

CODE REVIEW

MUBEC - MAINE UNIFORM BUILDING AND ENERGY CODE
 2009 INTERNATIONAL BUILDING CODE
 2009 ICC EXISTING BUILDING CODE
 2009 INTERNATIONAL ENERGY CONSERVATION CODE
 2009 NFPA 101 LIFE SAFETY CODE, NFPA 5000
 2009 AMERICANS WITH DISABILITY ACT
 CITY OF PORTLAND, MAINE ORDINANCES

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

THE PROPOSED USE IS A SINGLE TENANT BUILDING w/
 ASSEMBLY (FUNERAL PARLOR) - A3
 RESIDENTIAL - R3

IBC BUILDING CODE STUDY:

USE AND OCCUPANCY CLASSIFICATIONS

1ST FLOOR - TOTAL AREA = 2,619 S.F.
 USE GROUP A-3 - FUNERAL PARLOR = 2,559 S.F.
 2ND FLOOR - TOTAL AREA = 2186 S.F.
 USE GROUP R-3 - RESIDENTIAL = 2322 S.F.

CHAPTER 10 - OCCUPANT LOAD:

AREA: PER TABLE 1004.1.1 PERSONS:
 1st FLOOR -
 USE GROUP A-3 2559 SF SF / 7 NET 365
 2nd FLOOR -
 USE GROUP R-3 2322 S.F. SF / 200 GROSS 11

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 = $365 \times 0.2 = 73\text{in.}$
 2ND FLOOR (RESIDENTIAL) = $11 \times 0.2 = 2.2\text{in.}$
 TOTAL NUMBER OF DOORS REQ'D = $75.2 / 36 = 2.09$
 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 - n/a
 FIRE PROTECTION - SMOKE ALARM SYSTEM
 FIRE ALARM AND NOTIFICATION - AS REQUIRED PER CITY OF PORTLAND

ICC EXISTING BUILDING CODE STUDY:

