

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

PERMIT ISSUED

Permit No: 01-1513	Issue Date: JAN 9 2002	CBL: 238A B004001
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Location of Construction: 66 Hutchins Dr	Owner Name: Casco Bay Surgery	Owner Address: 10 Harry Hamlin Ct 66542	Phone: 66542
Business Name: n/a	Contractor Name: Maine State Builders	Contractor Address: 245 Warren Ave Portland	Phone: 2077735504
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Alterations - Commercial	Zone: I-M

Past Use: Offices Space	Proposed Use: Office Spaces	Permit Fee: \$1,824.00	Cost of Work: \$300,000.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 2C BOCA 1999	

Proposed Project Description: Building divided into 2 business spaces for Casco Bay Surgery/interior renovations	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: <i>[Signature]</i> Date:		

Permit Taken By: gad	Date Applied For: 12/06/2001	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: <i>[Signature]</i> 12/14/01	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Date: <i>[Signature]</i>	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
	any New Signage require SP Separate permit Site plan exempt signed 12-3-01 JS, ZBA Allowed Casco Bay	9/20/01 ZBA	9

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

01-1513

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

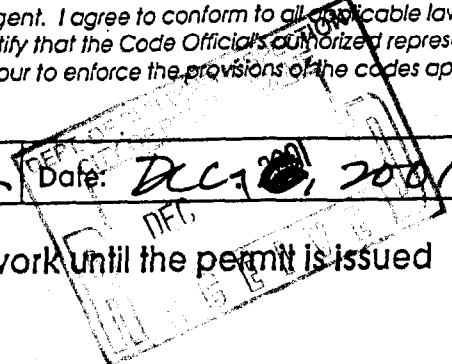
Location/Address of Construction: 10 HARRY HARMON DRIVE / 66 HUTCHINS DR.		
Total Square Footage of Proposed Structure 9600 SF	Square Footage of Lot 78660 SF 50000 SF 1.01 ACRE	
Tax Assessor's Chart, Block & Lot Chart# 238A Block# B Lot# 4	Owner: CASCO BAY SURGERY	Telephone: 761.6642
Lessee/Buyer's Name (if Applicable) N/A	Applicant name, address & telephone: 775.2696 x 47 ANNE CALLENDER WHIPPLE CALLENDER ARCH. 551 CONGRESS ST PORTLAND 04101	Cost Of Work: \$ 300,000 Fee: \$ 182.4
Current use: BUSINESS / OFFICE		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: BUSINESS		
Project description: RENOVATION OF EXISTING ONE STORY BUILDING FOR THE MEDICAL PRACTICE OF CASCO BAY SURGERY.		
Contractor's name, address & telephone: MAINE STATE BUILDERS 245 WARREN AVE PORTLAND 04103 773.5504		
Who should we contact when the permit is ready: BILL SKOOLCAS		
Mailing address: SAME AS ABOVE		
Phone: 773.5504		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <i>Anne Callender</i>	Date: DEC 10, 2001
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This is not a permit, you may not commence ANY work until the permit is issued





WHIPPLE-CALLENDER ARCHITECTS

CASCO BAY SURGERY BUILDING PERMIT

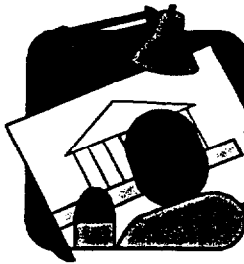
DATE: December 6, 2001

LOCATION: 10 Harry Harmon Drive Portland

This building permit application is for the renovation of 6,000 S.F. of an existing 9,600 S.F. building. The building will be divided into two business spaces. The 6,000 S.F. will be renovated for the building owner Casco Bay Surgery and the remainder will be divided for a tenant. The majority of the work will be interior layout reconfiguration with exterior work being limited to the addition of an exterior stair for egress and the conversion of any existing garage door into an entry. The loading bay will be filled in and the sidewalk will be extended to this new door.

Existing building is steel framed with metal and brick exterior cladding. It is a single story building with slab on grade. The interior is metal framed with 5/8" sheetrock. A one-hour partition will be constructed between the owner and rental units. The building is sprinkled and has a fire alarm system.

