Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/18/13

CROSS INSURANCE RENOVATIONS

2331 Congress Street
PORTLAND, MAINE

03–29–13

ISSUED FOR BID

1 06–12–13 REVISIONS

CODE COMPLIANCE INFORMATION

BUILDING DESIGN CODES:

AMERICAN WITH DISABILITIES ACT (ADA)
UFAS – ACCESSIBILITY STANDARDS
NFPA 101 LIFE SAFETY CODE / 2009
IBC / 2009
UPC / 2009
NFPA 70 NATIONAL BUILDING CODE / NEC 2011

1

ACTUAL BUILDING AREA:

RENOVATED BUILDING AREA 7,365 SF

ALLOWABLE BUILDING AREA:

BASE 23,000 SF/FLR

OCCUPANCY CLASSIFICATION:

IBC – BUSINESS "GROUP B"
NFPA – EXISTING BUSINESS OCCUPANCIES (CH. 39)

CONSTRUCTION CLASSIFICATION:

IBC – TYPE 2B (NONCOMBUSTIBLE/PROTECTED)
NFPA – TYPE IIB

NUMBER OF STORIES/BLDG HT.

ACTUAL – 1 STORIES/15 FEET
ALLOWABLE – 3 STORIES/55 FEET

OCCPANT LOAD (Refer to Floor Plan)

PRIVATE OFFICES	12 PERSONS
OPEN OFFICE WORK STATIONS	4 PERSONS
CONFERENCE ROOM	10 PERSONS
RECEPTION/WAITING	3 PERSONS
TOTAL OCCUPANCY	29 PERSONS

1

FIRE SUPPRESSION:

NOT SPRINKLED

SEPARATION REQUIREMENTS

ONE HOUR FIRE SEPARATION ASSEMBLY
PROTECTION FROM HAZARD
TRASH ROOMS, BOILER ROOMS, STORAGE ROOMS

MEANS OF EGRESS:

MAX. TRAVEL DISTANCES	200 FT.
MAX. DEAD END CORRIDOR	20 FT. MAX. (IBC)
MAX. COMMON PATH OF TRAVEL	75 FT.
CORRIDOR/STAIR WIDTH	44 INCHES MIN.

FIRE ALARM & DETECTION SYSTEMS

NOT REQUIRED

MONITORED MANUAL FIRE ALARM SYSTEM PROVIDED

AUTOMATIC SMOKE DETECTION SYSTEM PROVIDED

1

SIGNATURES FOR APPROVAL

ARCHITECT – ROBERT J. FOSTER

BY	TITLE	DATE

OWNER – VOLUNTEERS OF AMERICA NORTHERN NEW ENGLAND

BY	TITLE	DATE

MAINE HOUSING

BY	TITLE	DATE

CONTRACTOR

BY	TITLE	DATE

LENDING INSTITUTION

BY	TITLE	DATE

BONDING COMPANY

BY	TITLE	DATE

ROBERT J. FOSTER
ARCHITECT

36 Groveside Road, Portland, Maine 04102

(207) 761–3822

LIST OF DRAWINGS

COVER SHEET

ARCHITECTURAL DRAWINGS

A00.1 ABBREVIATIONS AND LEGENDS
A01.1 INDEX PLAN
A05.1 DEMOLITION PLAN
A10.1 FLOOR PLAN
A40.1 CONSTRUCTION SYSTEMS
A60.1 DOOR SCHEDULE & DETAILS
A60.2 FINISH SCHEDULE & DETAILS
A70.1 REFLECTIVE CEILING PLAN
A90.1 ENLARGED PLANS & DETAILS

PLUMBING DRAWINGS

P1 PLUMBING DRAIN & VENT PLANS
P2 PLUMBING DOMESTIC WATER PLANS

MECHANICAL DRAWINGS

M1 MECHANICAL DUCTWORK PLAN – HEATING & COOLING
M2 MECHANICAL DUCTWORK PLAN – VENTILATION

ELECTRICAL DRAWINGS

E100 ELECTRICAL LEGEND
E300 ELECTRICAL PLAN – LIGHTING
E400 ELECTRICAL PLAN – POWER

REGISTERED ARCHITECT
ROBERT J. FOSTER
#1734
STATE OF MAINE

6/12/13