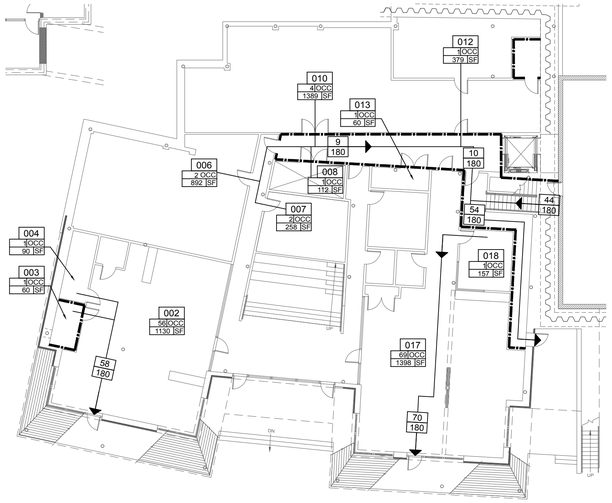
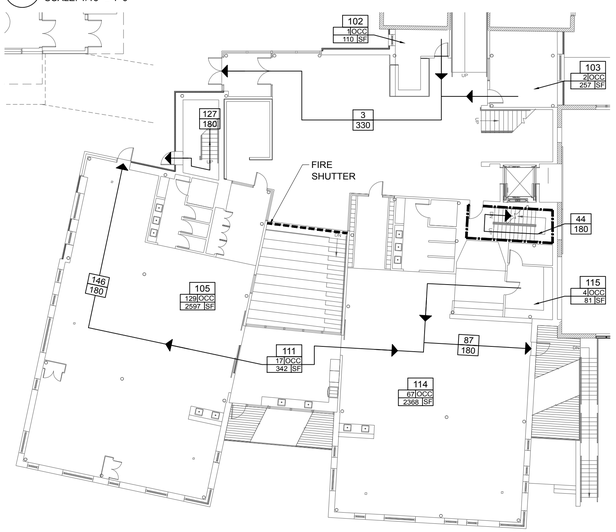
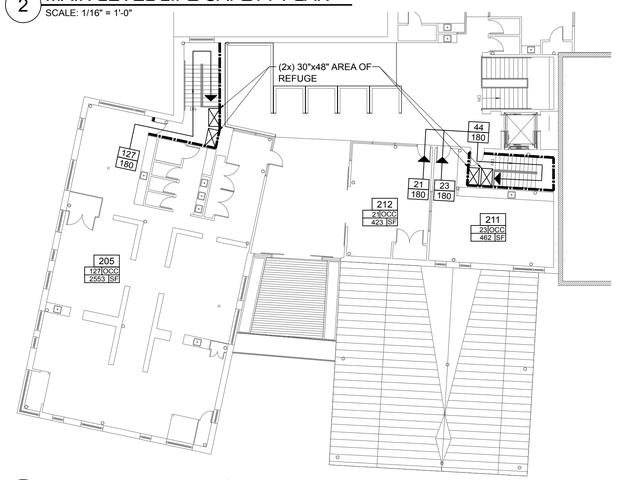


1 LOWER LEVEL LIFE SAFETY PLAN
SCALE: 1/16" = 1'-0"



2 MAIN LEVEL LIFE SAFETY PLAN
SCALE: 1/16" = 1'-0"



3 UPPER LEVEL LIFE SAFETY PLAN
SCALE: 1/16" = 1'-0"

N

0 4' 16' 32' 48'
1/16" = 1' - 0"

CODE SUMMARY

APPLICABLE CODES

Maine Uniform Building and Energy Code "MUBEC"
Consists of the following applicable codes:

2009 International Building Code (IBC)
2009 International Existing Building Code (IEBC)
2009 International Energy Conservation Code (IECC)
2007 ASHRAE 62.1 (Ventilation for Acceptable Indoor Air Quality)
2007 ASHRAE90.1 - (Energy Standard for Buildings except Low-Rise Residential Buildings) editions without addenda.
E-1465-2006, Standard Practice for Radon Control Options for the Design and Construction of New Low-Rise Residential Buildings.
Maine State Internal Plumbing Code based on the 2009 Uniform Pluming Code
State of Maine Subsurface Wastewater Disposal Rules Version dated: Jan 18, 2011
2011 National Electrical Code (NEC)

Fire/ Life Safety

NFPA Life Safety Code as adopted by the State of Maine
Including but not limited to:

2009 NFPA 101: Life Safety Code
2007 NFPA 13: Installation of Sprinkler Systems, [2010 Edition through Equivalency]

Accessibility

2010 ADA Standards for Accessible Design

NOTE: All Codes shall include changes/amendments by the State of Maine

OCCUPANCY CLASSIFICATION
(IBC Sec 302, 303, 304) (NFPA)
Assembly A-3

AUTOMATIC SUPPRESSION SYSTEM
(NFPA 13)

