

# Project:

# Millenia Nails & Spa-III 669 Forest Avenue Portland, Maine

## General Notes:

- 1- All work shall conform with the 2009 IBC & 8th Edition MAINE State Building Code
- 2- Contractor shall verify all dimensions in the field
- 3- If any work shown is unclear or ambiguous, contact the Architect before proceeding with the aspect of the work
- 4- Work included noted/ highlighted on the drawings
- 5- Work not included is noted "N.I.C."
- 6- Contractor is responsible for securing all permits and approvals required for construction
- 7- All dimensions are to side of stud (refer to wall type)
- 9- Each Subcontractor shall be responsible to coordinate with the work of other Subcontractors.
- 10- DO NOT scale drawings
- 11- The drawings have been compiled from the best available information and are not intended to limit the scope of work
- 12- It is intention of these drawings and specifications to provide for the completion of the project in all respects

## LIST OF DRAWINGS

- T-1 TITLE SHEET
- D-1 EXISTING EQUIPMENT & DEMO PLAN
- A-0 LIFE SAFETY PLANS
- A-1 PROPOSED FIRST FLOOR PLAN, DETAILS, & NOTES
- A-1.1 REFLECTED CEILING PLAN & NOTES
- A-1.2 FIRST FLOOR FURNITURE, FINISH PLAN, & NOTES
- A-2.1 PROPOSED SECOND FLOOR PLAN & SCOPE OF WORK
- A-3 SECTION, ENLARGED PLAN, & NOTES
- A-4 EXTERIOR ELEVATIONS & SITE PLAN

## IBC 2009

Existing Mixed Use Building  
B - Business on First Floor  
R-3 - Residential on Second Floor

### Type VB Construction

Unsprinklered

Table 508.4 : **2-Hour Separation required between B & R-3 Uses  
1-Hour required between R-3 and R-3 Uses**  
Horizontal Separation at Ceiling - UL DES L511 - See details  
Vertical Separation at Walls - UL 305 - See details

Fire separations must be continuous from foundation/floor to ceiling/structure, Section 709.4

Table 803.9 :  
**Business Use:**  
Exit Passageways shall have Interior Wall & Ceiling Finishes meeting **Class A**  
Rooms shall have Interior Wall & Ceiling Finishes meeting **Class C**  
**Residential Use:**  
All Interior Wall & Ceiling Finishes shall meet **Class C**

Chapter 9 - Smoke detector locations shall be coordinated with fire protection company and RCP for first floor plan. Smoke detectors shall be located within and adjacent to each sleeping room at Residential uses.

Per 1003.5, a single step is allowed in R-3 at exterior doors not required to be on an accessible egress route. Coordinate in field with AHJ at existing rear door of southern apartment for raised threshold onto exterior roof deck/escape. Stair with 1 or 2 risers is allowed if not on a required, accessible route. (1007.1 - Accessible means of egress are not required in existing buildings.) Allowable threshold height of 7 3/4" per 1008.7 at R-3, exterior door.

Exit access travel distance at R-3, unsprinklered: 200' **(Complies.)**

Maintain 36" wide passageway for egress through R-3, except at odors, per 1026.6.1. **(Complies.)**

## NFPA 101

Table 6.1.14.4.1(b) - **Business to Residential requires 2 hour separation**

Exit Access corridors are not required in existing buildings provided the occupation classification does not change, per 7.1.3.1. **(Complies.)**

A minimum 13" deep tread is required in level changes less than 21". **(Complies.)**

Existing building, exterior door floor level outside the door may be 1 step lower than inside but no more 8" lower. **Review with AHJ at existing exterior door providing access to roof deck/escape route.**

Existing stairs per Table 7.2.2.2.1.1(b):  
36" wide, minimum  
8" riser, maximum  
9" tread, minimum  
6'-8" head room, minimum  
12' between landings, maximum

Outside Stairs serving three or fewer stories in an existing building, including level of discharge may be unprotected where a remove second exit is available, per 7.2.2.6.3.1(2). **(Complies)**

Width of exit access in existing buildings must be greater than or equal to 28" per 7.3.4.1.2 **(Complies)**

Remoteness of exits are exempted in existing buildings. Existing exits are remotely located. **(Complies)**

Separated uses must not exit or escape through an adjacent use. **(Complies)**  
Secondary means of escape is required in living area and bedroom unless the bedroom has a door leading directly to outside of building or to grade. **(Complies.)**  
*\*Note: Coordinate with AHJ for existing bedrooms where no Work is planned, for compliance requirements.*

Means of escape doors may be a minimum of 28" wide and 6'-6" high, per 24.24. **(Complies)**  
At existing buildings, doors to exterior are allowed to step 8" lower than the interior floor level.

