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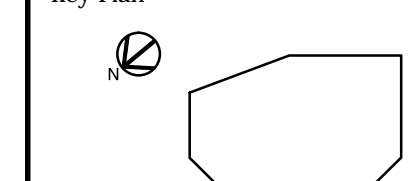


Consultant

Revisions

No.	Date	Issued for
-	11/22/13	90% CD Review Set
-	01/24/14	Bid & Permit

Key Plan



Title
CODE SUMMARY & EGRESS PLAN

Date

Drawing No.

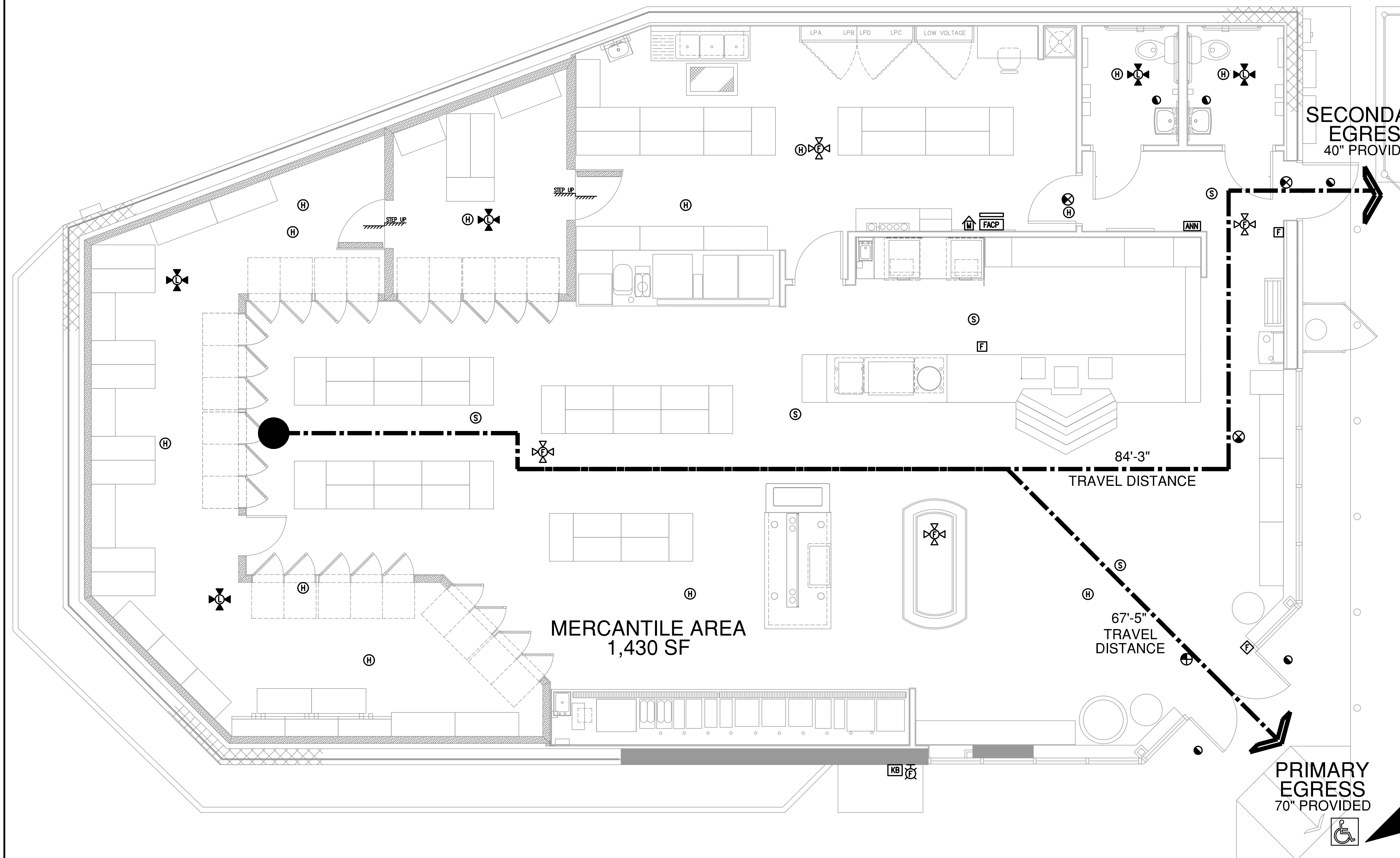
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**Cumberland Farms
Store # 5613
Portland, ME 04103**

