

**CODE ANALYSIS**

**NFPA 101 LIFE SAFETY CODE - 2015 Edition**

Building Classification:	Business - (2,068 sf)
Construction Type:	V/000
Hazard Classification:	Ordinary Hazard
Occupant Loads:	Office @ 100 sf/occupant = 21 Occupants
Janitor, Mech, Stor Rating:	1 hour if over 100 sf
Stair Rating:	1 Hr if less than 4 stories
Minimum Headroom:	7'-6" at occupied areas; 6'-8" at stairs
Occupancy Separation:	1 Hr - existing Residential

<b>Building Uses</b>	<b>Business</b>
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Max. Allowable Travel Distance:	150'
Max. Allowable Common Path:	75'
Max. Dead End Corridor Length:	20'
Minimum Egress Corridor Width:	44" if over 50 occupants; 36" otherwise
Minimum Number of Required Exits:	2
Minimum Exit Access Corridor rating:	1 hr
Separation of exits:	0.5 diagonal distance = 33' minimum Actual = 50'
Minimum Egress Door Width:	36"
Exit Lighting:	Required
Emergency Lighting:	Not Required
Fire Alarm System:	Not Required
Fire Sprinkler System:	Not Required
Portable Fire Extinguishers:	Required
Smoke/Heat Detectors:	Not required

**2015 INTERNATIONAL BUILDING CODE**

Use Group Classification:	Business - 2,068 sf
Occupant Loads:	100 sf/occupant @ business = 21 occupants
Occupancy Separation:	1 hr - existing Residential

<b>Building Limitations</b>	
Construction Type:	5B
Maximum Height:	2 Story / 40'
Maximum Area:	9,000 sf

<b>Fire Resistance Ratings</b>	
Structural Frame:	None
Load Bearing Exterior Walls:	None
Load Bearing Interior Walls:	None
Mechanical Rooms:	1 hour
Exit Corridors:	1 hour
Roof/Floor Structure:	None
Stair Rating:	1 Hr if less than 4 stories

Minimum Number of Exits:	2
Maximum Exit Travel Distance:	200'
Maximum Dead End Corridor Length:	20'
Maximum Common Travel Path:	75'
Minimum Corridor Width:	44" (36" if under 50 occupants)
Minimum Headroom:	7'-6" at occupied areas; 6'-8" at stairs