Automatic sprinkler system provide per NFPA 13 throughout

GENERAL BUILDING INFORMATION AND ALLOWABLE BUILDING HEIGHTS AND AREA
(IBC Chapter 5, Table 503) (NFPA)

Building Height (To mid-height of the roof) - 2 Stories
Total Area 30,470
Perimeter 469'

Allowable Building Height
55' Maximum + 20' (Sprinkler Benefit) = 75'
2 Stories Maximum + 1 (Sprinkler Benefit) = 3 Stories

Allowable Building Area

	OCCUPANCY (PER IBC CHAPTER 3)	CONSTRUCTION TYPE (PER IBC CHAPTER 6)	ALLOWABLE AREA (IBC TABLE 503 MODIFIED PER IBC 506)	ACTUAL AREA
LOWER LEVEL			9,500 TABULAR	10,434 NEW
	A-3	IIB	28,000 ALLOWABLE	
GROUND FLOOR LEVEL			9,500 TABULAR	10,332 NEW
	A-3	IIB	28,000 ALLOWABLE	
UPPER FLOOR			9,500 TABULAR	9,704 NEW
	A-3	IIB	28,000 ALLOWABLE	

Building Area Modifications
(IBC Sec 506.1, 506.2, 506.3)

Automatic Sprinkler Increase (IBC 506.3)

Taken; 200% Increase

REQUIRED OCCUPANCY SEPARATIONS
(IBC Table 508.4)
(NFPA)
A-3 + E (None)

TYPES OF CONSTRUCTION
(IBC Table 601, Sec 602)
(NFPA 220)
Type IIB

FIRE RESISTIVE RATINGS
(IBC Table 601)
(NFPA Table A.8.2.1.2)

	TYPE IIB	II (0,0,0)
STRUCTURAL FRAME	0	0
BEARING WALLS, EXTERIOR AND INTERIOR	0	0
NON-BEARING WALLS AND PARTITIONS, EXTERIOR NON-BEARING WALLS AND PARTITIONS, INTERIOR	0	0
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0	0
ROOF CONSTRUCTION AND SECONDARY MEMBERS	0	0

LIFE SAFETY PLAN LEGEND

SEE A102 FOR PARTITION TYPES

FIRE EXTINGUISHER

ROOM NUMBER
OCCUPANTS
ROOM AREA

OCCUPANT EGRESS LOAD AT DOOR
DOOR OCCUPANT CAPACITY
DIRECTION OF EGRESS

1-HOUR FIRE RATED SEPARATION WITH 1 HOUR OPENINGS

SMOKE SEPARATION WITH 20 MINUTE OPENINGS

OCCUPANCY LOAD
(IBC Table 1004.1.1)
(NFPA)

Business B	100 Gross Sqft per Occupant
Assembly A-3	
Classroom	20 Net Sqft per Occupant
Daycare	35 Net Sqft per Occupant
Gym	7 Net Sqft per Occupant
Exercise Rooms	50 Gross Sqft per Occupant
Locker Rooms	50 Gross Sqft per Occupant
Accessory Storage	300 Gross Sqft per Occupant
Mechanical	300 Gross Sqft per Occupant
Stage	15 Net Sqft per Occupant

MEANS OF EGRESS
(IBC Chapter 10)

EGRESS WIDTH PER OCCUPANT
(IBC 1005.1)
(IEBC Table 1301.6.11(1))

0.3 Inches per occupant for stairways
0.2 Inches for other egress components

STAIRWAY WIDTH
(IEBC 1301.6.11)
0.3 Inches per occupant

EXIT ACCESS

Common path of egress travel
(IBC 1014.3)
(IBC 1028.8)
For Assembly <30'
For Business <75'

Corridor Fire Resistance
(IBC 1018.1)
1 hour

Corridor Width
(IBC 1018.2)
Not less then 44"

Dead-End Corridor
(IEBC 705.6)
Dead-end corridors in occupancy E ≤50'
Dead-end corridors in occupancy A-3 ≤20'

Travel distance to exit: 250'

PLUMBING FIXTURE COUNT
(IBC Table 2902.1)

scott simons architects
designed for human potential

75 York Street
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207.772.4656

PROJECT NAME:

WAYNFLETE LOWER SCHOOL
ADDITION & RENOVATIONS

WAYNFLETE SCHOOL
360 SPRING STREET
PORTLAND, MAINE 04102

SEAL:

NOT FOR CONSTRUCTION

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REVISION:

1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

DATE OF ISSUE:	16 FEBRUARY 2016
PROJECT NUMBER:	2013-0050
STATUS:	PLANNING BOARD SUBMISSION

LIFE SAFETY PLAN + CODE SUMMARY

G002