Anne Callender
Registered architect



CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8704

Fax - 207-874-8716

TO: Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services

FROM DESIGNER: Anne Callender
Whipple Callender Architects.
55 1 Congress St Portland

DATE: Dec. 6, 2001

Job Name: Casco Bay Surgery

Address of Construction: 10 Harry Harmon Drive

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

Construction project was designed according to the building code criteria listed below:

Building Code and Year: ~~1999~~ 1985 ^{BOCA} **Use Group Classification(s):** ORIGINALLY - WAREHOUSE
Business SINCE 1993

Type of Construction: 2C **Bldg. Height:** 16' to 21' **Bldg. Sq. Footage:** 9600 SF

Seismic Zone: ? EXISTING **Group Class:** _____

Roof Snow Load Per Sq. Ft.: ? EXISTING **Dead Load Per Sq. Ft.:** ? EXISTING

Basic Wind Speed (mph): — **Effective Velocity Pressure Per Sq. Ft.:** —

Floor Live Load Per Sq. Ft.: 250+ - EXISTING CONCRETE SLABS ON GRADE

Structure has full sprinkler system? Yes No _____ **Alarm System?** Yes No _____
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

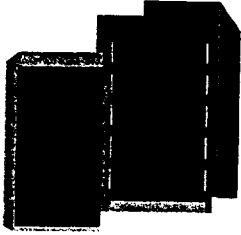
Is structure being considered unlimited area building: Yes _____ No

If mixed use, what subsection of 313 is being considered _____

List Occupant loading for each room or space, designed into this Project.

(Designers Stamp & Signature)

A. Callender



**CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Rm 315
Portland, ME 04101**

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: Anne Callender, Whipple Callender Architects

RE: Certificate of Design

DATE: Dec. 6, 2001

These plans and/or specifications covering construction work on:

Casco Bay Surgery
at 10 Harry Harmon Drive

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.

(SEAL)

Signature A. Callender

Title Anne Callender Registered Architect

Firm Whipple Callender Architect

Address 551 Congress St
Portland ME 04107

As per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

A. Callender



City of Portland, Maine

389 Congress St., Rm 315
Portland, ME 04101

ACCESSIBILITY CERTIFICATE

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Services

FROM: Anne Callender

RE: Certificate of Design, HANDICAP ACCESSIBILITY

DATE: Dec. 6, 2001

These plans and/or specifications covering construction work on:

Casco Bay Surgery
Renovations to 10 Haney Harmon Drive.

Have been designed and drawn up by the undersigned, a Maine registered engineer/architect according to State Regulations as adopted by the State of Maine on Handicapped Accessibility.

(SEAL)

Signature Anne Callender

Title Registered Architect

Firm Whipple-Callender Architect

Address 551 Congress Street

Portland ME 04101
a Callender



State of Maine
 Department of Public Safety
Construction Permit



Reviewed
 for Barrier
 Free

12077

Sprinkled
 Sprinkler Supervised

CASCO BAY SURGERY
 Located at: 10 HARRY HARMON DRIVE
PORTLAND
 Occupancy/Use: BUSINESS

Permission is hereby given to:

CASCO BAY SURGERY

261 GORHAM ROAD
 SOUTH PORTLAND, ME 04106

to construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved. no departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F.

Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

This permit will expire at midnight on the 18th of May 2002

Dated the 19th day of November A.D. 2001

Commissioner

Fee: \$150.00
 \$50.00

Copy-2 Architect

Comments:

WHIPPLE CALENDER ARCHITECTS
 C/O JOE DELANSEY
 551 CONGRESS STREET
 PORTLAND, ME 04101

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

To: City Clerk

From: Marge Schmuckal, Zoning Officer

Date: October 4, 2001

RE: Action taken by the Zoning Board of Appeals on September 20, 2001.

APPEAL AGENDA

The Board of Appeals held a public hearing on Thursday, September 20, 2001 at 7:00 p.m. on the second floor in the Council Chambers at the Portland City Hall 389 Congress Street, Portland, Maine to hear the following appeals:

1. **Unfinished Business:**

2. **New Business:**

A. Conditional Use Appeal

Clara Allen of 36 Nevens Street, Tax Map #130, Block E, Lot #011 in the R-5 Zone is requesting a Conditional Use Appeal from section 14-118 of the Portland Zoning Ordinance to run a Daycare business consisting of up to 12 children in a 2 unit apartment building. Clara Allen is the applicant. The Board voted 6-0 to continue to the next regular meeting.