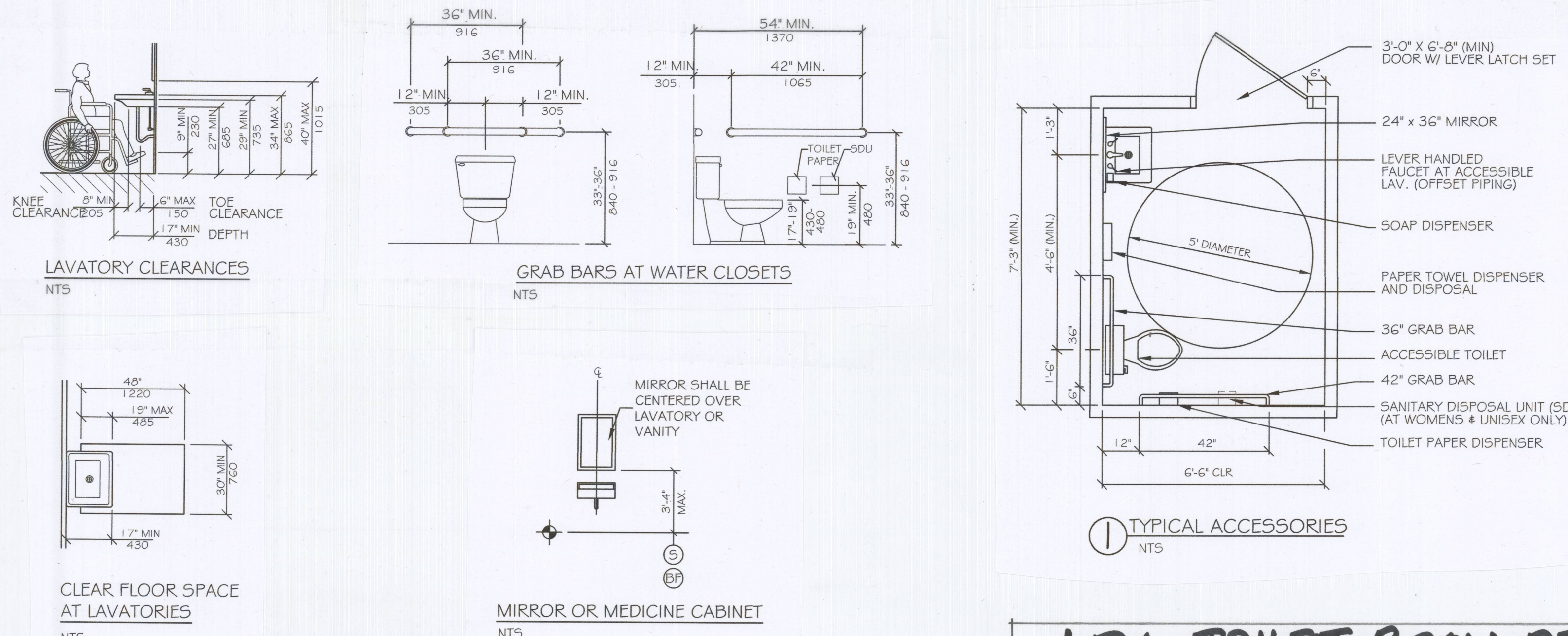
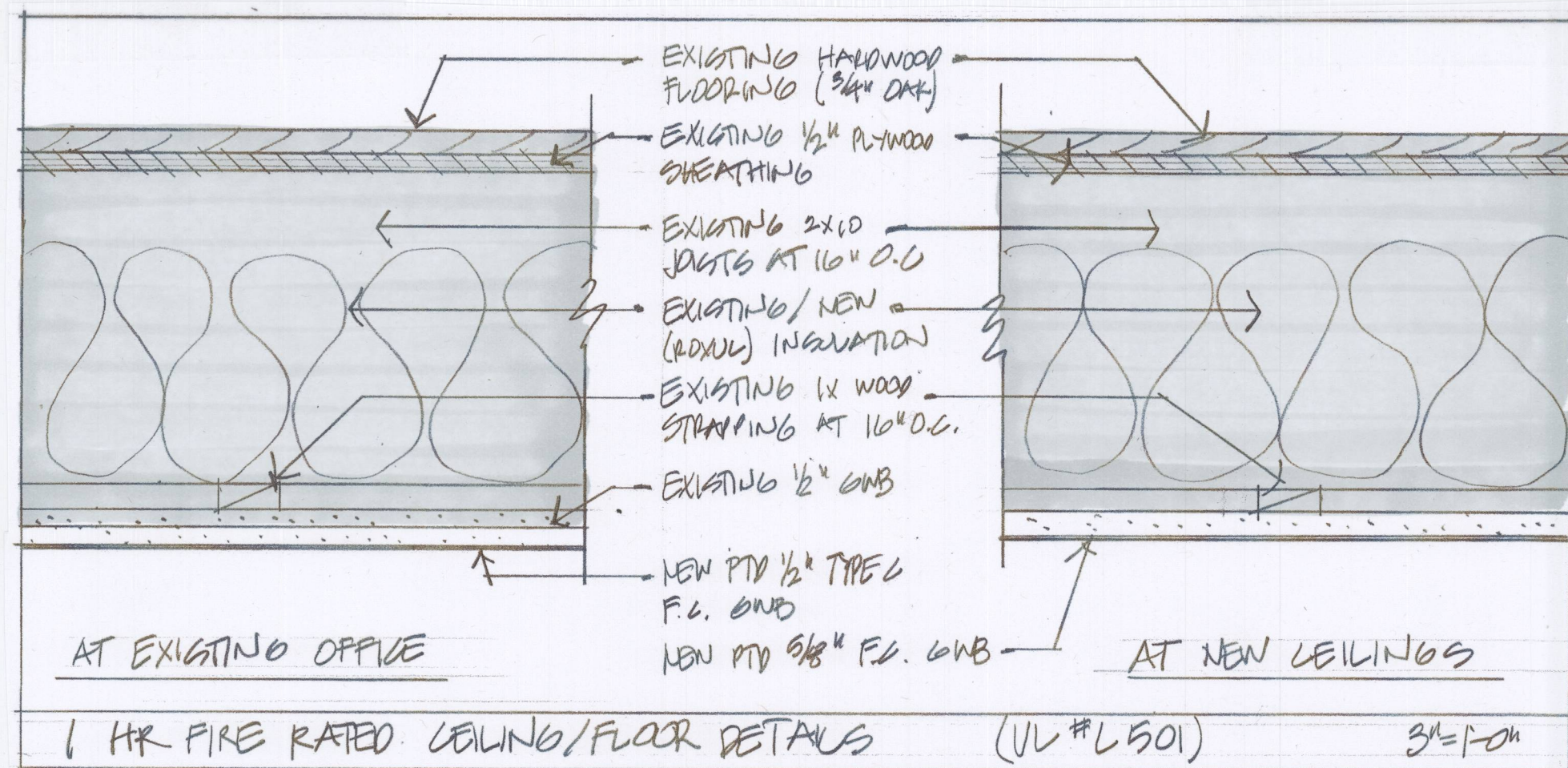
Fire Alarm/Detection System:	Not Required
Fire Sprinkler System:	Not Required
Portable Fire Extinguishers:	Required
Exit Lights:	Required
Emergency Lighting:	Required
Smoke/Heat Detectors:	Required at Egress Corridors

