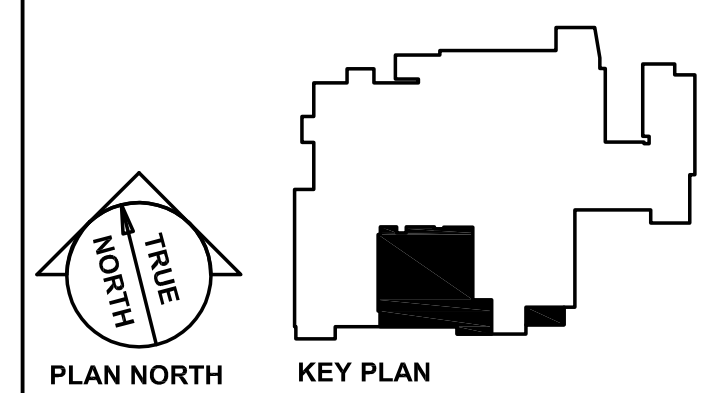


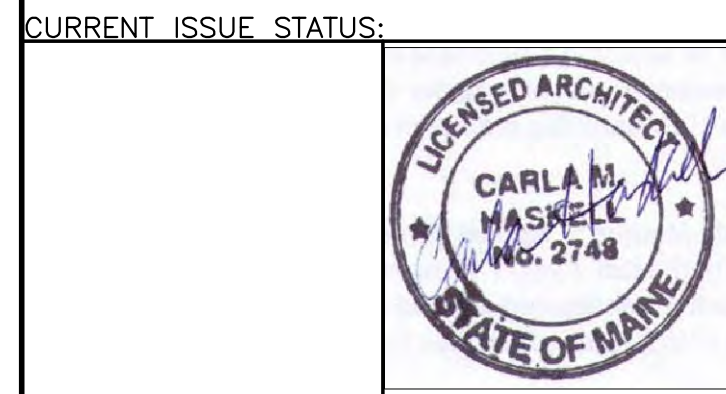
Codes Reviewed:	IBC 2009	NFPA 101 2009	Governing Provisions	Project Conditions
General:				
Use Group	Section 508.3.1 Occupancy Classification. Nonseparated occupancies shall be individually classified in accordance with Section 302.1. The requirements of the code shall apply to each portion of the building based on the occupancy classification of that space, except that the most restrictive applicable provisions Chapter 9 shall apply to the building or portion thereof in which the nonseparated occupancies are located. Section 304 - Group B - Business (Testing Laboratory and Outpatient Medical) Section 308 - Group I-2 (Rehab Hospital)	6.1.14.2.2 Mixed Occupancy. A multiple occupancy where the occupancies are intermingled. 6.1.14.3.1 Each portion of the building shall be classified as to its use in accordance with section 6.1 6.1.14.3.2 The means of egress facilities, construction type, protection and other safeguards in the building shall comply with the most restrictive fire and life safety requirements of the occupancies involved. Chapter 19 Existing Healthcare Occupancies 19.1.2.4 All means of egress from healthcare occupancies that traverse non-healthcare space shall conform to the requirements of this Code for healthcare occupancies 19.1.2.6 Egress provisions for areas of healthcare facilities that correspond to other occupancies shall meet the corresponding requirements of this Code for such occupancies.	The IBC 2009 classifies this building as a non-separated mixed occupancy and allows each use area to be regulated separately, with the exception of the fire protection systems. NFPA 101 does not allow non-separated mixed occupancies where one of the occupancies is a healthcare occupancy, therefore the entire building must comply with the NFPA 101 requirements for a healthcare occupancy, with the exception of the means of egress provisions used exclusively for the non-healthcare area(s). The building is required to meet the more restrictive construction and fire protection requirements for a healthcare occupancy, but the project area may meet the egress requirements for a Business Occupancy.	There is no change in use for the area being renovated. There are three different groups impacted by the renovations. The distribution of space between the two is changing. The fire rating of the floor/ceiling system will be maintained and/or improved to meet a 2-hour rating where exposed as a part of the project.
Construction Type	Table 601 Type IB	Type II(222) (Allowed for healthcare occupancy)		
Height and Area Limitations	508.3.2 The allowable building area and height of the building or portion thereof shall be based on the most restrictive allowances for the occupancy groups per Section 503.1 Table 503 for I-2 Occupancy Height: 4 Stories (tabular) 160 feet (tabular) Area: Unlimited (tabular area per floor)		508.3.2 The allowable building area and height of the building or portion thereof shall be based on the most restrictive allowances for the occupancy groups per Section 503.1 Table 503 for I-2 Occupancy Height: 4 Stories (tabular) 160 feet (tabular) Area: Unlimited (tabular area per floor)	No change to height or fire area. SF changes for the purpose of calculation occupant loads and egress requirements are as follows: PREP Existing: 3114 SF Lab Existing: 2350 SF Phlebotomy Existing: 270 SF Call Center Existing: 351 SF Security Existing: 122 SF Shared Spaces: 435 SF Total Existing: 6642 SF PREP Proposed: 3114 SF Lab/Phlebotomy Proposed: 2232 SF Call Center Proposed: 351 SF Waiting Space: 372 SF Shared Space: 573 SF Sub Total Proposed: 6642 SF Security Proposed: 110 SF Total Proposed: 6752 SF AREA OF RENOVATION: 4263 SF Smoke Compartment: 21,263 SF Floor: 58,787 SF