B. Interpretation Appeal

Greater Portland Municipal Credit Union of 873 Brighton Avenue, Tax Map #284, Block E, Lot #001 in the B-1/R-3 Zone is seeking a Interpretation Appeal under section 14-382 (increase in no-conforming uses) & 14-162 (permitted uses). The applicant would like to demolish the existing retail redemption center and build a credit union, to include a drive-through window. The Zoning Officer has determined that this would not be feasible under section 14-382 & 14-162 from the Portland Zoning Ordinance. Richard Bryant, Esq. is representing the applicant. The Board voted 6-0 to continue to the next regular meeting. The Board wanted more evidence that the drive-thru was expressly permitted, and evidence of when there were ordinance changes.

C. Interpretation Appeal

Casco Bay Surgery, P.A. of 10 Harry Harmon Drive, Tax Map #238A, Block #B, Lot #4 in the I-M Zone is seeking a Interpretation Appeal under section 14-382 (increase in no-conforming uses) & 14-384 (change of a non-conforming use). The applicant argues that the Zoning Officer has determined the use of the property is a "business services/general offices" use rather than a "professional office" use. The Zoning Officer has also determined that the change from one use to another in this situation would be a considerable change from one "non-conforming use" to another "non-conforming use". David Currier from Warren Currier & Buchanan will be representing the applicant. The Board granted the Interpretation Appeal.

3. **Other Business:** Election of Officers; The Board voted the Chair to be Elizabeth Bordowitz and the Secretary will be Lee Lowry

4. **Adjournment:**

Enclosure: Agenda of September 20, 2001
Copy of Board's Decisions
3 standard size tapes


CC: Joseph Gray, City Manager
Mark Adelson, Housing & Community Services
Alex Jaegerman, Planning Department

Warranty Deed

PLC Associates, a Maine General Partnership with an address of 10 Harry Harmon Drive, Portland, County of Cumberland, State of Maine, for consideration paid, grants to CBS Realty, LLC of 261 Gorham Road, South Portland, County of Cumberland, State of Maine, with Warranty Covenants, the land in the City of Portland, County of Cumberland, State of Maine, with any buildings thereon, bounded and described in Exhibit "A" hereto attached.

Witness my hand and seal this 20 day of November, 2001.

PLC Associates



DAVID E. CURRIER

By: 

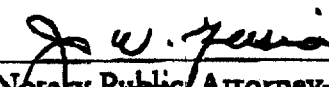
Peter L. Poulin, its Partner, duly authorized

State of Maine
Cumberland, ss.

November 20, 2001

Then personally appeared the above-named Peter L. Poulin in his capacity as Partner of PLC Associates and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of PLC Associates.

Before me,



Notary Public/Attorney-at-Law
Print Name: JOHN W. GELMAN

Exhibit "A" to Warranty Deed

A Certain Lot or Parcel of Land with the buildings thereon situated on the westerly side of Hutchins Drive in the City of Portland, County of Cumberland and State of Maine, being Lot 10 on a Plan entitled "Stroudwater Estates Final Plan-Phase II" by H. I. and E.C. Jordan-Surveyors dated October 12, 1984 and recorded in the Cumberland County Registry of Deeds in Plan Book 144, Page 73, as amended by Plan recorded in Plan Book 153, Page 12.

Excepting from the above parcel the property conveyed to the City of Portland by PLC Associates by Deed dated June 10, 1997 and recorded in Book 13454, Page 208.

This conveyance is made subject to the following encumbrances:

1. Rights and easements granted to Central Maine Power Company and New England Telephone and Telegraph Company by instrument dated January 31, 1986 and recorded in said Registry of Deeds in Book 7091, Page 73.

2. Terms, restrictions and provisions of the State of Maine Department of Environmental Protection Site Location Order dated June 14, 1984 and recorded in Book 6499, Page 194 as amended by instruments dated October 31, 1984 and recorded in Book 6610, Page 319, dated June 14, 1984 and recorded in Book 7050, Page 252, dated February 12, 1986 and recorded in Book 7078, Page 319, April 3, 1987 and recorded in Book 7737, Page 10, dated June 19, 1987 and recorded in Book 7887, Page 159, and dated April 3, 1987 and recorded in Book 8002, Page 137.

3. Drainage, sewer and access easements and conditions relative thereto as shown on "Plan of Property in Stroudwater Estates" dated July 27, 1984 and recorded in said Registry of Deeds in Plan Book 144, Page 73, as amended by "Plan of Property in Portland, Maine" dated December 13, 1985 and recorded in said Registry of Deeds in Plan Book 153, Page 12; and further conditions as set forth in deed from Stroudwater Estates to the City of Portland dated August 3, 1984 and recorded in Book 7044, Page 110.

