenants are: a) Maine Island Trails Association, b) Rippleeffect and c) Friends of Casco Bay. I have reviewed each web site and have asked you more questions on several of them. I have determined that all three tenants are considered to be marine related uses as allowed under the listed permitted uses of section 14-307(a).

Please note that permits will be required through the Inspection Services Division to document changes of use and tenant fit-ups. This letter does not substitute for those required permits.

Winton Scott Architects, PA

5 milk street portland, me 04101 t. 207.774.4811 f.207.774.3083 www.wintonscott.com

**Merrill's Wharf , 254 Commercial Street
First & Second Floor Tenant Fit Up Project**

2009 NFPA CODE SUMMARY

1.1.12

Background Information:

Project Architect: Stephen Weatherhead, Winton Scott Architects 774-4811 ext. 3

General Building Description: The existing Cumberland Cold Storage Building consists of a five story brick building with a four story wing at the north end totaling approximately 94,000 S.F. of area excluding the basement. The structure consists of heavy timber primary beams and columns with wood joists and wood floor decks The building was recently completely renovated into commercial office space on the top four floors with floors 3, 4, and 5 being occupied by a single tenant and the floor 2 being multi-tenant. The ground floor will also consist of rentable tenant space for a variety of marine and non-marine businesses.

Square Footage: (Total Building)	First Floor:	19,025 S.F.
	Second Floor:	19,025 S.F.
	Third Floor:	19,025 S.F.
	Fourth Floor:	19,025 S.F.
	Fifth Floor:	17,565 S.F.
	TOTAL AREA:	93,665 S.F.

Project Description: This project involves interior tenant fit up for one new tenant on the second floor totaling approximately 3,350 S.F. and tenant fit up for four tenants on the first floor totaling another 3,035 S.F. plus new common toilet facilities to serve the first floor tenants.

Business Description: Multi -Tenant Office /Business Use – All current and proposed tenants are classified as Business Use.

Occupancy Classification: Business Use (B) Offices

Sprinkler & Fire Alarm: Building will be equipped with an approved automatic , supervised Sprinkler system per NFPA 13 and fire alarm system.

Construction Type: Type III (200)– Non combustible construction for exterior walls and all interior construction consisting of any material permitted by code.
Existing building consists of solid brick masonry exterior walls with heavy timber primary beams and columns with wood joists and deck.

Occupancy Loads:
(Total Building) Business Use @ 100 s.f./person:

Floor 1: = 191 people

Floor 2: = 191 people

Floor 3: = 191 people

Floor 4: = 191 people

Floor 5: = 176 people

TOTAL: = 940 People total.

Applicable Primary Requirements:

1. General Egress Components / Ratings

Egress Capacity Factors: *Stairs .3"/person for stairways; .2"/person for level components and ramps (Table 7.3.3.1) Minimum clear width of new stairs is 44" for occupant load <2,000 (Table 7.2.2.2.1.2(B)).*
Both Stairwells have 48" clear width.
Typical occupancy load per floor = 19,025 /100 =191 people.
Each stair has an egress width capacity = 48"/.3" = 160 people
Total capacity of 2 stairs = 160x2 = 320.

All doors are 36" width yielding a 34" clear opening.
34"/.2" = 170 people. A single 36" door at each stair has sufficient capacity to meet the stair capacity.

Ground level exit doors = (3) 36" wide doors:
34"/.2" = 170 people x 3 = 510 people.

Travel Distance Limits: *Common Path Limit: 100' (sprinklered-Table A.7.6)*
Dead-end Corridor: 50' (sprinklered--Table A.7.6))
Travel Distance: 300' (sprinklered--Table A.7.6))
Requirements Met – See drawings

Required Fire Resistance Rating: (8.6.5) Enclosures for floor openings connecting four stories or more in new construction require a 2 hour rating . **All enclosed stairs, elevator shafts and mechanical shafts are 2 hour rated.**

(38.3.6.1) Exit access corridors require a fire resistance rating of 1 hour. Exception: (A.38.3.6.1(3)) No rating is required in buildings protected throughout by an approved supervised automatic sprinkler system. **Requirement Met.**

Walls separating tenant spaces: **No Requirements**

Exit Access Doorways: (38.2.4.2) A single exit shall be permitted for a room or area with a total occupant load of fewer than 100 persons. **Requirement Met.**

(7.5.1.3.3) In buildings protected throughout by an approved supervised automatic sprinkler system, the minimum separation distance between two exits or exit access doors shall be not less than one-third the length of the maximum overall diagonal dimension of the building area to be served. **Requirement Met.**

(7.2.1.4.2) Doors required to be of the side hinged or pivoted swing type shall swing in the direction of egress travel where serving a room or area with an occupant load of 50 or more... **Requirement Met.**