

April 23, 2014

CODE COMPLIANCE REPORT

Interior Fit-up for Momentum Mental Health
 643 Congress Street
 Portland, Maine

IBC AND LIFE SAFETY CODES REVIEW

1.0 Codes Review

Description of Building's Function and Program:

The project consists of the expansion to the existing Social Services Office space on the first floor of 643 Congress Street. It is the intent of the tenant to expand into the available tenant space directly below their current space. The project consists of the construction of a communicating stair between the two floors and the associated 1,531 square foot fit-up to the lower floor area.

1.0.A Occupant Classification(s):

IBC 2009:
 Use and Occupancy Classification: Section 304, "Business Group B"

NFPA 101 - 2009:
 Classification of Occupancy: Chapter 38, "New Business Occupancies"

1.0.B Existing Building Code:

IEBC - 2009: Chapter 4 and Chapter 7
 The extent of the project will require that the work conforms to an Alteration - Level 2. The work area does not exceed 50% of the buildings aggregate area.

The work areas impacted will be brought into current code conformance as specifically dictated in Chapter 7.

1.0.C Specific Occupancy Areas / Incidental Use Areas relative to the Scope of this Project:

IBC 2009 - Table 508.2.5:
 There are no incidental use areas within the scope of the project.

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1.0.D Building Height and Area Limitations:

Building Height:

IBC 2009 - Chapter 5, Section 506
 The existing building is a seven-level building of 54,450 total square feet.

Proposed: The overall building height and area will not be impacted by this project.

1.0.D Type of Construction:

NFPA 220: Type III, 200
IBC 2009: Type IIIB

THE EXISTING BUILDING CONSISTS OF THE FOLLOWING ASSEMBLIES:

Structural System:
 Internal masonry and steel columns, wood and steel beams and wood joist assemblies.

Exterior Walls:
 Brick veneer, framing, batt insulation and gypsum wall board assemblies.

Interior Walls:
 Wood stud framing, batt insulation and gypsum wall board assemblies.

PROPOSED ASSEMBLIES:

This project will require a new penetration to be provided within the existing wood framing floor assembly. New wall assemblies will be as described below.

Structural System:
 No change.

Exterior Walls:
 No change.

Interior Walls:
 All new interior wall framing will be wood stud and gypsum wall board assemblies.

1.0.E Required Fire Resistance Ratings of applicable Building Elements:

IBC 2009 - Table 601

Primary Structural Frame	0 hr
Bearing walls:	
Exterior	2 hrs
Interior	0 hrs

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Nonbearing walls and Partitions	0 hrs
Exterior (Ref. Table 602: > 30')	
Nonbearing Walls and Partitions	0 hrs
Interior	
Floor Construction and Secondary Members	0 hrs
Roof Construction and Secondary Members	0 hrs

1.0.F Means of Egress:

NFPA 101 - Chapter 7: Table 7.3.1.2
IBC 2009 - Chapter 10: Table 1004.1.1

Occupant Load:

Occupant Load NFPA: Business areas: 100 gross s.f. / per occupant
 Occupant Load IBC: Business Use: 100 gross s.f. / per occupant

Calculated O.L. = 35 total occupants

Actual anticipated O.L. = 25 total occupants

1.0.G Minimum Number of Exits:

IBC 2009 - Chapter 10, Section 1021

There are (4) exits provided within the tenant space. Three of the four are handicap accessible.

1.0.H Capacity of Egress Components:

Element	Minimum Allowable
Exit Access Corridors:	
Width	44 inches clear
Doors:	
Width	32 inches clear

The existing corridors do and will conform.
 The existing and proposed doors do and will conform.

O.L. = 35 35/2= 17.5 17.5x.2 = 3.5" wide opening

Egress Arrangement:

Use Group B: IBC 2009 Chapter 10

Dead-end corridor (Section 1018.4, exc. 2)	50' with a sprinkler system
Exit Access Travel Distance (Table 1016.1)	300' with a sprinkler system
Common path of egress travel (Section 1014.3, exc. 1)	100' with a sprinkler system

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New Business Occupancy: NFPA 101

Dead-end corridor (38.2.5.2)	50' with sprinkler system
Common Path of Travel (38.2.5.3)	100' with sprinkler system
Travel Distance to an Exit (38.2.6.1)	300' with sprinkler system

1.0.I Illumination of the Means of Egress:

IBC 2009 - Section 1006
 Means of egress shall be illuminated.