4. General conditions and restrictions applicable to Lots in Phase II of Stroudwater Estates as set forth in Deed from George M. Hutchins to Cadcam Associates dated January 28, 1988 and recorded in said Registry of Deeds in Book 8170, Page 139.

Also conveying rights of Grantor as set forth in the Agreement between George M. Hutchins, et al, and Portland Water District dated October 30, 1979 and recorded in said Registry of Deeds in Book 4521, Page 85 subject to the obligations contained therein.

MEANING AND INTENDING to describe a portion of those premises conveyed by George M. Hutchins to PLC Associates by Quitclaim Deed with Covenant dated September 30, 1993 and recorded in the Cumberland County Registry of Deeds, Book 11002, Page 312.

Application ID Number: 1-1513

Delete Save Close

Department: Building

Status: Approved

Reviewer: Tammy Munson

Comments:

Approval Date: 01/08/2002

Given On Date: 12/21/2001

OK to Issue Permit

Name: Tammy Munson

Date: 01/08/2002

Date 2:

Conditions Section:

Add New Condition From

Add New Condition

Delete Condition

Stairs to equipment area must be 7" rise w/ 11" tread as drawn on original plan. Relayed this info to Joe Delaney of Whipple and Callender architectural firm on 01/08/2002.

Create Date: 12/12/2001

By: jodinea

Update Date: 01/08/2002

By: tmm

Application ID Number: 1-1513

Department: Zoning

Status: Not Applicable

Applicant: Marge Schmuckal

Comments: Site plan exemption granted 12-03-01 JS

Approval Date: 12/14/2001

Issue Date: 12/12/2001

DM to Issue Permit

Name: Marge Schmuckal

Date: 12/14/2001

Page: 1

Conditions Section:

Separate permits shall be required for any new signage.

Issue Date: 12/12/2001

By: jodinea

Update Date: 12/14/2001

By: mes

1-8-02



WHIPPLE-CALLENDER ARCHITECTS

FAX TRANSMITTAL**DATE:** January 7, 2002**ATTENTION:** Tammy Munson**COMPANY:** City of Portland, Building Inspection**FAX NUMBER :** 874-8716**SENT BY:** Anne Callender**NUMBER OF PAGES INCLUDING COVER LETTER:** 66**RE:** Casco Bay Surgery at 10 Harry Harmon/66 Hutchens Drive.

Hi Tammy -

I found what I was thinking about in Chapter 28, Section 2802.0 with the definition of an equipment platform being an unoccupied elevated platform and can be accessed by a ladder. Under 1202.0 there is a definition of habitable and occupiable space, which we are neither and we are closely aligned to the attic definition which only requires a 22" x 30" access hatch.

Since we would like to provide a stair, I looked at section 1014.0, which says all stairs must comply with this section. I looked to 1014.3 for width and Exceptions 1 and 4 apply to allow for a 36" width, and under 1014.6 Exception 8 allows 7 3/4" riser with 10" tread for use group U where it is an accessory to an occupancy, which I believe this is.

Under section 1021.0 Guards, 1021.3 Opening limitations there is an exception for equipment platforms, where the guard balusters need to limit a 21" sphere from passing. So another 2x4 at the center of the guard opening detail we showed would work. I am revising the detail to use plywood and am including it in this fax.

Please call if you don't agree with this interpretation or if you need any thing else from me.

Sincerely,

Anne Callender

Relayed message to Joe Delaney that stairs to equipment area have to be 7/11 as drawn on original plan. T.M.

CHAPTER 28

MECHANICAL SYSTEMS

SECTION 2801.0 GENERAL

2801.1 Scope: The provisions of this chapter shall control the construction, inspection and maintenance of all mechanical equipment and systems in respect to structural strength, fire safety and operation.

2801.2 Mechanical code: All mechanical equipment and systems shall be constructed, installed and maintained in accordance with the mechanical code listed in Chapter 35.

SECTION 2802.0 DEFINITIONS

Equipment platform: An unoccupied elevated platform used exclusively for building mechanical systems or industrial process equipment. An equipment platform shall include the associated elevated walkways, stairs, and ladders accessing the platform.

SECTION 2803.0 CONSTRUCTION DOCUMENTS

2803.1 General: The *construction documents* for the installation, repair, extension or removal of any mechanical equipment or system shall be submitted in accordance with the mechanical code listed in Chapter 35, and a permit shall be secured prior to the commencement of any work.

