

**CODE REVIEW**

MUBEC - MAINE UNIFORM BUILDING AND ENERGY CODE  
 2009 INTERNATIONAL BUILDING CODE  
 2009 INTERNATIONAL ENERGY CONSERVATION CODE  
 2009 NFPA 101 LIFE SAFETY CODE, NFPA 5000  
 2009 AMERICANS WITH DISABILITY ACT  
 CITY OF PORTLAND, MAINE ORDINANCES

BUILDING IS CURRENTLY APPROVED AS A SINGLE TENANT CONTAINING OFFICES.

THE PROPOSED USE IS A SINGLE TENANT CONTAINING OFFICES.

**IBC BUILDING CODE STUDY:**

**USE AND OCCUPANCY CLASSIFICATIONS**

1ST FLOOR - TOTAL AREA = 9,790 S.F.

INCIDENTAL USES - FURNANCE ROOM = 1HR  
 STORAGE ROOMS > 100 S.F. = 1HR.

**CHAPTER 5 - GENERAL BUILDING HEIGHT AND AREA LIMITS - UNLIMITED**

**HAZARD OF CONTENTS: ORDINARY HAZARD**

**TYPE OF CONSTRUCTION - CONSTRUCTION TYPE I**

FIRE RATINGS OF ASSEMBLIES  
 EXTERIOR WALLS - 2 HR.  
 INTERIOR BEARING WALLS - 2 HR.  
 INTERIOR WALLS - N/A  
 TENANT SEPARATION WALLS - N/A  
 FLOOR - 2 HR.  
 ROOF - 1 HR.

**OCCUPANT LOAD:**  
 TOTAL 1ST FLR AREA = 9,790 S.F. PERSONS  
 OFFICES = 6,950 S.F. 100 GROSS (70 occupants)  
 CONFERENCE ROOMS = 882 S.F. 15 NET (59 occupants)

**MEANS OF EGRESS:**

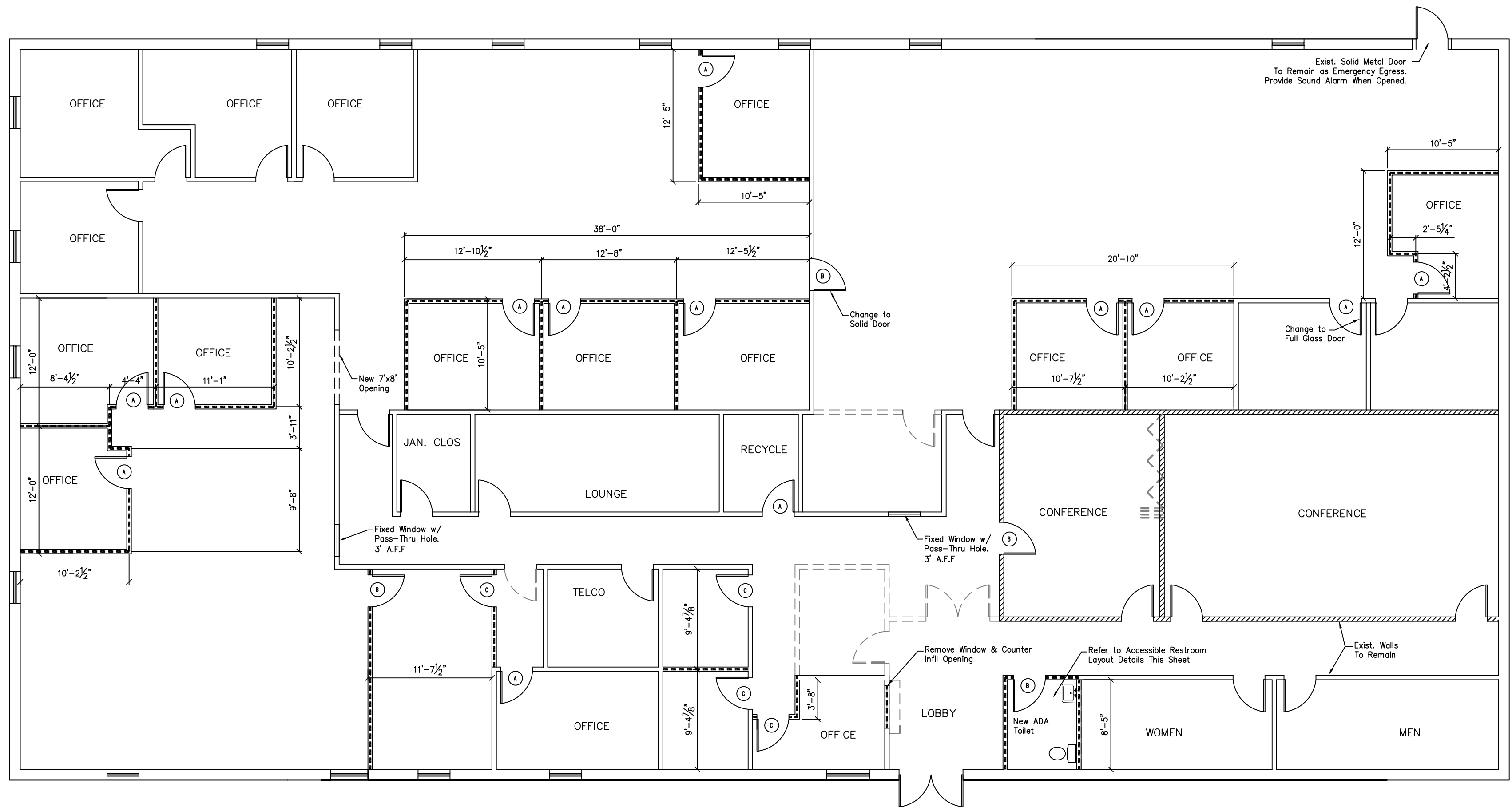
MAIN LEVEL - MINIMUM NUMBER OF EXITS  
 (2) REQ'D (2) PROVIDED  
 EXIT ACCESS - FRONT - MAIN EXIT  
 TOTAL EGRESS WIDTH REQ'D = 129\*0.2 = 25.8in.  
 TOTAL NUMBER OF DOORS REQ'D = 25.8/36 = 1  
 PANIC HARDWARE IS REQUIRED AT LOCKABLE EXITS  
 COMMON PATH = 20FT ANY NUMBER, 75FT < 75 PERSONS  
 TRAVEL DISTANCE = 250 FT  
 DEAD END CORRIDOR = 50FT