Building Live Loads	
Offices:	100 psf
Corridors:	80 psf

**Maine State Plumbing Code/UPC**

Occupancy Classification:	Business Office
Occupancy Area:	2,068 sf
Occupancy Load:	21 (by Table) Actual = 8 Staff & 8 Patients

Office Use:	TOILETS	URINALS	LAVS
Unisex Toilet Room - Staff (Less than 10 Occupants)	1	0	1
Unisex Toilet Room - Patient	1	0	1
Drinking Fountain:	1 Required per 150 occupants - Beverage Station		



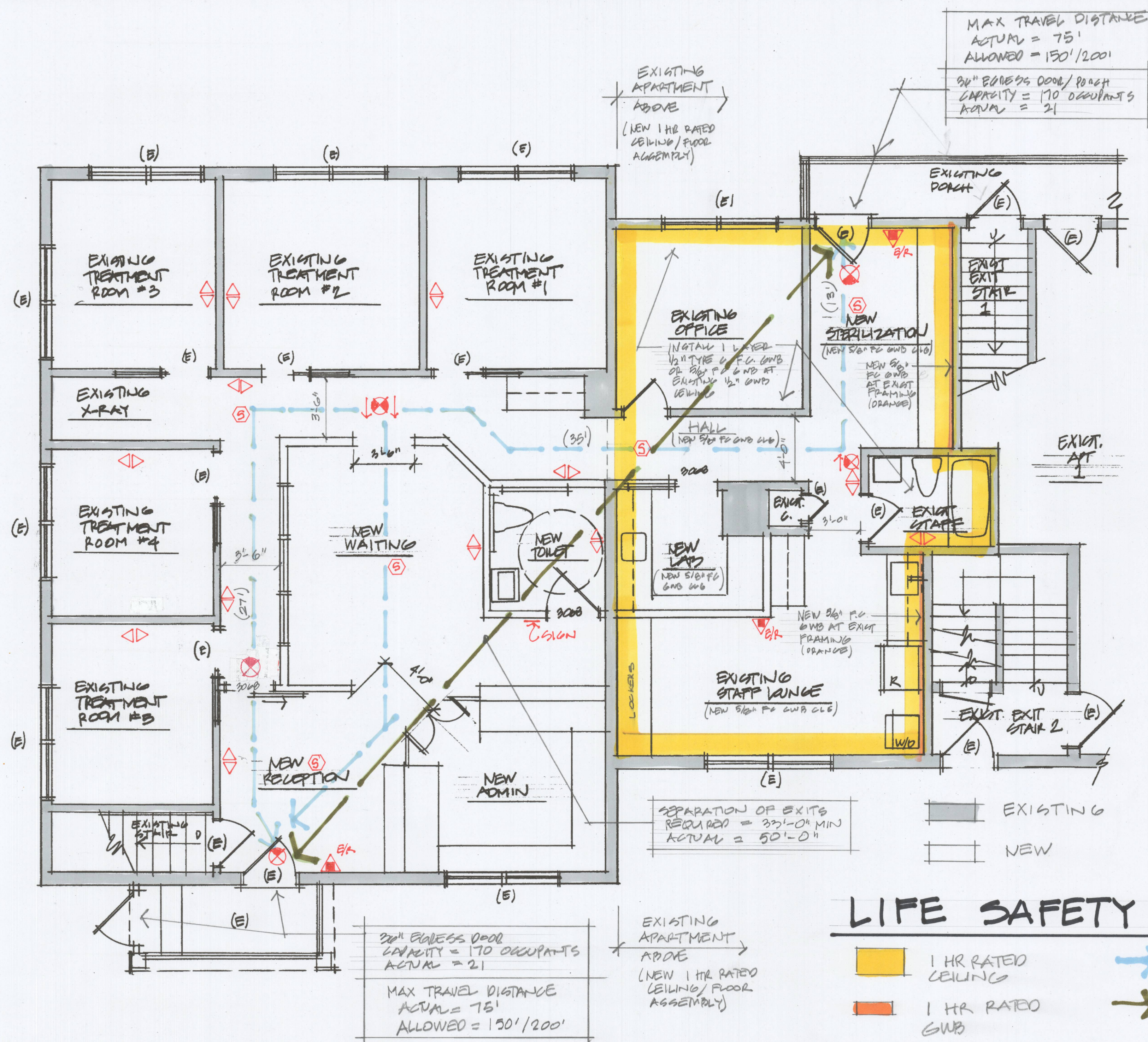
**ACCESSIBILITY ACCESSORY MOUNTING HEIGHTS**

GRAB BARS	33"-36"
TOILET PAPER HOLDER	19" MIN
TOWEL BAR/PAPER TOWEL DISPENSER	48" MAX
BUILT IN PAPER TOWEL DISPENSER	48" MAX
SOAP DISH/Dispenser AT WALL	48" MAX
SANITARY DISPOSAL UNIT	19" MAX
MIRROR (BOTTOM)	40" MAX
SHelves/STORAGE	48" MAX
ELECTRICAL SWITCHES/OUTLETS	48" MAX
COAT HOOKS/RODS	48" MAX
SIGNAGE (TO BRAILLE COMPONENT)	60" MAX

**ACCESSIBILITY GENERAL NOTES**

- DOORWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 32" WITH THE DOOR OPEN 90 DEGREES, MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP.
- ALL DOORS SHALL HAVE LEVER HANDLE HARDWARE, EXCEPT AT SECURED STORAGE ROOMS, MECHANICAL ROOMS, AND ELEVATOR MACHINE ROOMS.
- ALL CLOSERS SHALL BE 5LB FULL MAXIMUM AT DOORS EQUIPPED WITH LEVER HANDLE HARDWARE.
- ALL DOORS WITH CLOSERS SHALL HAVE 18" CLEAR DISTANCE FROM THE LATCHSIDE OF THE OPENING TO ANY ADJACENT WALL OR OBSTRUCTION ON THE PULL SIDE OF THE OPENING.
- ALL DOORS WITH CLOSERS SHALL HAVE 12" CLEAR DISTANCE FROM THE LATCHSIDE OF THE OPENING TO ANY ADJACENT WALL OR OBSTRUCTION ON THE PUSH SIDE OF THE OPENING.
- ALL SIGNAGE SHALL BE MOUNTED 60" AFF TO BRAILLE COMPONENT AT LATCH-SIDE WALL OF DOORS AND OPENINGS.
- COMPLY WITH 2010 EDITION OF THE AMERICANS WITH DISABILITIES ACT.