2803.2 Matter covered: The *construction documents* shall show in sufficient detail all applicable features and clearances of the appliances and systems, including: size and type of apparatus; construction of flue, stack or chimney; stack connections; type of fuel; method of operation; and the method of compliance with all regulations for the class and type of equipment installed.

2803.3 Details: An application for permit shall be accompanied by *construction documents* complying with the provisions of the mechanical code listed in Chapter 35 before a permit shall be issued for the mechanical equipment or system. The *construction documents* shall be drawn to a scale of not less than 1/8 inch to the foot (1:100), and shall show the location and arrangement of all equipment and distribution elements including safeties and pressure-controlling devices.

SECTION 2804.0 FEES

2804.1 General: A permit to begin work for new construction or alteration shall not be issued until the prescribed application and permit fees have been paid, nor shall an amendment to a permit necessitating an additional fee because of the additional work involved be issued until the additional fee has been paid.

SECTION 2805.0 EQUIPMENT PLATFORMS

2805.1 General: Equipment platforms in compliance with this section shall not be considered as a portion of the floor below. Such platforms shall not contribute to the building area as regulated by Section 503.0. Such platforms shall not contribute to the number of stories as regulated by Section 503.3. The area of such platforms shall not be included in determining the fire area. Such platforms shall not be a part of any mezzanine. Such platforms shall not serve as a means of egress for any mezzanine.

2805.2 Equipment platforms: In buildings of Use Group F, meeting the requirements of Section 507.0 for unlimited area, and special industrial occupancies as defined in Section 202.0, equipment platforms shall be permitted in accordance with Sections 2805.2.1 through 2805.2.5.

2805.2.1 Construction: Equipment platforms shall be constructed of noncombustible construction.

2805.2.2 Area limitation: The aggregate area of such platform or platforms within a room shall not exceed two-thirds of the area of the room in which they are located. Where an equipment platform is located in the same room as a mezzanine, the combined aggregate area of the equipment platforms and mezzanines shall not exceed two-thirds of the room in which they occur.

2805.2.3 Fire suppression: Each equipment platform shall be fully protected by an automatic fire suppression system, installed in accordance with Sections 906.0 and 906.2.1. The area immediately beneath each such equipment platform shall also be fully protected by additional heads installed under the platform.

2805.2.4 Access: Walkways, stairs, and ladders providing access to equipment platforms shall not serve as a means of egress from any occupied space. Walkways, stairs, alternating tread stairs, ladders with cages and ship ladders providing access to an equipment platform shall be provided in accordance with Section 1027.1.1.

2805.2.5 Guards: Equipment platforms open to the room in which they occur shall have guards along the open sides of the platform in accordance with Section 1021.0.

SECTION 2806.0 INSPECTIONS AND TESTS

2806.1 Inspection: All mechanical equipment and systems requiring a permit shall be inspected in accordance with the me-

MECHANICAL SYSTEMS

MEANS OF EGRESS

self-closing doors and the equivalent of $\frac{1}{4}$ -inch-thick wired glass in steel frames.

1020.4 Exit discharge lobby: Where an exit stairway discharges into an interior exit discharge lobby located at the level of exit discharge, the story containing the exit discharge lobby shall be equipped throughout with an automatic sprinkler system installed in accordance with Section 906.2.1 or 906.2.2. Opening protectives shall be required in accordance with Table 717.1 where an enclosed exit stairway discharges into an exit discharge lobby.

Exception: An automatic sprinkler system is not required in portions of the story that are separated from the exit discharge lobby by fire separation assemblies (see Section 709.0) having a fire resistance rating of not less than that required for the exit stairways that discharge into the exit discharge lobby.

1020.5 Width and height: The clear width of exit passageways, exit discharge vestibules and exit discharge lobbies shall not be less than the width required for the capacity of the exit stairway leading thereto and all required exit doorways opening into the exit passageway, exit discharge vestibule or exit discharge lobby. Exit passageways, exit discharge vestibules, and exit discharge lobbies shall have a minimum width of 44 inches (1118 mm) and a minimum clear ceiling height of 8 feet (2438 mm).

1020.6 Limitations: Not more than 50 percent of the required number of exits, nor more than 50 percent of the required exit capacity, shall discharge through areas on the level of exit discharge.