**A smoke detection system per NFPA 101 Section 9.6 is required.**

According to the 2009 IEBC (International Existing Building Code), The work Area Compliance Methods for Existing Building Alterations-Level-2, (Chapter 34: Existing Structure) is fully complied with

### Sections:

- 101.1 When reconfigure building, the result is to comply with 521-CMR **Comply**
- 101.3 All new construction elements, components, systems, and spaces shall comply with IBC **Comply**
- 104.1.2 Major Alterations will required automatic sprinkler system **Comply**
- 104.2.2 All use groups include "Group B" work areas that have exits corridors serving an occupant load greater than 30 shall provided with automatic sprinkler protection **No corridor, however Comply**
- 104.2.5 Supervision, Fire sprinkler systems shall be supervised by Approved Central Station in Accordance with NFPA 72 **Not Applicable**
- 105.2 Means of egress shall comply with NFPA 101 **Comply**
- 105.3.1 Not Applicable **One floor only and not share exits or corridors**
- 105.3.1.2 Not Applicable **No fire escapes in this building**
- 105.3.3 Not Applicable **Less than 300 occupant load**
- 105.4.4 Not Applicable **Not group "A"**
- 106.1 Accessibility refer to 521-CMR **Comply**
- 107.4 Not Applicable **No stress increased structural elements or Building of Group "R"**
- 107.5.1 No Alterations **Alteration did not result in structural irregularities**
- 108 Section Deleted
- 110 Section Deleted

## IEBC 2009

Work Area : "Reconfigured Spaces" excluding incidental and not initially intended areas, required to meet Code. Level 1 Alterations are not considered as part of the "Work Area", by definition.

Per 704.2.2, corridors shared by more than one tenant in B use (not R-3) or serving an occupant load of more than 30 per exit must be sprinklered. **B-use does not share a corridor and occupant load per exit is less than 30, therefore, sprinklers are not required. (Complies.)**

## IECC 2009

Section 101.4.3 - Exception 4 - Construction where the existing roof, wall, or floor cavity is not exposed is exempt from compliance with insulation requirements. **(No exterior wall or roof cavities will be exposed, therefore, no new insulation is planned.) (Complies.)**

Exception 7 - Alterations that replace less than 50% of the luminaries in a space provided that such alterations do not increase the installed lighting power. **(Complies.)**

## Building Code Analysis:

Building Code Referenced:  
The International Building Code, 180 CMR  
Eighth Edition

Renovation for tenant fit-in. Total of open space is 3,500 sq. ft. (+/-).

304.1 Use Group: Assembly "B" Approx:  
Finish to be 3,500 (+/-) Sq. Ft.

1016.1 Length of exit access travel without sprinkler req'd 250 ft.  
**Provide 98' ft. Max.**

1021.1 Minimum number of exits for occupant load is req'd-2  
**Provide 2 exits**

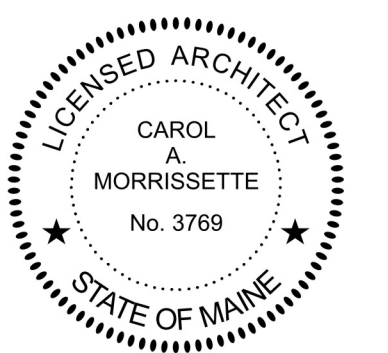
1005.1 Egress width per occupant served (Without Sprinkler) req'd 2 per occupant  
**Provide 28 inches = 720 occupant .15 inches**

1004.1.1 (Table) Maximum floor area allowances per occupant

Occupancy	Floor area in Sq. Ft. per occupant
Business "B"	100 Gross (Stack Area)

Business Area 3,500  $\frac{3,500 \text{ Sq. Ft.}}{100 \text{ Gross}} = 35$  (+/-) Sq. Ft.

GROSS FOOTPRINT: 3,770 SF (EXISTING—NO CHANGE)  
1ST FLOOR: 3,509 SF (EXISTING—NO CHANGE)  
2ND FLOOR: 2,532 SF (EXISTING—NO CHANGE)



## Title Sheet and Notes

Revisions	Date
Revision-1	.
Revision-2	

Scale	AS NOTED
Drawn / Check by	JL/ BAN
Date	11/18/15
Job No.	XX