**ILLUMINATION OF MEANS OF EGRESS - REQ'D PER SECT 7.9**

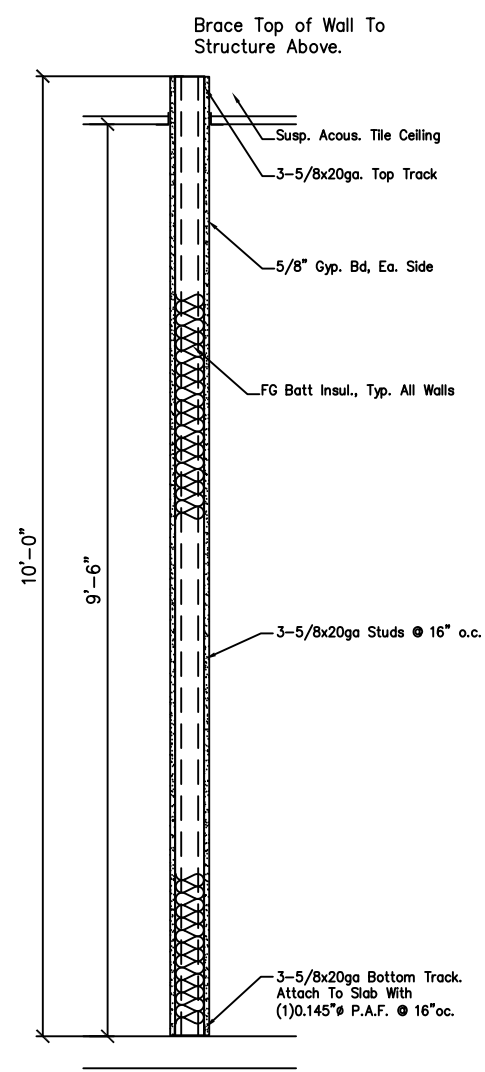
INTERIOR FINISHES -  
 INTERIOR FINISHES AT WALLS AND CEILINGS SHALL BE  
 CLASS A OR B

**DETECTION AND EXTINGUISHMENT -**  
 SPRINKLER SYSTEM - NFPA 13  
 FIRE PROTECTION - SMOKE ALARM SYSTEM  
 FIRE ALARM AND NOTIFICATION - AS REQUIRED

