



January 8, 2016

CODE COMPLIANCE REPORT

Aaron's Fit-Up Store #: F0810
449 Forest Ave.
Portland, Maine 04101

1.0 Codes Review

Description of Building's Function and Program:

The project will consist of the interior fit-up to a vacant tenant space within the Forest Avenue Plaza at 449 Forest Avenue in Portland, Maine for a new Aaron's Rental Store. The fit-up will be contained within an existing vacant tenant space. The previous tenant was a furniture store and therefore the space will maintain a Mercantile Use Occupancy. The current adjacent tenants are a nail salon and a retail store.

1.0.A Occupant Classification(s):

IBC 2009:
Use and Occupancy Classification: Use Group M - Mercantile

NFPA 101 - 2009:
Chapter 37, "Existing Mercantile Occupancies"
Chapter 43, "Building Rehabilitation" - "Modification" per 43.2.2.1.3

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

IBC 2009 - Table 508.2.5 - Incidental Accessory Occupancies:
There are no accessory use occupancies associated with this space.

1.0.C Building Height and Area Limitations:

The current/existing building height and area will not be impacted by this project.

1.0.D Type of Construction:

NFPA 220: Type III, 000
IBC 2009: Type III (B)

The building consists of the following assemblies;

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Structural System:
The building is a steel framed building. The exterior walls are comprised of solid masonry bearing and non-bearing wall assemblies. The roof framing consists of steel joists and beams supporting a metal deck.

Exterior Walls:
Masonry wall assemblies with steel stud framing and GWB finishes on the inside. Aluminum storefront window wall units.

Interior Walls:
Steel and wood stud framing
Batt insulation
Gypsum wallboard wall surfacing

1.0.E Required Separation of Occupancies:

NFPA 101 - Table 6.1.1.4.4.1 (b):
IBC 2009 - Table 508.4:
There is no separation required between Mercantile Use Occupancies.

1.0.F Required Fire Resistance Ratings of applicable Structure Elements:

IBC 2009 - Table 601:

Table with 3 columns: Element, Rating, and Duration. Elements include Structural Frame, Bearing walls, Nonbearing walls and Partitions, Nonbearing Walls and Partitions, Floor Construction, and Roof Construction.

1.0.G Means of Egress:

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

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Occupant Load Calculations:
O.L. - Sales Floor @ street level (Mercantile Use): 4,110 sf @ 1/30 sf = 137 people
O.L. - Office Areas (Business Use): 475 sf @ 1/100sf = 5 people
O.L. - Storage/Shipping/Receiving (Storage Use): 970 sf @ 1/300sf = 4 people

Total Occupant Load of the space = 146 people

Actual Occupant Load of the space = 20 people

Minimum Number of Exits:
IBC 2009 - Section 1021 and Section 1007.1
NFPA 101 - Section 37.2.4
Two separate means of egress are required.

There is a handicapped accessible pair of egress doors at the main entry to the suite providing (2) 3'-0" door openings. There is a single 3'-0" egress door at the rear of the clearance space. These doors would be considered remotely located.

Capacity of Egress Components:

Table with 2 columns: Element and Minimum Allowable. Elements include Exit Access Corridors, Width, Doors, and Width.

The door configurations exceed the minimum requirements of NFPA and IBC.

Egress Arrangement:

The building is fully sprinkled. The existing sprinkler layout will be modified as required to meet the new space configuration.

Use Group M - IBC 2009
Common Path of Travel (Section 1014.3) 75 ft
Exit Access Travel Distance (Table 1016.1) 250 ft
Dead-end corridor (Section 1018.4) 50 ft

Existing Mercantile Occupancy: NFPA 101
Dead-end corridor (Section 37.2.5.2) 50 ft
Common Path of Travel (Section 37.2.5.3.1) 100 ft
Travel Distance to an Exit (Section 37.2.6.1) 250 ft

NFPA 101 - Section 37.2.5.11
Egress through the storeroom will be acceptable.

1.0.H Emergency Lighting: NFPA 37.2.9

IBC 2009 - Section 1006
NFPA 101 - Section 37.2.9
The means of egress shall be illuminated.

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1.0.I Interior Finish System:

IBC 2009 - Chapter 8, Table 803.9 and Section 804.4.1
NFPA 101 - Section 37.3.3, and Chapter 10.2

Table with 3 columns: Wall and Ceiling Finishes, NFPA, and IBC. Categories include Vertical Exits, Exit Access Corridors, and All other spaces.

Floor Finishes:
Vertical Exits / Exit Corridors No Requirement Class I or II

1.0.J Detection, Alarm, and Communications:

IBC 2009 - Chapter 9, Section 907.2.7
A detection/fire alarm system is not required.

NFPA 101 - Chapter 37, Section 37.3.4.1
A detection/fire alarm system is required.

The existing detection/fire alarm system will be modified as required to meet the new space layout.

1.0.K Extinguishing Requirements:

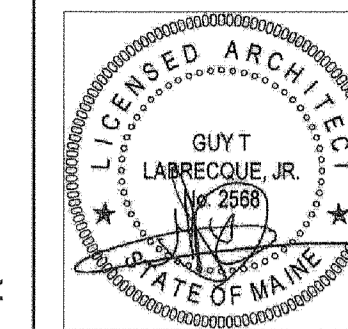
IBC / International Fire Code - Chapter 960
Portable Fire Extinguishers shall be provided at locations required by the International Fire Code.

NFPA 101 - Chapter 36.3.5.3, 9.7.4.1
Portable fire extinguishers are required by NFPA 101:36.3.5, 9.7.4.1 and in accordance with NFPA 10.

NFPA 10, Table 5.2.1:
Fire extinguishers shall be provided such that the maximum travel distance to an extinguisher is 75'.

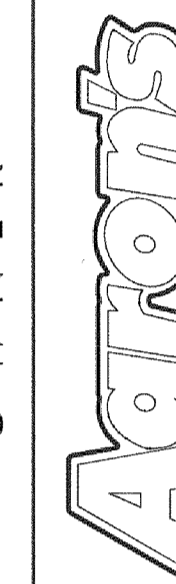
End of Code Compliance Report

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PROJECT

AARON'S FIT-UP STORE #: F0810

449 FOREST AVE. PORTLAND, MAINE 04101

DRAWING

CODE STUDY

CWS PROJECT NUMBER: 15076

REVISIONS

Table with 2 columns: Revision number and description. Contains 5 empty rows for revisions.

DRAWING NUMBER

LS1.00

SCALE: N/A

DATE: 01/08/2016

ISSUED FOR CONSTRUCTION