Code Analysis

Project	Cumberland Farms 512 Woodford Street Portland, ME 04103					
Applicable Building Code	International Building Code 2009					
Applicable Structural Code	International Building Code 2009 (ME Only)					
Applicable Access Codes	ADA Accessibility Guidelines					
Applicable Energy Code	2009 International Energy conservation Code					
Applicable Plumbing Code	Fuel Gas and Plumbing Code					
Applicable Mechanical Code	The International Mechanical code 2006/2009 Edition					
Life Safety	NFPA 101 Life Safety Code					
Applicable Fire code	2009 IC Specific Sections					
Applicable Electric Code	NFPA 70 National Electric Code					
Project Summary	The subject building is existing with renovations of 1 story, Type 2B construction – combustible, unprotected. The proposed occupancy is M-Mercantile.					
Basic Building Characteristics						
Number of Stories	1					
Gross Square Footage	Existing = 3,345 square feet	Proposed = 3,345 square feet				
Public verse Non-public area (Proposed)	Mercantile (Public) = 1,430 square feet	Non-retail area (Non-public) = 1,915 square feet				
Use or Occupancy Classification						
Use or Occupancy Classification (Chapter 3)	M - Mercantile					
General Building Heights and Areas (Chapter 5) NOT APPLICABLE						
Area Limitation and Modification (Table 503 and 506)	The areas limited by table 503 shall be permitted to be increased due to frontage (Ff) and automatic sprinkler system protection (Is) in accordance with the following: Aa = [At + [At X Ff] + [At X Is]] Allowable Area per floor (Construction Type 2B) Proposed Area per floor At = Tabular area per story in accordance with Table 503 (square feet) Ff = Area increase factor due to frontage as calculated in accordance with Section 506.2 Is = Area increase factor due to sprinkler protection as calculated in accordance with Section 506.3 Where a building has more than 25 percent of its perimeter on a public way or open space having a minimum width of 20 feet, the frontage increase shall be determined in accordance with the following (the maximum value of W/30 is 1): Ff = [F / P - 0.25] W / 30					
Construction Type (Chapter 6)						
Construction Type	2B Non-Combustible					
Construction Requirements (Chapters 6, 7 AND 10)						
Structural Frame Including columns, girders and trusses	Table 601	0 hour				
Bearing Exterior Walls	Separation Distance Greater than 30 feet (Table 602)	0 hour				
Exterior wall openings	Maximum area of unprotected exterior wall openings (Table 705.8)	No Limit				
Floor Construction Including supporting beams and joists	Table 601	0 hours				
Roof Construction Including supporting beams and joists	Table 601	0 hours				
Interior Finishes (Chapter 8)						
Interior Finish Requirements (Table 803.5)	Rooms and enclosed spaces	Class C or Better				
Fire Protection Systems (Chapter 9) NOT APPLICABLE						
Sprinkler System (903.2.7)	An Automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where the Group M fire area exceeds 12,000 square feet. (Not Required building SF = 2,391 square feet)					
Egress (Chapter 10)						
Length of Exit Access Travel (Table 1016.1)	With Out Fire Sprinkler System	Occupancy M	200 feet			
Occupancy Capacity of Exits and Number of Exits						
Space	Use	Occupancy load (Table 1004.1.2)	Egress width (Table 1005.1)		No of Exits Required (1021.1)	No. of Exits Provided
			Stairs	Doors		
Mercantile Area (Public)	M	1,430 sf / 30 gross = (47.6) 48 persons	N/A	48 x .2' = (9.6) 10"	No of Exits Required 2 @ 11"	2 Exits Provided = 1 @ 72", 1 @ 36" = 108"
Utility Area (Non-Public)	M	1,915 sf / 300 gross = (6.38) 6 persons	N/A	6 x .2' = (1.2) 1"		
Minimum Required Egress Width Egress width per occupant (1005.1)			Doors		Stairways	
			0.2'		0.3'	
Minimum width - Aisle (1017.2)			36"			
- Exit Passageway (1023.2)			44"			
- Stairway (1009.1)			44"			
- Egress door (1008.1.1)			32" clear			
International Energy Conservation Code						
Table 301.1 - Climate Zone 5A						
Building Envelope Requirements - Opaque Assemblies (Table 502.2(1))						
Roofs - Insulation entirely above deck			R-20 Continuous Insulation			
Walls Above Grade - masonry and other			R-13 + R-3.8ci (Continuous Insulation)			
Unheated Slab on Grade Floors			R-3 Thermal Break at Wall to Floor Joint, R-7.5 for 24" below			
Opaque Door - swinging			0.7 U-Value (max)			
Building Envelope Requirements - Fenestration (Table 502.3)						
New Window Assemblies			.35 U-Value (max)			
Projection Factor <0.25			.40 SHGC (max)			
Provided Fixtures - International Building code NH, RI, CT, ME, VT, FL, NY						
Plumbing (2902) Table 2902.01						
Minimum Number of Fixtures Required	Classification	Fixture Type	Min. Required (Table 1)	Occupants	Fixtures Required	Fixtures Provided
	Mercantile	Water Closets	Female 1 per 500	27	1	1
			Male 1 per 500	27	1	1
		Urinals	less than 50% of fixt.			0
		Lavatories each sex	1 per 750	1 each sex	1 ea.	1 ea.
		Drinking Fountain	1 per 1,000	60	0	0
Provided Fixtures - In Massachusetts (Not Applicable)						
Plumbing (248 CMR)						
Minimum Number of Fixtures Required	Classification	Fixture Type	Min. Required (Table 1)	Occupants	Fixtures Required	Fixtures Provided
	Mercantile	Water Closets	Female 1 per 20	--	--	--
			Male 1 per 20	--	--	--
		Urinals	33% of fixt.			--
		Lavatories each sex	1 Per 40	--	--	--
		Drinking Fountain	Not Required		--	--