SECTION 1021.0 GUARDS

1021.1 Design and construction: Where required by the provisions of Sections 406.5, 408.3.2, 1005.5, 1014.7, 1016.5 and 1825.5, guards shall be designed and constructed in accordance with the requirements of this section and Section 1606.4.

1021.2 Height: The guards shall be at least 42 inches (1067 mm) in height measured vertically above the leading edge of the tread or adjacent walking surface.

Exception: Guards along open-sided floor areas and along stairs located less than 30 inches (762 mm) above the floor or grade below shall not be less than 36 inches (914 mm) in height.

1021.3 Opening limitations: In occupancies in Use Groups A, B, E, H-4, I-1, I-2, M and R, and in public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4 inches (102 mm) cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.

Exceptions

1. The triangular openings formed by the riser, tread and bottom rail at the open side of a stairway shall be of a maximum size such that a sphere 6 inches (152 mm) in diameter cannot pass through the opening.
2. At elevated walking surfaces for access to and utilization of electrical, mechanical, or plumbing systems or equipment, guards shall have balusters or be of solid

materials such that a sphere with a diameter of 21 inches (533 mm) cannot pass through any opening.

In occupancies in Use Groups I-3, F, H-1, H-2, H-3, S (other than public garages and open parking structures), and along open-sided floor areas located less than 30 inches (762 mm) above the floor or grade below, balusters, horizontal intermediate rails or other construction shall not permit a sphere with a diameter of 21 inches (533 mm) to pass through any opening.

1021.4 Railings: Metal or other approved noncombustible railings shall be provided on balconies and galleries as prescribed in Sections 1021.4.1 through 1021.4.3.

1021.4.1 At fascia: Railings shall be provided at the fascia of boxes, balconies and galleries and shall not be less than 26 inches (660 mm) in height; at the end of aisles extending to the fascia for the full width of the aisle and shall not be less than 36 inches (914 mm) in height; and at the foot of steps for the full width of the steps and shall not be less than 42 inches (1067 mm) in height.

1021.4.2 At cross aisles: Railings shall be provided along cross aisles, and shall not be less than 26 inches (660 mm) in height except that railings are not required where the backs of the seats along the front of the aisles project 24 inches (610 mm) or more above the floor of the aisle.

1021.4.3 Successive tiers: Where seatings are arranged in successive tiers, and where the height of rise between platforms exceeds 18 inches (457 mm), railings not less than 26 inches (660 mm) in height shall be provided along the entire row of seats at the edge of the platform.

SECTION 1022.0 HANDRAILS

1022.1 General: Where required by the provisions of Sections 1012.5, 1013.0, 1014.6.6.1, 1014.7 and 1016.5, handrails shall be designed and constructed in accordance with this section and Section 1606.4.

1022.2 Handrail details: Handrails shall be continuous, without interruption by newel posts, other structure elements or obstructions. A handrail and any wall or other surface adjacent to the handrail shall be free of any sharp or abrasive elements. The clear space between the handrail and the adjacent wall or surface shall not be less than $1\frac{1}{2}$ inches (38 mm), except that the clear space shall not be less than $2\frac{1}{4}$ inches (57 mm) for stairways. Edges shall have a minimum radius of $\frac{1}{4}$ inch (3 mm).

Exception: Handrail brackets or balusters attached to the bottom surface of the handrail and which do not project horizontally beyond the sides of the handrail within 1 inch (25 mm) of the bottom of the handrail shall not be considered to be obstructions.

1022.2.1 Projection: Handrails shall not project more than $3\frac{1}{2}$ inches (89 mm) into the required passageway, aisle, corridor or ramp width, and not more than $4\frac{1}{2}$ inches (114 mm) into the required stairway width. Handrails shall not reduce the clear width of a ramp to less than 36 inches (914 mm).

MEANS OF EGRESS

1014.3.2 Landing width: The least dimension of landings and platforms in means of egress stairways shall not be less than the required width of the stairway, except that the landing dimension in the direction of egress travel is not required to exceed 4 feet (1219 mm) where the travel from one stair flight to the next stair flight is a straight run.

1014.4 Headroom: The minimum headroom in all parts of a stairway shall not be less than 80 inches (2032 mm), or 78 inches (1981 mm) for a spiral stairway, measured vertically from the tread nosing or from the floor surface of the landing or platform.

1014.5 Vertical rise: A means of egress stairway shall not have a height of vertical rise of more than 12 feet (3658 mm) between landings and intermediate platforms.