CHAPTER 7 ALTERATIONS - LEVEL 2

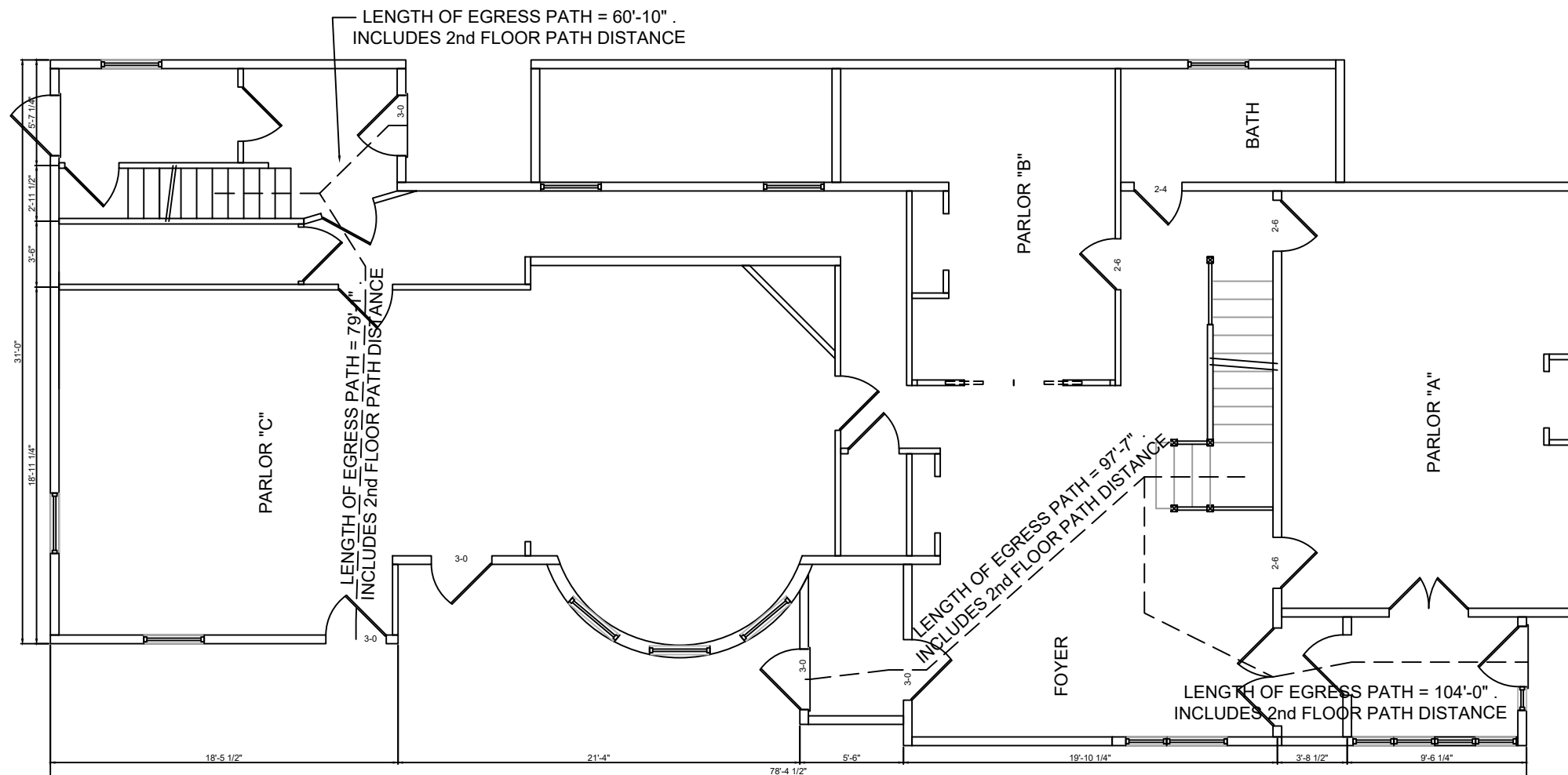
SECTION 703 - BUILDING ELEMENTS AND MATERIALS
 703.2.1 EXISTING VERTICAL OPENINGS - ALL EXISTING INTERIOR VERTICAL
 OPENINGS CONNECTING TWO OR MORE FLOORS SHALL BE ENCLOSED WITH
 APPROVED ASSEMBLIES HAVING A FIRE RESISTANCE RATING OF NOT LESS
 THAN 1 HOUR WITH APPROVED OPENING PROTECTIVES.
 EXCEPTIONS: 5.1 BUILDINGS NOT EXCEEDING 3,000 SQUARE FEET PER FLOOR.
 12 ONE- AND TWO-FAMILY DWELLINGS

SECTION 705 - MEANS OF EGRESS

705.2 GENERAL. THE MEANS OF EGRESS SHALL COMPLY WITH THE
 REQUIREMENTS OF THIS SECTION.

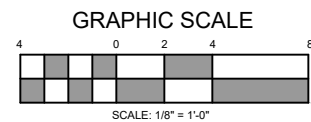
EXCEPTIONS: 2. MEANS OF EGRESS CONFORMING TO THE REQUIREMENTS OF
 THE BUILDING CODE UNDER WHICH THE BUILDING WAS CONSTRUCTED SHALL BE
 CONSIDERED COMPLIANT MEANS OF EGRESS IF, IN THE OPINION OF THE CODE
 OFFICIAL, THEY DO NOT CONSTITUTE A DISTINCT HAZARD TO LIFE.

705.3.1 MINIMUM NUMBER (OF EGRESS) EVERY STORY UTILIZED FOR HUMAN
 OCCUPANCY ON WHICH THERE IS A WORK AREA THAT INCLUDES EXITS OR
 CORRIDORS SHARED BY MORE THAN ONE TENANT WITHIN THE WORK AREA SHALL
 BE PROVIDED WITH THE MINIMUM NUMBER OF EXITS BASED ON THE OCCUPANCY
 AND THE OCCUPANT LOAD IN ACCORDANCE WITH THE INTERNATIONAL BUILDING
 CODE.



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