Fire Protection System				Fully Sprinklered
Egress Requirements:				
Occupant Load	Table 1004.1.1 Institutional Outpatient: 100 SF gross per occupant	Section 7.3.1.2 100 SF per occupant	100 SF gross per occupant maximum allowed	PREP: 3114 GSF at 100 sf/occupant = 31 Lab/Phlebotomy: 2232 GSF at 100 sf/occupant = 22 Call Center: 351 GSF at 100 sf/occupant = 4 Waiting: 372 GSF at 100 sf/occupant = 4 Shared 573 at 100sf/occupant = 4 Security: 110 GSF at 100sf/occupant = 1
Egress Capacity	Section 1005.1 Other than stairways, 0.2" per occupant	Table 7.3.3.1 Level components and ramps, 0.2" per occupant.	0.2"/occupant x 33 occupants = 6.6" min. required egress width at PREP 0.2"/occupant x 35 occupants - 7" min required egress at Lab.	36" inches min width provided at corridors 32 inches min width provided at doors
Egress Width	Section 1008.1.1 32" min. clear width Section 1018.2 E2. 36" minimum with occupant capacity of less than 50	7.3.4.1 (2) Not less than 36" Section 7.2.1.2.3.2 32" minimum clear width Section 39.2.3.2 44" minimum clear width for occupant load of 50 or more (within Suites)	32" minimum clear width 36" minimum clear width	32" min. clear width provided 36" min. clear width provided (within Suites)
Common Path of Travel	Section 1014.3 E1. 100 feet maximum	39.2.5.3.1 100 feet maximum	100 feet maximum	100 feet maximum (within Suites)
Dead End Corridor	Section 1018.4 E2. 50 feet maximum	39.2.5.2 50 feet maximum	50 feet maximum	50 (within Suites)
Exit Access Travel Distance	Section 1016 and Table 1016.1 200 ft maximum with sprinkler system	Section 19.2.5.7.3.4 (A) (1) 100 ft within Suite w/ one intervening room (B) (2) Travel Distance to an Exit 200 ft with sprinkler system	200 ft maximum	
Number	Section 1015.1 and Table 1015.1 2 exits required except 1 exit allowed from spaces where the occupant load is ≤ 49 and the common path of travel is not exceeded. Where a building contains mixed occupancies, each individual occupancy shall comply with the applicable requirements for that occupancy	19.2.5.7.3.2 Suite more than 2500sf no less than two	PREP two means Others One	
Exit Separation	Section 1015.2.1(E2) Where more than one exit is required the separation distance of the exit doors or exit access doorways shall not be less than one-third of the length of the maximum overall diagonal dimension of the area served.	Section 7.5.1.3.3 In buildings protected throughout by an approved, supervised automatic sprinkler system, the min. separation distance between two exits or exit access doors shall be not less than one-third the length of the maximum overall diagonal dimension of the building or area being served	exit separation distance shall be one-third of the length of the maximum overall diagonal dimension of the area served.	
Fire Resistance Ratings:				
