Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 12/11/15

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 BEARTING WALLS	–	2 HR.
INTERIOR WALLS	–	N/A
TENANT SEPARATION WALLS	–	N/A
FLOOR	–	2 HR.
ROOF	–	1 HR.

OCCUPANT LOAD:

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

MEANS OF EGRESS:

MAIN LEVEL – MININUM NUMBER OF EXITS
(2) REQ'D (2) PROVIDED
EXIT ACCESS – FRONT –MAIN EXIT
TOTAL EGRESS WIDTH REQD = 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

WORKER'S COMPENSATION BOARD
1037 FOREST AVE
PORTLAND, ME

Brace Top of Wall To Structure Above.

TYP. INTERIOR WALL SECTION

GRAPHIC SCALE

16 8 4 0 8 24

(IN FEET)
1 inch = 8 ft.

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

ELEVATION DIMENSIONS
N.T.S.

ACCESSIBLE RESTROOM DETAILS
N.T.S.

3 ____
2 ____
1 ____

STATE OF MAINE
BRUCE W. MACLEOD
No. 5422
LICENSED
PROFESSIONAL ENGINEER

OWNER:
A. HAUSMANN ASSOCIATES
380 WARREN AVE. PORTLAND, ME.

MacLeod Structural Engineers, PA
90 Bridge Street, Suite 252 Westbrook, ME 04092 207.839.0980

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