## CODE REVIEW SYNOPSIS

International Building Code 2003

NFPA Code / City of Portland 2003

NEC National Electric Code 2005

International Mechanical Code 2003

International Plumbing Code 2003

International Energy Code 2003

International Energy Conservation Code 2003

International Fuel Gas Code 2003

NFPA 101/Life Safety Code/ 2000

NFPA 220/Standards on Types of Building Constructio 1995

Maine Accessibility Code ICC/ ANSI A117.1

Elevator Code - ASME A17.1 with A17.1a addenda

National Fire Alarm Code – NFPA 72

City of Portland, Maine – Code Enforcement / Building Inspecti City of Portland, Maine – Fire Department Health Care Review: Maine Department of Health (for future Doctors offices) Planning & Zoning, City of Portland, Maine Business Use Group, B (International Building Code 2003) New Business Occupancy (NFPA-101)

Type II-B with approved automatic sprinkler system / IBC 2003 Type II (000) – Unprotected, Noncombustible with approved supervised automatic sprinkler system / NFPA-101/220. NFPA 13 - Installation of Sprinkler Systems, Ordinary Hazard

Type II-B: 80,500 SF/floor (IBC Sect  $A_a = A_t + [A_t^* I_t/100] + [A_t^* I_s/100]$  Where;  $A_t = 23,000 \text{ SF}$ Type II-B /Type II (000) Construction: 5 stories, 55 feet / 2 or more stories— (IBC Table 503, p 504.2 / NFPA 101 Table 20-1.6.3, exception) l<sub>t</sub>= 100[1-0.25] [20/30] = 50 l<sub>s</sub>= 200

404.1.1 – Atrium: An opening connecting 2 or more stories other than enclosed stairways, elevators, hoistways, escalators, plumbing, electrical, air-conditioning or other equipment, which is closed at the top and not defined as a mall..."

building.

404.3 - Automatic sprinklei probabiliting.

404.4 - Smoke Control is required per Section 909.

Exception 1- Smoke control not required if meeting exception 2, 7, 8 or 9 of Section 707.2

Only 707.2, exception 7 is applicable:
7.1. Does not connect more than 2-stories.
7.2. Is not part of a required means of egress except as permitted in Section 1019.1.

1019.1, exception 4. Stairways that are not a required means of egress element are not required to be enclosed where such stairways comply with Section 707.2.

1-2 within building construction. means of egress element are not required with Section enclosed where such stairways comply with Section 707.2.

