

CODE REVIEW

MUBEC – MAINE UNIFORM BUILDING AND ENERGY CODE
 2009 INTERNATIONAL BUILDING CODE,
 2009 INTERNATIONAL ENERGY CONSERVATION CODE
 2009 NFPA 101 LIFE SAFETY CODE, NFPA 5000
 2009 AMERICANS WITH DISABILITY ACT
 TOWN OF WINDHAM, MAINE ORDINANCES

BUILDING IS CURRENTLY APPROVED AS A SINGLE TENANT w/
 ASSEMBLY AND BUSINESS OCCUPANCY

THE PROPOSED USE IS A MUTLI TENANT BUILDING w/
 ASSEMBLY (FUNERAL PARLOR) – A3
 BUSINESS AREA – B
 RESIDENTIAL – R3

IBC BUILDING CODE STUDY:

USE AND OCCUPANCY CLASSIFICATIONS

1ST FLOOR – TOTAL AREA = 2,619 S.F.
 USE GROUP A-3 – FUNERAL PARLOR = 2,000 S.F.
 2nd FLOOR – TOTAL AREA = 2186 S.F.
 USE GROUP B – BUSINESS OFFICES = 1216 S.F.
 USE GROUP R-3 – RESIDENTIAL = 970 S.F.

CHAPTER 10 – OCCUPANT LOAD:

AREA:	PER TABLE 1004.1.1	PERSONS:	
1st FLOOR –			
USE GROUP A-3	2000 SF	SF / 7 NET	285
2nd FLOOR –			
USE GROUP B	1216 S.F.	SF / 100 GROSS	12
USE GROUP R-3	970 S.F.	SF / 200 GROSS	5

CHAPTER 10 – MEANS OF EGRESS:

MAIN LEVEL – MINIMUM NUMBER OF EXITS
 (2) REQ'D (3) PROVIDED

EXIT ACCESS – (2) FRONT –MAIN EXITS
 (1) REAR DOOR

TOTAL EGRESS WIDTH REQ'D =
 1ST FLOOR = $285 \times 0.2 = 57\text{in.}$
 2ND FLOOR (BUSINESS) = $12 \times 0.2 = 2.4\text{in}$
 (RESIDENTIAL) = $5 \times 0.2 = 1.0\text{in}$

TOTAL NUMBER OF DOORS REQ'D = $60.4 / 36 = 1.67$
 PANIC HARDWARE IS REQUIRED AT LOCKABLE EXITS

COMMON PATH = 20FT ANY NUMBER, 75FT < 75 PERSONS
 TRAVEL DISTANCE = 250 FT (TABLE 1016.1)
 DEAD END CORRIDOR = 20FT

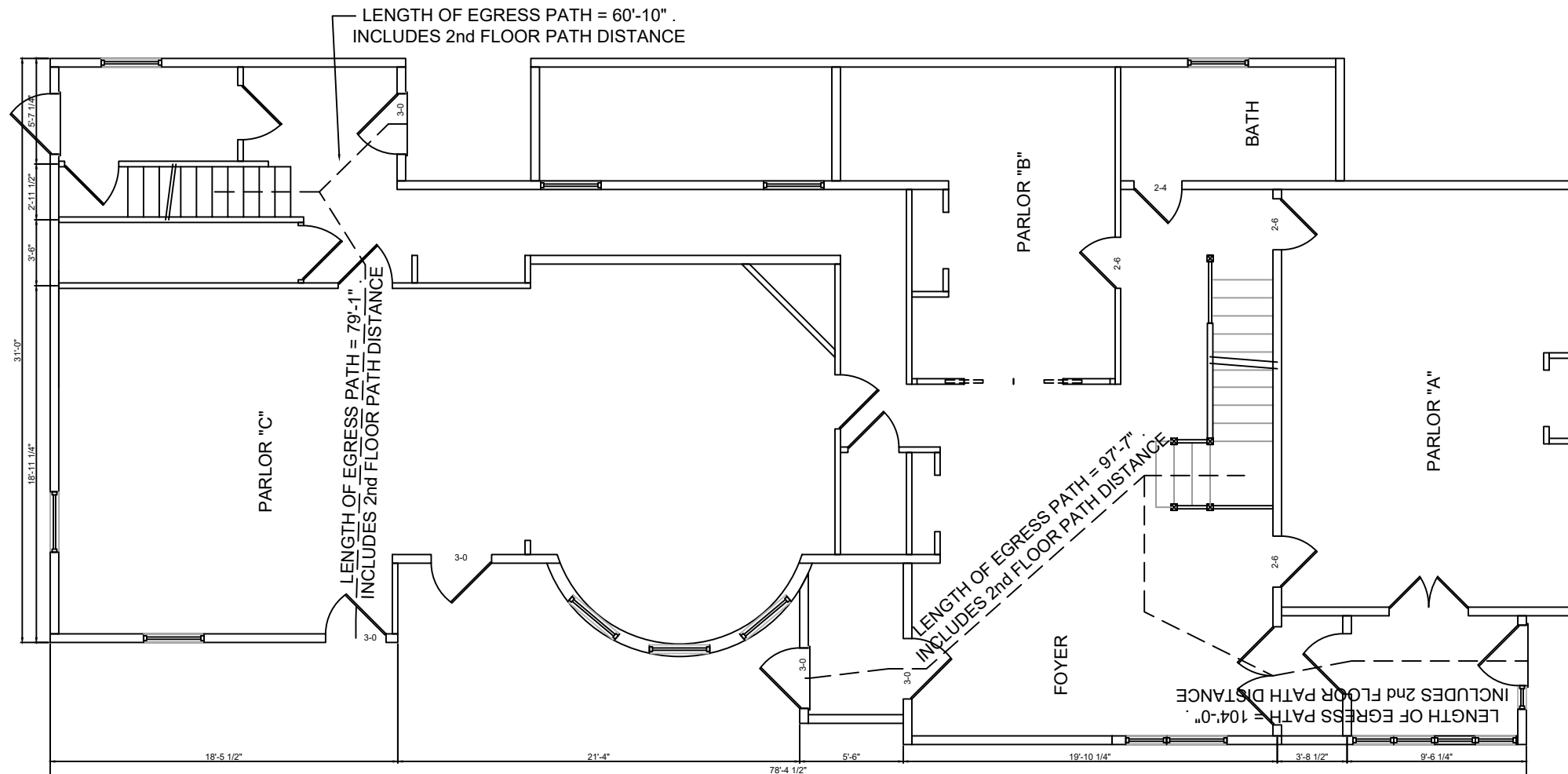
ILLUMINATION OF MEANS OF EGRESS – REQ'D PER SECT 7.9

CHAPTER 8 – INTERIOR FINISHES –

INTERIOR FINISHES AT WALLS AND CEILINGS SHALL BE
 CLASS A OR B

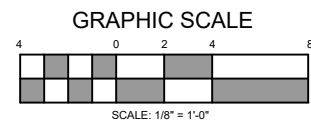
CHAPTER 9 – DETECTION AND EXTINGUISHMENT –

SPRINKLER SYSTEM – NFPA-13 REQUIRED (PER CODE SECTION 903.2.9(1))
 FIRE PROTECTION – SMOKE ALARM SYSTEM
 FIRE ALARM AND NOTIFICATION – AS REQUIRED PER CITY OF PORTLAND



1st FLOOR PLAN EGRESS PATH

SCALE: 1/8" = 1'-0"



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TITLE: 1ST FLOOR EGRESS PLAN		
DATE: 3/24/17	DRAWN BY: J.JL	DRAWING NUMBER:
SCALE: as noted	PROJ NO: 2017-027	LS-1