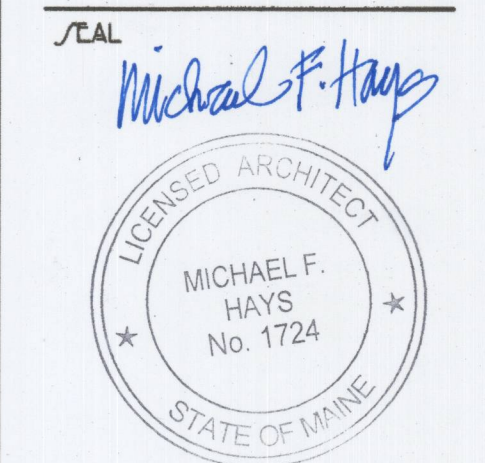
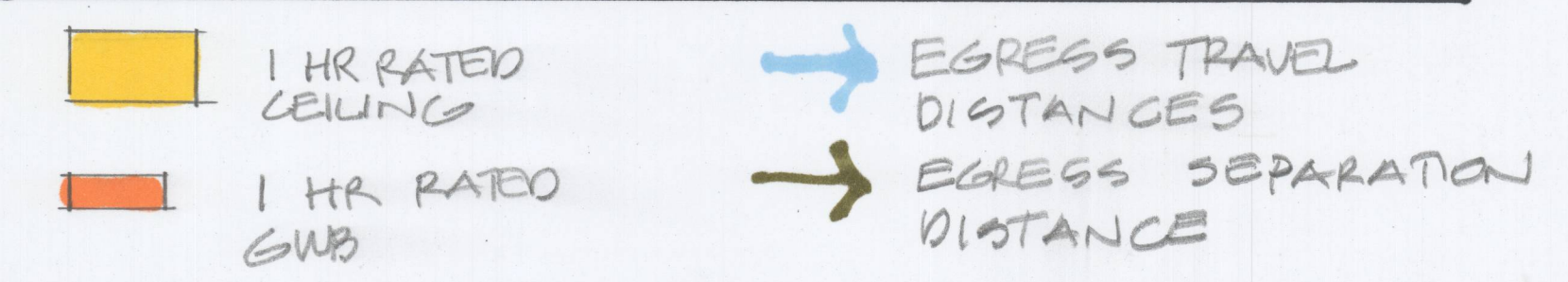
**ADA TOILET ROOM DETAILS 3 NTS**



ADA TOILET SIGN

TAG	DESCRIPTION
EXIT LIGHT (DIRECTIONAL)	EXIT LIGHT (DIRECTIONAL)
10# ABC FIRE EXTINGUISHER	10# ABC FIRE EXTINGUISHER
EMERGENCY LIGHTING	EMERGENCY LIGHTING
INTERCONNECTED SMOKE DETECTORS	INTERCONNECTED SMOKE DETECTORS
EXISTING/REMOVE	EXISTING/REMOVE

**LIFE SAFETY PLAN 1/4"=1'-0"**



REVISIONS  
DRAWING NAME  
**INTERIOR RENOVATIONS AT DR. KATHRYN HORVUTZ DENTAL OFFICE**  
173 CLEAN AVENUE - PORTLAND, ME.

**LIFE SAFETY PLAN DETAILS**

DATE: 0 JAN 2017  
SCALE: AS NOTED  
DRAWN: MPH  
JOB NO.: 010117  
MEET: A-1  
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