

**CODE COMPLIANCE REPORT**

THE RENOVATIONS TO SOUTHERN MAINE DIALYSIS FOR FRESNIUS MEDICAL CARE  
 PORTLAND, MAINE - #1190

**BOCA AND LIFE SAFETY CODES REVIEW**

**1.0 CODES REVIEW**

**DESCRIPTION OF BUILDING'S FUNCTION AND PROGRAM:**

THE PROJECT CONSISTS OF INTERIOR RENOVATIONS AND INTERIOR FIT-UP FOR THE SOUTHERN MAINE DIALYSIS AT 1600 CONGRESS STREET IN PORTLAND. THE SCOPE PRIMARILY CONSISTS OF A RENOVATION TO THE CURRENT DIALYSIS ROOM AND A COMPLETE WATER TREATMENT SYSTEM UPGRADE. THESE RENOVATIONS WILL BE PRIMARILY COSMETIC IN NATURE. EXISTING DRYWALL WILL BE REMOVED AND REPAIRED. LIMITED AREAS OF FLOORING WILL BE REMOVED AND REPLACED. MODIFICATIONS TO THE STRUCTURAL SYSTEM WILL NOT BE REQUIRED.

**1.0.A OCCUPANT CLASSIFICATION(S):**

IBC 2003:  
 OCCUPANCY CLASSIFICATION: BUSINESS  
 NFPA 101 - 2003:  
 CHAPTER 38, "NEW BUSINESS OCCUPANCIES"

**1.0.B SPECIFIC OCCUPANCY AREAS / INCIDENTAL USE AREAS RELATIVE TO THE SCOPE OF THIS PROJECT:**

IBC TABLE 302.1.1:  
 NONE APPLICABLE

**1.0.C BUILDING HEIGHT AND AREA LIMITATIONS:**

THE HEIGHT AND AREA OF THE BUILDING WILL NOT BE MODIFIED AS PART OF THIS PROJECT. THE BUILDING IS FULLY SPRINKLED. THE FRESNIUS TENANT SPACE WILL NOT BE MODIFIED AS PART OF THIS PROJECT.

**1.0.D TYPE OF CONSTRUCTION:**

NFPA 220: TYPE II, 000  
 IBC 2003: TYPE 2(B)

THE BUILDING CONSISTS OF THE FOLLOWING ASSEMBLIES:

**STRUCTURAL SYSTEM:**

THE BUILDING IS PRIMARILY A STEEL FRAMED BUILDING. STEEL COLUMNS SUPPORT A STEEL BEAM AND BAR JOIST ROOF FRAMING SYSTEM.

**EXTERIOR WALLS:**

BRICK MASONRY VENEER.

**INTERIOR WALLS: (EXISTING)**

METAL STUD FRAMING - ASSUMED  
 BATT AND RIGID INSULATION  
 5/8" TYPE "X" GYPSUM WALLBOARD THROUGH OUT.

**INTERIOR WALLS: (NEW)**

COLD FORMED METAL STUDS  
 5/8" TYPE "X" GYPSUM WALLBOARD THROUGH OUT.

**ROOF FRAMING:**

STEEL BEAMS AND STEEL BAR JOISTS. EPDM ROOFING MEMBRANE.

**1.0.E REQUIRED FIRE RESISTANCE RATINGS OF APPLICABLE STRUCTURE ELEMENTS:**

IBC 2003 - TABLE 601

**ELEMENT**

STRUCTURAL FRAME: 0 HRS  
 (FIRE SEPARATION DISTANCE IS TO REMAIN UNCHANGED)

BEARING WALLS: 0 HRS

NONBEARING WALLS: 0 HRS

FLOOR CONSTRUCTION: 0 HRS

ROOF CONSTRUCTION: 0 HRS

NFPA 101

EXIT ACCESS CORRIDORS: 38.3.6.1 EXC. 3 WITH A SPRINKLER SYSTEM: 0 HR

**1.0.F MEANS OF EGRESS:**

IBC 2003 - CHAPTER 10: TABLE 1004.1.2  
 NFPA 101 - CHAPTER 7: TABLE 7.3.1.2

OCCUPANT LOAD IBC: BUSINESS AREAS: 100 GROSS S.F. / PER OCCUPANT  
 OCCUPANT LOAD NFPA: BUSINESS OCCUPANCY: 100 S.F. / PER OCCUPANT

TENANT SPACE OCCUPANT LOAD @ 9,886 S.F. = 98 PEOPLE

ACTUAL COUNT WILL BE APPROXIMATELY 35 PEOPLE.

