

International Building Code (MUBEC) and Life Safety Code Summary

EDITIONS REFERENCED

International Building Code 2009
NFPA 101 - Life Safety Code 2009

GENERAL DESCRIPTION OF WORK

Total floor area: 76,030 sf
Approximate area of renovation: 52,551 sf
Approximate area of addition: 469 sf
Construction types: IBC - Type IIA, non-combustible, protected
NFPA - Type II(II)

ADA UPGRADES THRESHOLD

52,551 reno + 469 addition / 76,030 existing = 70% (<80%) Does not require full ADA upgrades at existing areas not otherwise part of the scope.

OCCUPANCY

The predominant occupancy of the building is Business. Storage occupancies are incidental to Business occupancies. Existing Assembly spaces are intended exclusively for use by employees as part of their training and meeting functions. Existing occupancies are not changed by this project.

IBC FLOOR AREAS

A summary of floor area calculations is included in the plan on this sheet.

FIRE RESISTANCE

- 1-hr separations at Exit Enclosures, Shafts, Assembly Uses and Storage areas considered to contain materials of moderate hazard.
- Fire Windows allowed in 1-hr or lower rated walls, except at stairs. Area of glazing shall be less than or equal to 25% of the area of the barrier.
- Doors shall be self-closing at barriers.
- Top of wall condition at existing fire rated enclosures will be upgraded to meet 1-hr fire rating at areas of renovation.
- The Generator Room will be upgraded to 2 hour.
- The Sprinkler Room containing a fire pump will be 2 hour.

EGRESS COMPONENTS

- Stairs in the existing building are enclosed with existing concrete construction.
- Maximum Dead-End Corridor = 50'
- Maximum Travel Distance = 300'
- Egress width per person = 0.3' @ stairs, 0.2' @ horizontal exits

SPRINKLER

The existing building is partially sprinklered. This project adds an automated sprinkler system to remainder of Basement Level and a fire pump to extend the system in future to remaining floors.

Note:

Portions of the existing building has asbestos containing spray fireproofing. A separate scope by the owner will abate the spray fireproofing in preparation for new work.

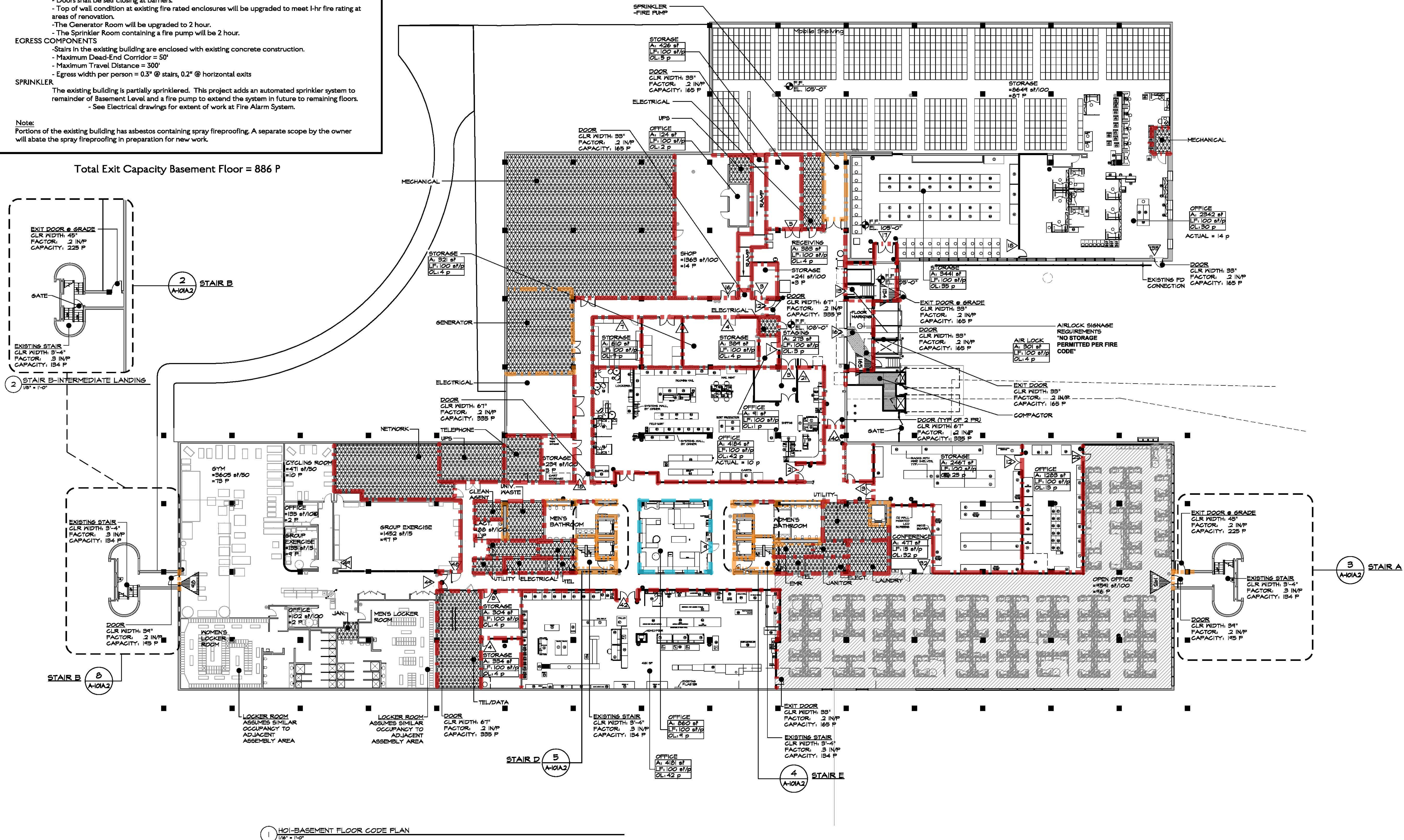
GRAPHIC LEGEND:

- Occupant Load
- Cumulative Occupant Load
- 1-hour New Construction
- 2-hour New Construction
- Smoke Partition New Construction
- No Occupant Load
- Open Office Area

IBC BUILDING HOI - BASEMENT

Occupancy:	BUSINESS
Tabular Area: (Type IIA)	37,500 sf
+Frontage:	6,750 sf * Portion below grade
+200% sprinkler increase:	75,000 sf
Total allowable area:	119,250 sf Basement Floor
Existing Floor Area:	76,030 sf
Total proposed area:	469 sf addition to dock

Total Exit Capacity Basement Floor = 886 P



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Project No:
CAD File:
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UNUM- HOI Basement & Dock Renovations
PORTLAND, MAINE

REGISTERED ARCHITECT
BRIAN
12-124
PDT JOB NO.
DRAWN
JKP
SCALE
1/16" = 1'-0"
ISSUE: 29 APRIL 2013
IFC SET
TITLE
HOI-BASEMENT FLR.
PHASING & CODE
DIAGRAMS, CODE
SUMMARY & LEGEND
SHEET
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