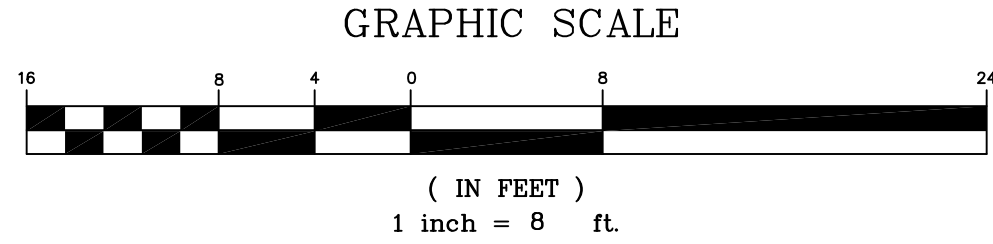
ISSUED FOR  
CONSTRUCTION



WORKER'S COMPENSATION BOARD  
 1037 FOREST AVE  
 PORTLAND, ME



TYP. INTERIOR WALL SECTION

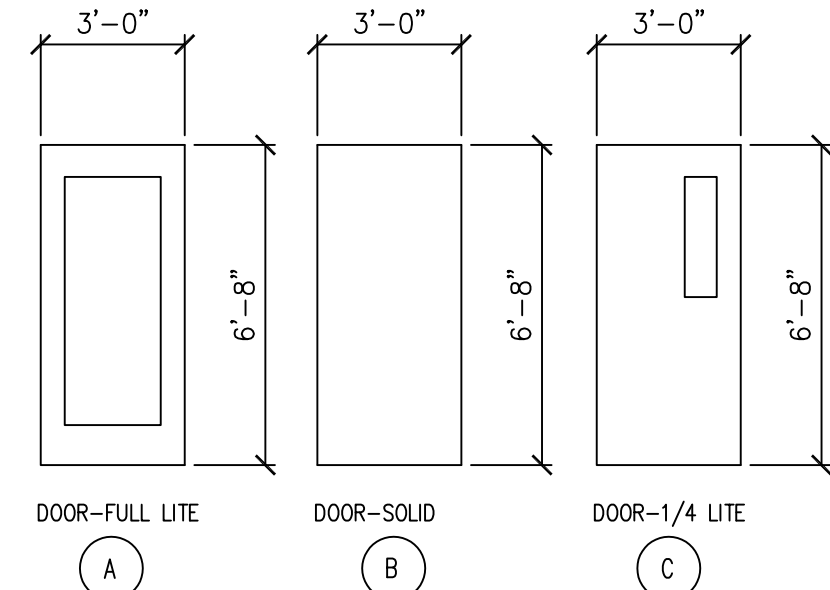


**RENOVATION KEY**

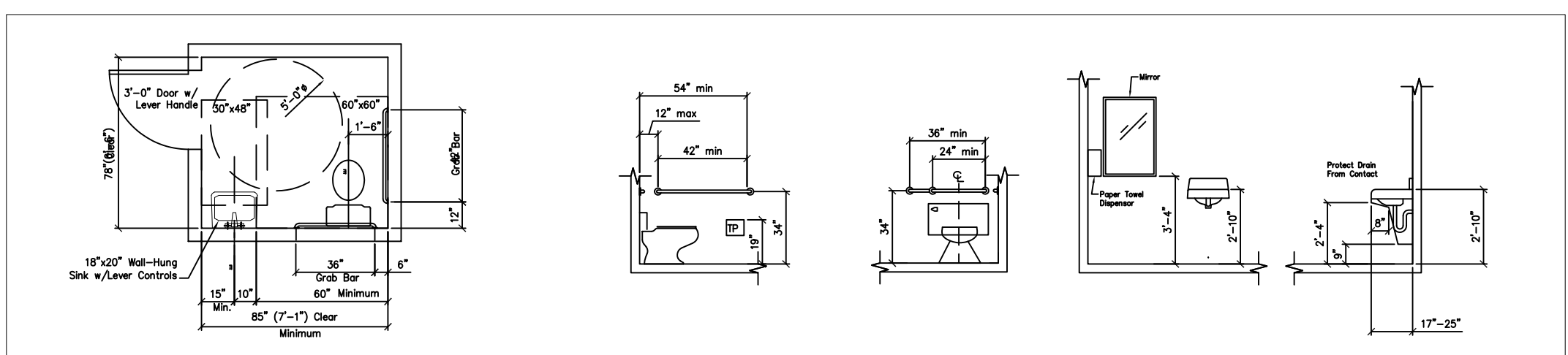
- Existing to Remain
- Existing to be Removed
- New Wall
- Wall to be Framed, Drywall and Insulation to Deck

**NOTES:**  
 1. Verify All Dimensions Prior to Commencing Work.  
 2. All Work to Comply with Local, State, and Federal Codes Including MUBEC, NFPA, ADA, IBC

**CODE NOTES:**  
 1. Existing/proposed use: B Business.  
 2. Square Footage = 9,779 sf  
 3. No changes to the Life Safety Requirements of the Building

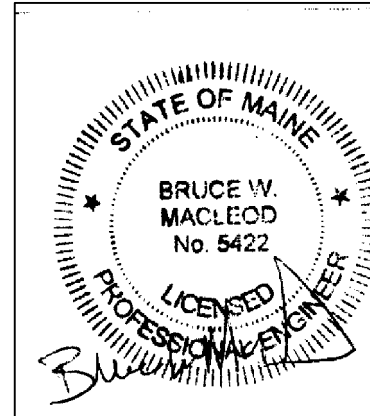
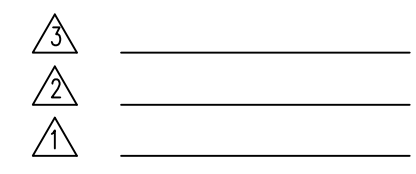


DOOR ELEVATIONS



SAMPLE LAYOUT # 1  
 N.T.S.  
 FOR SINGLE USER TOILET ROOM

ACCESSIBLE RESTROOM DETAILS  
 N.T.S.



OWNER:  
 A. HAUSMANN ASSOCIATES  
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WORKER'S COMPENSATION BOARD  
 1037 FOREST AVE. PORTLAND, ME.

NEW OFFICE LAYOUT

TITLE: DIMENSIONS PLAN

DATE: 11/9/15	DRAWN BY: DB	DRAWING NUMBER:
SCALE: as noted	PROJ NO: 2015-045	A-1