

CODE REVIEW

MUBEC - MAINE UNIFORM BUILDING AND ENERGY CODE
 2004 INTERNATIONAL BUILDING CODE
 2004 NFPA 101 LIFE SAFETY CODE
 CITY OF PORTLAND, MAINE ORDINANCES

BUILDING IS CURRENTLY APPROVED AS A MULT-TENANT/2 STORY WITH MECHANICAL ROOM BELOW AND ATTIC ABOVE
 PROPOSED RENOVATIONS ARE FOR THE FIRST FLOOR ONLY

USE AND OCCUPANCY CLASSIFICATION
 USE GROUP B - BUSINESS
 FIRST FLOOR = 2700 s.f.
 2ND FLOOR = 2700 s.f.

TYPE OF CONSTRUCTION
 CONSTRUCTION TYPE v-000/ TWO STORY UNPROTECTED
 UNSPRINKLERED
 FIRE PROTECTION - SMOKE ALARM SYSTEM
 EXIT ACCESS - FRONT AND SIDE DOORS

FIRE RATINGS:
 EXTERIOR BEARING WALLS 0 Hours
 INTERIOR WALLS 0 Hours
 TENANT SEPARATION WALLS 1 Hours
 ROOF 0 Hours
 FLOOR 0 Hours

MEANS OF EGRESS
 OCCUPANT LOAD
 BUSINESS 2,7sf / 100 = 27 Occupants (FIRST FLOOR)

MINIMUM NUMBER OF EXITS 2

COMMON PATH = 75 FT
 TRAVEL DISTANCE = 200 FT
 DEAD END CORRIDOR = 20 FT

FIRE SAFETY LEGEND

- SMOKE/HEAT DETECTOR
- PULL STATION
- FIRE EXTINGUISHER
- EMERGENCY LIGHT
- HORN STROBE PACK
- FIRE ALARM BELL
- ILLUMINATED EXIT SIGN

FIRE SAFETY NOTES:

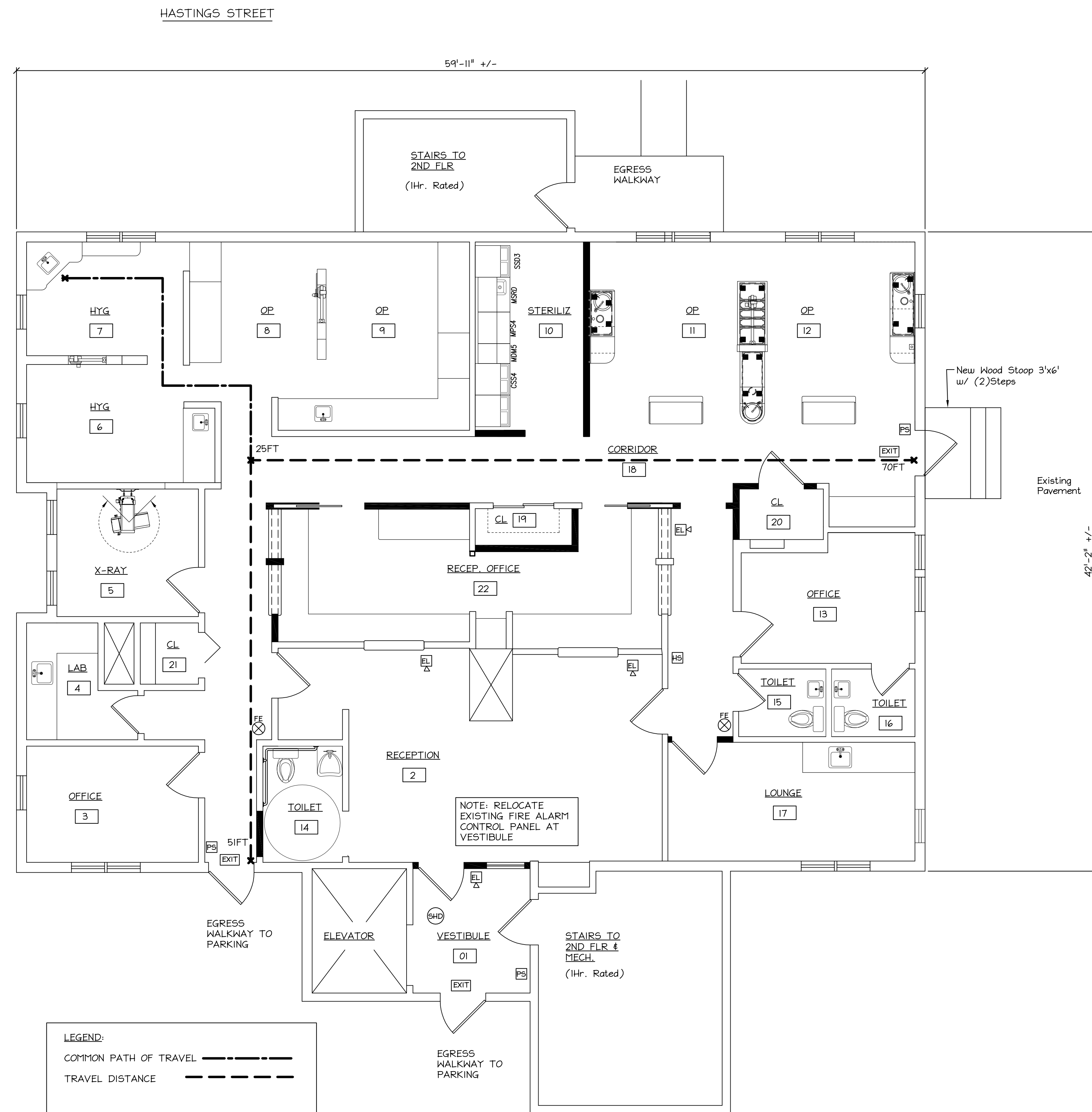
1. PROVIDE EMERGENCY LIGHTS, 80" AFF AS PER PLAN
2. PROVIDE HORN STROBES, 80" AFF AS PER PLAN
3. PROVIDE SMOKE ALARM DETECTORS AS PER PLAN, CONNECT TO BUILDING ALARM SYSTEM
4. PROVIDE FIRE EXTINGUISHER PER PLAN