**MINIMUM NUMBER OF EXITS:**

IBC 2003 - TABLE 1018.1

(2) EXITS ARE REQUIRED AND ARE IN PLACE.

DUE TO THE TRAVEL DISTANCE BEING GREATER THAN 75 FEET, TWO MEANS OF EGRESS WILL BE REQUIRED. 50% (1) MEANS OF EGRESS SHALL BE "ACCESSIBLE". THE ACCESSIBLE MEANS IS IN PLACE.

NFPA 101 - CHAPTER 40

NOT LESS THAN TWO MEANS OF EGRESS SHALL BE PROVIDED.

**CAPACITY OF EGRESS COMPONENTS:**

ELEMENT MINIMUM ALLOWABLE

EXIT ACCESS CORRIDORS:  
 WIDTH 44 INCHES CLEAR

DOORS:  
 WIDTH 32 INCHES CLEAR

THE PROPOSED CORRIDORS WILL BE AROUND 60" IN WIDTH. THE EXISTING AND PROPOSED DOORS DO AND WILL CONFORM.

**EGRESS ARRANGEMENT:**

BUSINESS USE: IBC 2003

DEAD-END CORRIDOR (1016.3) 20 FT (50' WITH A SPRINKLER SYSTEM)

EXIT ACCESS TRAVEL DISTANCE (TABLE 1015.1) 200 FT (300' WITH A SPRINKLER SYSTEM)

COMMON PATH OF TRAVEL (1013.3) 75 FT (100' WITH A SPRINKLER SYSTEM)

BUSINESS OCCUPANCY: NFPA 101

DEAD-END CORRIDOR (38.2.5.1) 50 FT WITH SPRINKLER SYSTEM

COMMON PATH OF TRAVEL (38.2.5.3) 100 FT WITH SPRINKLER SYSTEM

TRAVEL DISTANCE TO AN EXIT (38.2.6) 300 FT WITH SPRINKLER SYSTEM

**1.0.G EMERGENCY LIGHTING: NFPA 38.2.9**

EMERGENCY LIGHTING IS REQUIRED.

**1.0.H INTERIOR FINISH SYSTEM:**

IBC 2003 - CHAPTER 8, TABLE 803.5

NFPA 101 - SHALL BE PER CHAPTER 10

WALL AND CEILING FINISHES: NFPA CLASS A, B BOCA CLASS B

VERTICAL EXITS CLASS A, B CLASS C

EXIT ACCESS CORRIDORS CLASS A, B OR C CLASS C

ALL OTHER SPACES CLASS C

FLOOR FINISHES: CLASS I OR CLASS II CLASS I OR II

VERTICAL EXITS / EXIT CORRIDORS CLASS I OR CLASS II CLASS I OR II

**1.0.I DETECTION, ALARM, AND COMMUNICATIONS:**

BOCA 1996 - CHAPTER 9

NFPA 101 - CHAPTERS 40 AND 9

A MANUAL FIRE ALARM SYSTEM IS NOT REQUIRED BY NFPA 101: 38.3.4.1 OR BOCA (918.1). THE BUILDING HAS A FIRE ALARM SYSTEM AND THESE RENOVATIONS WILL MODIFY THIS SYSTEM TO INCLUDE THE EXPANSION AREA.

**1.0.J EXTINGUISHING REQUIREMENTS:**

IBC - CHAPTER 9

NFPA 101 - CHAPTER 40

\* AN AUTOMATIC FIRE SUPPRESSION SYSTEM IS NOT REQUIRED BY THE ABOVE CODES.

THE EXISTING SPRINKLER SYSTEM WILL BE MODIFIED TO CONFORM TO THE NEW PLAN CONFIGURATION.

\* PORTABLE FIRE EXTINGUISHERS ARE REQUIRED BY NFPA 101:38.3.5.