1014.6 Treads and risers: Maximum riser height shall be 7 inches (178 mm) and minimum riser height shall be 4 inches (102 mm). The riser height shall be measured vertically between the leading edges of the adjacent treads. Minimum tread depth shall be 11 inches (279 mm), measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge.

Exceptions

1. Winders in accordance with Section 1014.6.3.
2. Spiral stairways in accordance with Section 1014.6.4.
3. Circular stairways in accordance with Section 1014.6.5.
4. Alternating tread stairways in accordance with Section 1014.6.6.
5. Stairways serving as aisles in assembly seating areas where the stairway pitch or slope is set, for sightline reasons, by the slope of the adjacent seating area.
6. Any stairway replacing an existing stairway within a space where, because of existing construction, the pitch or slope cannot be reduced.
7. Existing stairways.
8. In occupancies in Use Group R-3, within dwelling units in occupancies in Use Group R-2 and in occupancies in Use Group U which are accessory to an occupancy in Use Group R-3, the maximum riser height shall be 7¹/₄ inches (197 mm) and the minimum tread depth shall be 10 inches (254 mm). A nosing not less than 3/4 inches (19 mm) but not more than 1¹/₄ inches (32 mm) shall be provided on stairways with solid risers where the tread depth is less than 11 inches (279 mm).
9. Stairways in penal facilities serving guard towers, observation stations and control rooms not more than 250 square feet (23 m²) in area shall be permitted to have risers not exceeding 8 inches (203 mm) in height and treads not less than 9 inches (229 mm) in depth.

1014.6.1 Profile: The radius of curvature at the leading edge of the tread shall not be greater than 1/2 inch (13 mm). Beveling of nosings shall not exceed 1/2 inch (13 mm). Risers shall be solid and vertical or sloped from the underside of the leading edge of the tread above at an angle not more than 30 degrees (0.52 rad) from the vertical. The leading edge of

treads shall project not more than 1¹/₄ inches (32 mm) beyond the tread below.

Exceptions

1. Solid risers are not required for stairways serving dwelling units which are not required to be accessible in accordance with Section 1107.4.2, provided that the opening between treads does not permit the passage of a sphere with a diameter of 4 inches (102 mm).
2. Solid risers are not required for occupancies in Use Group I-3.
3. Solid risers are not required for stairways serving factory or storage occupancies which are not required to be accessible.

1014.6.2 Dimensional uniformity: There shall not be variation exceeding 3/16 inch (5 mm) in the depth of adjacent treads or in the height of adjacent risers. The tolerance between the largest and smallest riser or between the largest and smallest tread shall not exceed 3/8 inch (10 mm) in any flight of stairs.

Exceptions

1. Where the bottom riser adjoins a sloping public way, walk or driveway which has an established grade and serves as a landing, a variation in the height of the bottom riser shall not exceed 3 inches (76 mm) in every 3 feet (914 mm) of stairway width.
2. On stairways serving as aisles in assembly seating, where necessitated by changes in the gradient of adjoining seating areas to maintain adequate sightlines, the maximum nonuniformity of riser heights within a flight and the nonuniformity between adjacent risers shall not apply. Where a nonuniformity exceeds 3/16 inch (5 mm) between adjacent risers, the exact location of the nonuniformity shall be indicated with a distinctive marking stripe on each tread at the nosing or leading edge adjacent to the nonuniform risers.

1014.6.3 Winders: Winders shall not be permitted in required means of egress stairways except stairways serving a single dwelling unit. Such winders shall have a tread depth of not less than 10 inches (254 mm) at a point not more than 12 inches (305 mm) from the side where the tread is narrower and the minimum tread depth shall not be less than 6 inches (152 mm). The continuous handrail required by Section 1014.7 shall be located on the side where the tread is narrower.

1014.6.4 Spiral stairways: Spiral stairways shall not be used as an element of a means of egress except: within a single dwelling unit; from a mezzanine area not more than 250 square feet (23 m²) in area which serves not more than five occupants; and in penal facilities from a guard tower, observation station or control room not more than 250 square feet (23 m²) in area. The minimum width of all spiral stairways shall be 26 inches (660 mm) with each tread having a 7¹/₂-inch (191 mm) minimum tread depth at 12 inches (305 mm) from the narrow edge. All treads shall be identical and the rise shall

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1013.6.1 Aisle termination: Each end of an aisle shall terminate at a cross aisle, foyer, doorway, or vomitory having access to an exit.