Building Elements	Table 601 Existing Type IB Type IB Construction 2 hr. - Primary structural frame 2 hr. - Exterior bearing walls and as required by Table 602 2 hr. - Interior bearing walls - Exterior nonbearing walls and partitions (See Table 602) 0 hr. - Interior nonbearing walls and partitions 2 hr. - Floor construction 1 hr. - Roof construction Table 602 0 hour - Exterior walls with ≥ 30 feet separation distance	19.1.6 Existing Type II (222) allowed 2 hr. - Exterior Bearing Walls 2 hr. - Interior Bearing Walls 2 hr. - Columns 2 hr. - Beams, Girders and Trusses 2 hr. - Floor-Ceiling Assemblies 1 hr. - Roof-Ceiling Assemblies 0 hr. - Interior Nonbearing Walls 0 hr. - Exterior Nonbearing Walls The first 5 categories listed above are 1 hr. when supporting a roof only.	Table 601 Type IB Construction 2 hr except 1 hour for roof construction and 0 hour for nonbearing walls and partitions. Table 602 0 hour - Exterior walls with ≥ 30 feet separation distance	
Incidental Use Areas	Table 508.2.5			
Hazardous materials Control Areas	See Table 307.1(1) and Table 307.1(2) for the maximum quantity of hazardous material per control area See Section 414 and Table 414.2.2 for percentage of maximum allowable quantities of hazardous materials per control area and the design and number of control areas allowed per floor.	Section 39.3.2.2 Hazardous contents areas shall be separated from other parts of the building by fire barriers having a 1-hr. rating and protected with an automatic extinguishing system. Section 19.3.2.1.2 Hazardous contents areas shall be separated from other parts of the building by smoke partition where protected with an automatic extinguishing system.	Section 39.3.2.2 Hazardous contents areas shall be separated from other parts of the building by fire barriers having a 1-hr. rating and protected with an automatic extinguishing system. Section 19.3.2.1.2 Hazardous contents areas shall be separated from other parts of the building by smoke partition where protected with an automatic extinguishing system.	
Shafts	Section 708.4 Shaft enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more and not less than 1 hour where connecting less than four stories.	Section 8.6.4 Shafts connecting four or more stories shall be enclosed with 2-hour fire rated construction. Shafts connecting fewer than four stories shall be enclosed with a minimum 1-hour fire-rated construction.	Shafts connecting four or more stories shall be enclosed with 2-hour fire rated construction. Shafts connecting fewer than four stories shall be enclosed with a minimum 1-hour fire-rated construction.	
Corridors	Section 1018.1 and Table 1018.1 Corridors in buildings equipped throughout with an automatic sprinkler system have a required fire-resistance rating of 0 hours.	Section 39.3.6 No requirements. Section 38.3.6.1 (E3) In buildings protected throughout with an approved, supervised automatic sprinkler system the corridor walls shall not be required to be rated. Section 19.3.6.2.4 In buildings protected throughout with an approved, supervised automatic sprinkler system the	Exit access corridor walls are not required to be fire-resistance rated.	



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REV.	DESCRIPTION	DATE
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ISSUED FOR CONSTRUCTION
09 / 25 / 15



DESIGN GROUP COLLABORATIVE
ARCHITECTURE DESIGN + PLANNING
40 CHURCH STREET
ELLSWORTH, MAINE
(207) 664-0500
22 FREE STREET
PORTLAND, MAINE
(207) 668-3300

MAINE MEDICAL CENTER
PREP NORDX RENOVATIONS
PORTLAND, MAINE

CODE SUMMARY

SHEET TITLE:		
DATE:	9/25/15	GRAPHIC SCALE:
SCALE:	AS NOTED	
PROJECT NO.:	122033	SHEET No.:
DRAWN BY:	LMC	G-002
A/E OF RECORD:	CMH	

A1 CODE COMPLIANCE – SUMMARY

NTS