LEGEND	
	EXIT LIGHT FIXTURE WITH EMERGENCY LIGHTING HEADS
	EXIT SIGN
	SURFACE MTD EXTERIOR EMERGENCY LIGHT
	EMERGENCY BATTERY UNIT LIGHTING FIXTURE (WITH REMOTE CAPABILITIES)
	EMERGENCY WEATHER PROOF LIGHTING FIXTURE
	FIRE ALARM SYSTEM MANUAL PULL STATION
	FIRE ALARM SYSTEM AUDIO/VISUAL SIGNALING DEVICE
	VISUAL DEVICE
	FIRE ALARM CONTROL PANEL
	FIRE ALARM TERMINAL CABINET
	RELAY
	FIRE ALARM RADIO MASTER BOX
	CEILING MOUNTED FIRE ALARM/VISUAL SIGNALING DEVICE
	WALL MOUNTED SENSOR
	CEILING MOUNTED VISUAL DEVICE
	CEILING MOUNTED AUDIBLE/VISUAL ADVICE
	HEAT DETECTOR
	SMOKE DETECTOR
	FIRE ALARM ANNUNCIATOR PANEL
	LIGHT FIXTURE WITH EMERGENCY BALLAST
	FIRE DEPARTMENT KEY BOX
	RED INDICATING BEACON, EXTERIOR MOUNTED, WATERPROOF
	REMOTE TEST STATION AND LED



SECONDARY EGRESS
40" PROVIDED

TRAVEL DISTANCE
84'-3"

TRAVEL DISTANCE
67'-5"

PRIMARY EGRESS
70" PROVIDED