\* PORTABLE FIRE EXTINGUISHERS ARE NOT REQUIRED BY IBC 2003.

FIRE EXTINGUISHERS ARE IN PLACE AND WILL BE NEEDED AS PART OF THIS PROJECT.

**2.0 GENERAL BUILDING COMPONENTS**

**2.0.A STAIR ASSEMBLIES**

IBC 2003 - CHAPTER 10

MAXIMUM RISER HEIGHT (1009.3) 7"  
 MINIMUM RISE HEIGHT (1009.3) 4"  
 MINIMUM TREAD DEPTH (1009.3) 11"  
 MINIMUM HEAD ROOM (1009.2) 80" (6'-8")  
 MAXIMUM VERTICAL RISE TO LANDING (1014.5) 12'-0"  
 HAND RAIL HEIGHT (1009.11.1) NOT LESS THAN 34" / NOT GREATER THAN 38"  
 GUARDRAIL HEIGHT (1012.2) NOT LESS THAN 42"  
 BALUSTER SPACING SHALL RESIST THE PASSAGE OF A 4" SPHERE IN A BUSINESS USE GROUP PER 1012.3.

NFPA 101 - CHAPTER 7

MAXIMUM RISER HEIGHT (7.2.2.2.1(A)) 7"  
 MINIMUM RISE HEIGHT (7.2.2.2.1(A)) 4"  
 MINIMUM TREAD DEPTH (7.2.2.2.1(A)) 11"  
 MINIMUM HEAD ROOM (7.2.2.2.1(A)) 80" (6'-8")  
 MAXIMUM VERTICAL RISE TO LANDING (7.2.2.2.1(A)) 12'-0"  
 HAND RAIL HEIGHT (7.2.2.4.5) NOT LESS THAN 34" / NOT GREATER THAN 38"  
 GUARDRAIL HEIGHT (7.2.2.4.5.2) NOT LESS THAN 42"  
 BALUSTER SPACING SHALL RESIST THE PASSAGE OF A 4" SPHERE PER 7.2.2.4.5.3

END OF CODE COMPLIANCE REPORT

**A** CODE STUDY  
 REFERENCED FROM:

SCALE: NONE

**PARTITION SCHEDULE**

PARTITION TYPE	GENERAL WALL DESCRIPTION	GENERAL PICTORIAL
1	EXISTING WALL FRAMING, REPAIR AND REPLACE AS REQUIRED. TAGGED SIDE: (1) LAYER 5/8" TYPE "X" GWB FROM FINISH FLOOR TO 48" A.F.F.  ALIGN GWB SURFACES WITH EXISTING GWB SURFACES	
1A	EXISTING WALL FRAMING, REPAIR AND REPLACE AS REQUIRED. TAGGED SIDE: (1) LAYER 5/8" TYPE "X" GWB FROM FINISH FLOOR TO 48" A.F.F. OPPOSITE SIDE: (1) LAYER 5/8" DENS ARMOR PLUS FIREGUARD WALLBOARD FROM FINISH FLOOR TO 48" A.F.F.  ALIGN GWB SURFACES WITH EXISTING GWB SURFACES	
2	EXISTING WALL FRAMING, REPAIR AND REPLACE AS REQUIRED. TAGGED SIDE: (1) LAYER 5/8" DENS ARMOR PLUS TO 48" AFF. (1) LAYER 5/8" TYPE "X" GWB FROM 48" ABOVE FINISH FLOOR TO 12" ABOVE CEILING.  ALIGN GWB SURFACES WITH EXISTING GWB SURFACES	
2A	EXISTING WALL FRAMING, REPAIR AND REPLACE AS REQUIRED. TAGGED SIDE: (1) LAYER 5/8" DENS ARMOR PLUS FROM FINISH FLOOR TO 96" AFF.	
2B	EXISTING WALL FRAMING, REPAIR AND REPLACE AS REQUIRED. TAGGED SIDE: (1) LAYER 5/8" TYPE DENS ARMOR PLUS FROM FINISH FLOOR TO 96" A.F.F. OPPOSITE SIDE: (1) LAYER 5/8" DENS ARMOR PLUS FIREGUARD WALLBOARD FROM FINISH FLOOR TO 48" A.F.F.  ALIGN GWB SURFACES WITH EXISTING GWB SURFACES	
3	EXISTING WALL FRAMING, REPAIR AND REPLACE AS REQUIRED. TAGGED SIDE: (1) LAYER 5/8" DENS ARMOR PLUS FIREGUARD WALLBOARD FROM FINISH FLOOR TO 48" A.F.F.  ALIGN GWB SURFACES WITH EXISTING GWB SURFACES	
3A	EXISTING WALL FRAMING, REPAIR AND REPLACE AS REQUIRED. TAGGED SIDE: (1) LAYER 5/8" DENS ARMOR PLUS FIREGUARD WALLBOARD FROM FINISH FLOOR TO 48" A.F.F. OPPOSITE SIDE: (1) LAYER 5/8" DENS ARMOR PLUS FIREGUARD WALLBOARD FROM FINISH FLOOR TO 48" A.F.F.  ALIGN GWB SURFACES WITH EXISTING GWB SURFACES	
3B	NOT USED	
4	6" METAL STUD FRAMING @ 16" O.C. TO UNDERSIDE OF DECK. CONTINUOUS 5 1/2" SOUND ATTENUATION BATTS FULL HEIGHT OF WALL.  BOTH SIDES: 5/8" TYPE "X" GWB TO UNDERSIDE OF DECK.	