7.3. Is not concealed within building construction.

7.4. Is not open to a corridor in Group I or R occupancies.

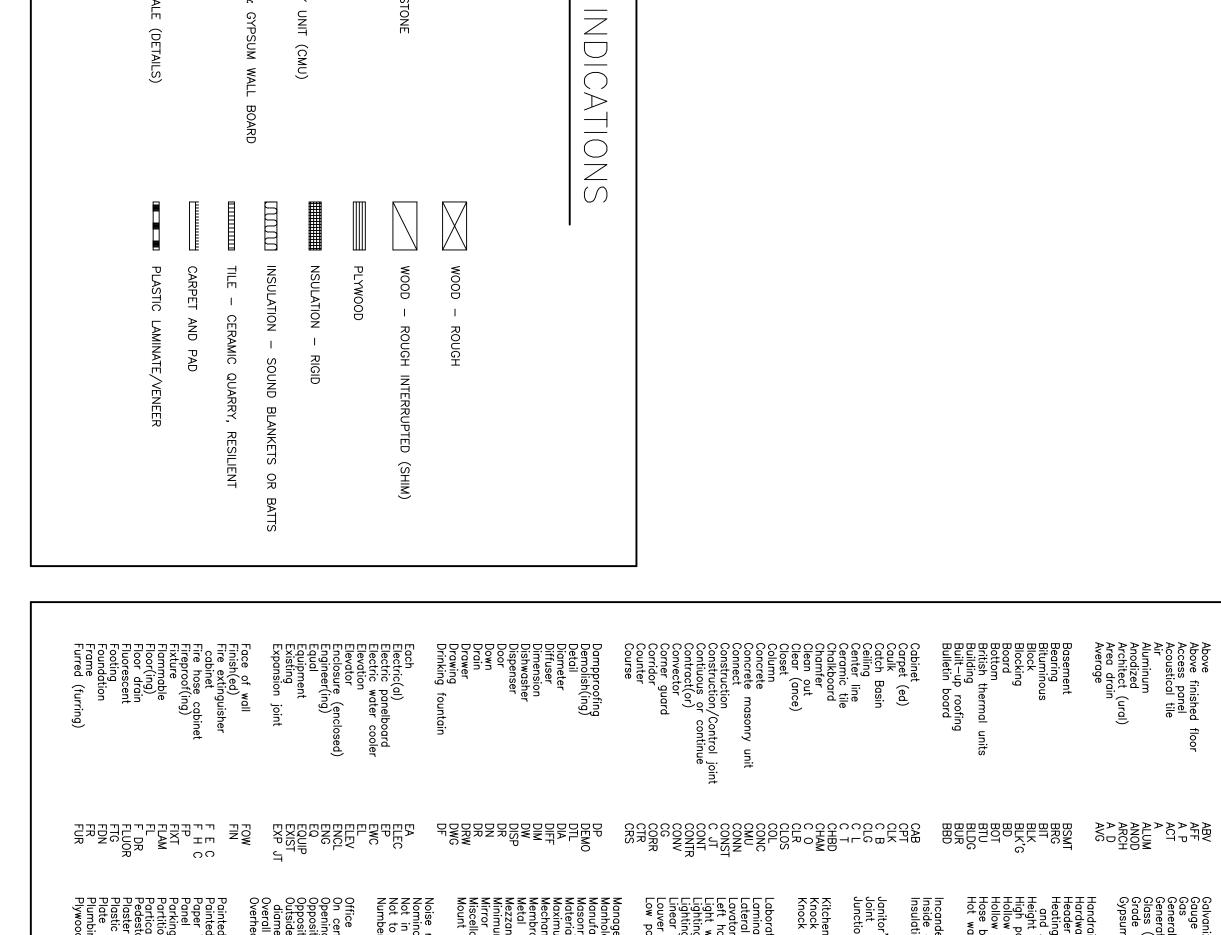
7.5. Is not open to a corridor on non-sprinklered floors in any occupancy.

7.6. Is separated from floor openings serving other floors by construction conforming to required shaft enclosures.

tion 2 - Smoke Control is not required for floor openings meeting requirements of Section 1019.1, Exception 8 or

	(000) / (In Hours)	Construction (In Hours)
exit stairway enclosure, < 4 stories;	1 HR.	1 HR
chafts alayatar haistways < A storias	1 HB	1 HB
exit access corridors	<b>0 HR</b> (20.3.1, 38.3.6, exception 3)	<b>0 HR</b> (Table 1016.1)
horizontal exits	2 HR TABLE 3-1 Type II (000)	2 HR TABLE 601
Exterior bearing walls supporting 1 or 2 floors	0 HR	0 HR
Exterior bearing walls supporting roof only	0 HR	0 HR
Interior bearing walls supporting 1 or 2 floors	0 HR	0 HR
Interior bearing walls supporting roof only	0 HR	0 HR
Structural framing/columns (>1 flr.)	0 HR	0 HR
Structural framing/columns (1 flr. only)	0 HR	0HR
Structural framing/columns (roof only)	0 HR	0 HR
Beams/supporting columns (>1 flr.)	0 HR	0 HR
beams (1 flr.)	0 HR	0 HR
floor construction (including beams)	O HILD	O HR
Roof construction (including beams and joists)	0 HR	0 HR
Fire resistance rating based on fire separation		Table 602
		$\geq$ 5, < 10 ft = 1 HR $\geq$ 10, < 30 ft = 0 HR $\geq$ 30 ft = 0 HR
Fire walls / party walls	2HR (7.2.4.3.1)	<b>2HR</b> (Table 705.4 note 'a')
Fire Barrier, single occupancy	-	<b>2 HR</b> (Table 706.3.7)
soiled linen rooms and/or soiled utility rooms	1 HR.	1 HR. (w/ auto. Fire supp. Sys)
storage rooms more than 100 sq ft	1 HR.	
Employee locker rooms (considered storage)		<b>Smoke Partition</b> (w/ auto. Fire supp .sys) – Table 302.1.1
SUBDIVISION OF BUILDING SPACE		l ľ
Occupancy separation (HC:non-HC)	1 HR	•
Smoke barriers	1 HR (20.3.7.3 & Section 8.3.1)	1 HR (709.3.)
Smoke Partitions		<b>0 HR</b> (710.3)
# Smoke compartments – healthcare facility (HC)	Min. 2 (20.3.7.2, see exceptions)	
Smoke compartment - limit of area Max. travel dist. from any point to a door in	22,500 SF (20.3.7.5) 200 ft. (20.3.7.5)	