NFPA 101 - 38.2.8 & Section 7.8
 Means of egress shall be illuminated.

1.0.K Interior Finish System:

IBC 2009 - Chapter 8, Table 803.9, 804
NFPA 101 - Chapter 8, Section 38.3.3.3 and Chapter 10, Section 10.2

Wall and Ceiling Finishes:	NFPA	IBC
Exit Enclosures and Passageways	Class A, B	Class B
Corridors	Class A, B	Class A, B, C
Rooms and Enclosed Spaces	Class A, B, C	Class A, B, C

Interior Floor Finishes:	Class I or II	Class I or II
Vertical Exits / Exit Corridors	Class I or II	Class I or II

1.0.L Detection, Alarm, and Communications:

IBC 2009 - Chapter 9
NFPA 101 - Chapter 38, Section 38.3.4.1 and Chapter 9, Section 9.6

It is the intent of this project to extend and modify the existing fire alarm system into the area of fit-up as required.

1.0.M Extinguishing Requirements:

IBC 2009 - Chapter 9, Section 906

Portable Fire Extinguishers shall be provided at locations required by the *International Fire Code*.

IFC - Chapter 9, Section 906.1

Fire extinguishers will not be required except in special-hazard spaces.

NFPA 101 - Chapter 38, Section 38.3.5,

Portable fire extinguishers are required.

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2.0 GENERAL BUILDING COMPONENTS

2.0.A Stair Assemblies

IBC 2009 - Chapter 10

Maximum Riser Height (1009.4.2)	7"
Minimum Rise Height (1009.4.2)	4"
Minimum Tread Depth (1009.4.2)	11"
Minimum Head Room (1009.4.2)	80" (6'-8")
Maximum Vertical Rise to Landing (1009.4.2)	12'-0"
Hand Rail Height (1012.2)	not less than 34" / not greater than 38"
Guardrail Height (1013.2)	at least 42"
Opening Limitations (1013.3)	Business Use openings shall resist the passage of a 4" sphere through any opening up to 34". Spacing shall resist the passage of an 8" sphere from 34" to 42".

NFPA 101 - Chapter 7

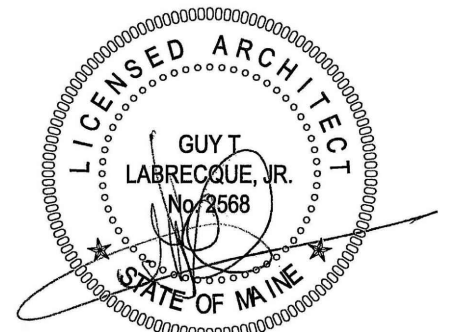
Maximum Riser Height (7.2.2.2.1.1(a))	7"
Minimum Rise Height (7.2.2.2.1.1(a))	4"
Minimum Tread Depth (7.2.2.2.1.1(a))	11"
Minimum Head Room (7.2.2.2.1.1(a))	80" (6'-8")
Maximum Vertical Rise to Landing (7.2.2.2.1(a))	12'-0"
Hand Rail Height (7.2.2.4.4.1)	not less than 34" / not greater than 38"
Guardrail Height (7.2.2.4.5.2)	not less than 42"
Opening Limitations (7.2.2.4.5.3)	Business Use openings shall resist the passage of a 4" sphere through any opening up to 34". Spacing shall resist the passage of an 8" sphere from 34" to 42".

End of Code Compliance Report

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CWS Architects



OWNER / DEVELOPER
BAYSIDE MAINE, LLC
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 PORTLAND, ME 04101

PROJECT TITLE
BASEMENT AND FIRST FLOOR FIT-UP FOR MOMENTUM MENTAL HEALTH
 643 CONGRESS STREET
 PORTLAND, ME

DRAWING TITLE
LIFE SAFETY CODES REVIEW
 CWS PROJ. NO.: 14015

REVISION DESCRIPTION	DATE

DRAWING NUMBER

LS1.00

SCALE: N/A
 DATE: 04/24/2014

ISSUED FOR PERMIT