**B** PARTITION SCHEDULE  
 REFERENCED FROM:

SCALE: NONE

**PARTITION SCHEDULE**

PARTITION TYPE	GENERAL WALL DESCRIPTION	GENERAL PICTORIAL
4A	6" METAL STUD FRAMING @ 16" O.C. TO UNDERSIDE OF DECK. TAGGED SIDE: 5/8" DENS ARMOR PLUS FIREGUARD WALL BOARD TO 96" AFF. 5/8" TYPE "X" GWB TO UNDERSIDE OF DECK. OPPOSITE SIDE: 5/8" TYPE "X" GWB TO UNDERSIDE OF DECK.	
4B	6" METAL STUD FRAMING @ 16" O.C. TO UNDERSIDE OF DECK. BOTH SIDES: 5/8" DENS ARMOR PLUS FIREGUARD WALL BOARD TO 96" AFF. 5/8" TYPE "X" GWB TO UNDERSIDE OF DECK.	
<b>PARTITION SCHEDULE NOTES</b>		
<ol style="list-style-type: none"> <li>BRACE WALL ASSEMBLIES TO STRUCTURE ABOVE AT ALL DOORS AND ELSEWHERE AS REQUIRED.</li> <li>PROVIDE SOLID BLOCKING AS INDICATED ON DRAWINGS AND AS REQUIRED BY MANUFACTURER'S EQUIPMENT (KITCHEN CASE WORK, TOILET &amp; BATH ACCESSORIES, CLOSET RODS &amp; SHELVING &amp; H.C. GRAB BARS.)</li> <li>REFERENCE DOOR &amp; WINDOW SCHEDULE FOR ADDITIONAL INFORMATION. REFERENCE SPECIFICATIONS FOR ADDITIONAL INFORMATION.</li> <li>FIRE SAFING &amp; FIRE STOPPING: PROVIDE FIRE SAFING SYSTEM/MATERIAL AT ALL PENETRATIONS THRU FIRE RATED ASSEMBLIES. COORDINATE PROPOSED SYSTEMS &amp; MATERIALS FOR APPROPRIATENESS &amp; COMPATIBILITY W/OTHER BUILDING SYSTEMS, TYPE OF SYSTEM PENETRATED, &amp; APPLICATION. REFERENCE SPECIFICATIONS FOR ADDITIONAL INFORMATION.</li> <li>FIRE DAMPERS: PROVIDE APPROPRIATELY RATED FIRE DAMPERS AT ALL LOCATIONS WHERE MECHANICAL VENTILATION DUCTS PENETRATE RATED ASSEMBLIES.</li> </ol>		

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Date: \_\_\_\_\_

REVISIONS:

Description:	Date:

Drawing Title:  
**PARTITION SCHEDULE & CODE STUDY**

Scale: AS NOTED  
 Date: 9/04/2007  
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