Vertical separation of openings within 5 ft. horizontally		NR (704.9, exceptions 1, 2)
Parapets		<b>NR</b> (704.11, exception 1)
Roof		<b>Type C</b> (Table 1501.1)
MEANS OF EGRESS	NFPA 101 2000	IBC 2003
REQUIRED NUMBER OF EXITS		
Max. floor area/ Occupant	Table 7.3.1.2.	(Table 1003.2.2.2.)
	Business 100 sf/pat	Business 100 gross
	Outpatient NR	Outpatient 100 gross
		Sleeping NA
Min. # of exits/floor (≤ 500 Occup. Load)	2	2
<ul> <li>From any space</li> </ul>	2 each floor or fire	$\leq$ 50, 1
,	section (20.2.4.1)	> 50, 2 (1014.1)
<ul> <li>From each smoke compartment</li> </ul>	<b>2</b> (20.2.4.3.)	•
•		
• From room or suite of rooms >2,500 sf	2 remote exit access	•
	doors (20.2.3)	
<ul> <li>Horizontal exits as only means of</li> </ul>	Not Allowed (per	Not allowed (per1021.1)
egress	7.2.4.1.2 from 20.2.	
	2.1, 38.2.2.5,)	
<ul> <li>Smoke compartment area of</li> </ul>	15 nsf per occupant	3 nsf per occupant
accumulation – each side	(20.3.7.5)	(1021.4)
TRAVEL DISTANCES		
Common path of egress travel	<b>100 ft</b> (Table A.7.6.1)	<b>100 ft</b> (1013.3, exception 1)
Exit access travel distance	<b>200 ft</b> (Table A.7.6.1)	<b>300 ft</b> (Table 1015.1)
Dead ends	<b>50 ft</b> (Table A.7.6.1)	<b>50 ft</b> (1016.3, exception 2)
From any room door and exit	<b>150 ft.</b> (20.2.6.2(1))	-
from any point in a room to exit. (w/Auto.	<b>200 ft</b> (20-2.6.2(2))	•
Fire Supp. System)		



COLUMN LINE OR	Ä	EXIST'G DOOR TO REMAIN	TREATMENT	NEW WALL CONSTRUCTION (SEE PART. TYPE DWG.)
		INDICATES EXG. DOOR,		EXISTING WALL TO REMAIN
		CASEWORK, ETC. TO BE REMOVED.	A1.01 SHEET NUMBER WHERE SECTION IS DRAWN	1) DEMOLITION NOTE NUMBER
MAICH LINE				(1) EQUIPMENT IDENTIFICATION
FIRST FLOOR ELEVATION MARK	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	NEW DOOR AND DOOR NUMBER (IF MORE THAN ONE DOOR PER ROOM, SUB- LETTERS ARE USED)	A1.01) - SHEET NUMBER WHERE ELEVATION IS DRAWN	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
BREAK LINE (TO BREAK OFF PARTS OF DRAWING)	INIC)	CENTER LINE, FLOOR LINE, PROJECTED LINE	MULTI-ELEVATION :  1	REVISION
		OVERHEAD	DETAIL:  DETAIL NUMBER	FINISH BOX
ALIGN OBJECTS AS NOTED IN DWG.	DWG.	PARTITION TYPE	A1.01) SHEET NUMBER WHERE DETAIL IS DRAWN  DETAIL INDICATION	BASE — FLOOR

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KEY LEGENDS SYMBOLS FOR NOTES 8

Fore River Pavillon Portland, M Landmark Healthcare Facilities LLC Maine Medical

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