ACCESSIBILITY NOTES:

1. ALL PORTIONS OF THIS FACILITY ARE GOVERNED BY FEDERAL AND STATE ACCESSIBILITY RULES SET FORTH IN 28 CFR PART 36 SECTIONS
2. LAVATORY, 34"HT. W/LEVER HANDLES, 15" WALL TO CENTER LINE, CLEAR AREA BELOW AS PER CH. 4.19 INSULATE HOT WATER AND DRAIN LINES TO PREVENT BURNING
3. MIRROR, 40" AFF AS PER CH. 4.19.6
4. WATER CLOSETS, 17"-19"HT, 18" WALL TO CENTER LINE, AS PER CH. 4.16
5. GRAB BARS, 36" AND 42", 1 1/2" DIA, 1 1/2" CLEAR FROM WALL, REAR BAR 36" L/6" FROM CORNER, SIDE BAR 42" L/12" FROM CORNER, AS PER CH. 4.16.4
6. BREAKROOM COUNTER, 34"HT, 36" w/ OPENING BELOW SINK
7. CUSTOMER COUNTERS 36"-42" HT, PROVIDE (1) 36" WIDE SECTION AT 34" HT WITH OPENING BELOW ON PUBLIC SIDE
8. TOILET PAPER DISPENSER 19" AFF AND 30" FROM BACK WALL
8. UNISEX TOILET ROOMS ARE GOVERNED BY FEDERAL AND STATE ACCESSIBILITY RULES SET FORTH IN 28 CFR PART 36 SECTIONS
9. ELECTRICAL OUTLETS AT 15" AFF / SWITCHES AT 34" AFF
10. PROVIDE MIN. CLEARANCE ON HANDLE SIDE OF ALL DOORS, 12" INSWING, 19" OUTSWING
11. DOORS TO BE EQUIPPED WITH ADA HARDWARE AS PER SCHEDULE AND CH. 4.13, LOCKING DEVICES SHALL NOT REQUIRE KEYS / TOOLS / SPECIAL KNOWLEDGE TO OPEN FROM THE EGRESS SIDE.
12. MAIN ENTRY PAD, MIN. 5'x3'D, LEVEL w/ FIRST FLOOR
13. PROVIDE HC PARKING SPACES AND SIGN AS PER SITE PLAN BY OTHERS
14. PROVIDE ACCESSIBLE ROUTE FROM HC SPACES TO FRONT ENTRY, MIN. 36" WIDE, 1:20 MAX SLOPE AS PER CH. 4.6
16. EXISTING LIFE SAFETY DEVICES TO REMAIN UNO
17. ALL EXISTING AREAS OUTSIDE LIMIT OF CONSTRUCTION ARE GRANDFATHERED

MSE/AIA

BRIGHTON AVE.



LEGEND:
 COMMON PATH OF TRAVEL - - - - -
 TRAVEL DISTANCE - - - - -

LIFE SAFETY PLAN
 SCALE: 1/4" = 1'-0"

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TITLE: LIFE SAFETY & ACCESSIBILITY PLAN & NOTES		
DATE: 9/04/13	DRAWN BY: BIM	DRAWING NUMBER: E-3
SCALE: as noted	PROJ NO: 2013-226	