



UNIVERSITY CREDIT UNION – 391 PORTLAND, MAINE
CODE REVIEW SUMMARY: Built in 1961, Zone B2b Business Community
INTERNATIONAL BUILDING CODE (IBC) 2009,
NFPA LIFE SAFETY 2009

TOPIC	IBC 2009	NFPA 101 2009	CONCLUSION
CLASSIFICATIONS			
Use Group	Business: Occupancy Group B Per section 304	Bank: Existing Business Occupancies Chapter 39	Separate Use: Not applicable
Required Use Group Separations	Occupancy Separation: No separation required	Occupancy Separation: No separations required.	Occupancy Separation: No separations required.
Incidental Use Area Separations	Mechanical Room: One hour fire separation required per Table 508.2.5 unless provided with automatic fire extinguishing system	Mechanical Room: One hour fire separation required per Section 8.7 unless protected with automatic extinguishing systems	Mechanical Room: Mechanical Room in the Basement, one-hour fire separation required.
Draftstopping	At floors: Required per 717.3 Maximum compartment size = 1,000 SF At attics: Required per 717.4.3 Maximum compartment size = 3,000 SF Draftstopping not required in buildings equipped throughout with automatic sprinkler systems	At floors: Required per 717.3 Maximum compartment size = 1,000 SF At Attics: Required per 8.6.10.1 Maximum compartment size = 3,000 SF Draftstopping not required per 8.6.10.2 where the space is protected throughout by an approved automatic sprinkler system.	1,000 SF maximum compartment size required for floors 3,000 SF maximum compartment size required for attics. Sprinkler system not required: draftstopping not required in attic.
Height and Area Limitations	Type VB. Per Table 503 - Sprinklered Max. Height: 40 feet. Max. Stories: 2 Story Max. Area: 9,000 SF unadjusted and not sprinklered. Building Sprinklered: allowable area may be increased by 300% to 27,000 SF and height	Type V(000) – Sprinklered Max. Stories: 2 Stories Table A.8.2.1.2	Type VB Construction: Actual Height: 14'-0" Actual Stories: 1 Story and basement Actual Area: 1,792 SF per floor Actual height, area, and total building area are within allowable parameters. Sprinkler system not required.

	may be increased 20' and 1 story		
Interior Finishes	Required Interior Finishes per Table 803.9 Wall and Ceiling Finishes (Sprinklered): Exit Enclosures and Passageways: Class B or C Corridors: Class B Rooms and Spaces: Class B (Class C allowable for administrative spaces and rooms with occupant load of 4 or less) Interior Floor Finishes: Section 804.4.1 Floor Finishes Exit Enclosures: Class II Floor Finishes Other: Class II	Required Interior Finishes per section 10.2: Exit Enclosures: Class A or B Corridors, stairways and lobbies: Class A or B Rooms and Spaces: Class A, B or C Floor Finishes Exit Enclosures: Class I or II Floor Finishes Other: Class I or II	Business Occupancy: Exit Enclosures: Class B Corridors: Class B Rooms and Spaces: Class A, B or C Floor Finishes Exit Enclosures: Class I or II Floor Finishes Other: NR
Fire Protection System	Not required per section 903.2.2	Not required per Table 16.1.6.1	Sprinkler system not provided.
Corridors		Corridors required to have a one-hour fire rating per 16.3.6 unless building is protected throughout by an approved, supervised automatic sprinkler system. Corridor walls must form smoke partitions per 16.3.6 (2)	
Portable Fire Extinguishers	Required per Section 906.1	Not required per Section 16.3.5	Portable fire extinguishers provided per NFPA 10
Standpipes	Not required per Section 905.3	Not required per commentary of Section 11.8	Not required
Fire Alarm	Fire Alarm: Not required per 907.2.2	Fire Alarm: Not required per 39.3.4.1	Fire Alarm not required to meet NFPA 72.
EGRESS			
Occupant Load	Calculated per Table 1004.1.1.	Calculated per table 7.3.1.2	Occupancy load 1,792 per 100 = 18.
Means of Egress	Building exits required: 1 per Table 1021.1 and maximum travel distance = 75 feet	Building exits required: 1 per Section 39.2.4.4	Min. 1 exit required 2 exits provided
Egress Width per Occupant	Min. Egress Width: Stairways – 0.3" per person served Other egress components – 0.2" per person served or: Doors: 36"	Min. Egress Width: Stairways – 0.3" per person served or 36" Doors, ramps, and corridors – 0.2" per person served or Doors: 36"	First Floor: Occupancy = 18 people. Number of Exits = 2 People per Exit = 9 Calculated door, ramp, or corridor width =

	Ramps and Corridors: 36" when occupant load less than 50 or 44" when occupant load is greater than 50. Per Section 1005.1	Ramps and Corridors: 36" when occupant load less than 50 or 44" when occupant load is greater than 50. Per Section 7.3.3	0.2*33 = 6.6" Minimum egress element width prevails. Minimum Egress Element Width: Doors = 36", Actual is 36" or greater. Ramps and Corridors = 36" when serving an occupant load of less than 50. 44" width required in corridors serving and load of 50 or more. Actual width is 36".
Areas of Refuge	Area of Refuge not required.	Area of Refuge permitted but not required.	Area of refuge not required.
Locations of Means of Egress	Distance between two exits must be not less than 1/2 the length of the overall diagonal dimension of the area served per Section 1015.2.1 or 1/3 the maximum overall diagonal dimension of the area served if the building is equipped throughout with an automatic sprinkler system	Distance between two exits must be not less than 1/2 the length of the overall diagonal dimension of the building per Section 7.5.1.3 or 1/3 the length of the overall diagonal dimension of the building if the building is sprinklered.	Distances between exits do not exceed code requirements.
Travel Distance to Exits	Table 1016.1 Group B exit access travel distance without sprinkler system = 200'	Travel Distance to Exits 200' per section 39.2.6.2 For buildings not sprinklered Increased by 100' for sprinklered buildings.	Building is not provided with sprinkler system. Actual travel distances do not exceed code requirements.
Common Path of Travel	Common path of egress travel: Group B shall not exceed 75' per section 1014.3	Common path of Travel: 75' per section 39.2.5.3.3 100' per section 39.2.5.3.1 for sprinklered buildings.	Common Path of Travel distance limited to 75' per IBC section 1014.3 Actual common path distances do not exceed code requirements.
Dead End Corridors	Maximum Dead End Corridor Length: 20' per section 1018.4 50' for sprinklered buildings.	Maximum Dead End Corridor Length: 50' per section 39.2.5.2	Dead End Corridors required to be less than 20' per IBC section 1018.4