Exceptions

1. Where seats are without backrests, dead-ends in vertical aisles shall not exceed 16 rows.
2. For smoke-protected assembly seating, with or without backrests, dead-end aisles shall not exceed 21 rows.
3. For smoke-protected assembly seating, with or without backrests, dead-end aisles longer than 21 rows are permitted where the seats beyond 21 rows are not more than 40 seats from another aisle, measured along a row of seats having an aisle accessway with a minimum clear width of 12 inches (305 mm) plus 0.3 inches (8 mm) for each additional seat above seven in a row.

1013.6.2 Row width: For smoke-protected assembly seating, the maximum number of seats in a row that has a minimum clear aisle accessway width of 12 inches (305 mm) shall be as specified in Table 1013.6.2.

Where the number of seats per row exceeds that specified in Table 1013.6.2, the minimum clear aisle accessway width for rows served by aisles or doorways at both ends shall be 12 inches (305 mm) plus 0.3 inch (7.5 mm) for every additional seat beyond that specified in Table 1013.6.2 and there shall be not more than 100 seats per row; and for rows served by an aisle or doorway at only one end of the row, the minimum clear aisle accessway width shall be 12 inches (305 mm) plus 0.6 inch (15 mm) for every additional seat beyond that specified in Table 1013.6.2.

**Table 1013.6.2
ROW LENGTH WITH 12-INCH AISLE ACCESSWAY
SMOKE-PROTECTED ASSEMBLY SEATING**

Total number of seats in the space	No. of seats per row permitted to have a minimum 12-inch ^a clear width aisle accessway	
	Aisle or doorway at both ends of row	Aisle or doorway at one end of row
Less than 4,000	14	7
4,000	15	7
7,000	16	8
10,000	17	8
16,000	19	9
19,000	20	10
22,000 or more	21	11

Note a. 1 inch = 25.4 mm.

1013.6.3 Single access row: For rows of seating served by an aisle or doorway at only one end of the row in smoke-protected assembly seating, the common path of travel from any seat to a point where a person has a choice of two directions of egress travel shall not exceed 50 feet (15240 mm).

1013.7 Bleacher footboards: Bleacher footboards shall be provided for all rows of seats above the third row or beginning at such a point where the seatboard is more than 2 feet (610 mm) above the ground or floor surface below. A separate footboard is

not required where the seatboard is used for both seating and the footboard, provided that each level or platform is not less than 24 inches (610 mm) wide. On a horizontally projected plane, horizontal gaps between footboards and seatboards shall not exceed 1/4 inch (6 mm). Openings between footboards and seatboards which are located more than 30 inches (762 mm) above the floor or grade below shall be provided with intermediate construction such that a sphere with a diameter of 4 inches (102 mm) cannot pass through the opening.

1013.8 Spaces underneath seats: Spaces underneath grandstand seats shall be kept free of all combustible and flammable materials and shall not be occupied or used for other than exits, except that where enclosed in not less than 1-hour fire-resistance rated construction, the code official shall approve the use of such spaces for other purposes, provided that the safety of the public is not endangered.

SECTION 1014.0 STAIRWAYS

1014.1 General: All stairways shall comply with the provisions of this section. Section 1014.11 shall be applicable only to interior stairways. Section 1014.12 shall be applicable only to exterior stairways.

1014.1.1 Walking surface slope: The maximum slope of the walking surface of treads and landings shall be one unit vertical in 48 units horizontal (1:48).

Exception: The maximum slope shall not apply to portions of treads that are rounded or beveled in accordance with Section 1014.6.1.

1014.2 Egress capacity: The egress capacity of stairways and doors shall be computed in accordance with Section 1009.0.

1014.3 Width: All means of egress stairways shall not be less than 44 inches (1118 mm) in width.

Exceptions

1. Stairways serving buildings of single-exit construction where permitted by Section 1010.3 shall not be less than 36 inches (914 mm) in width.
2. Spiral stairways as provided for in Section 1014.6.4.
3. Stairways serving a single residential dwelling unit shall not be less than 36 inches (914 mm) in width.
4. Stairways serving buildings having a total occupant load of 50 or less shall not be less than 36 inches (914 mm) in width.
5. Where a stairway lift is installed on stairways serving occupancies in Use Group R-3 or within dwelling units in occupancies in Use Group R-2, a clear passage width not less than 20 inches (508 mm) shall be provided.

1014.3.1 Restrictions: Means of egress stairways shall not reduce in width in the direction of egress travel. Projections into a required stairway width are prohibited.

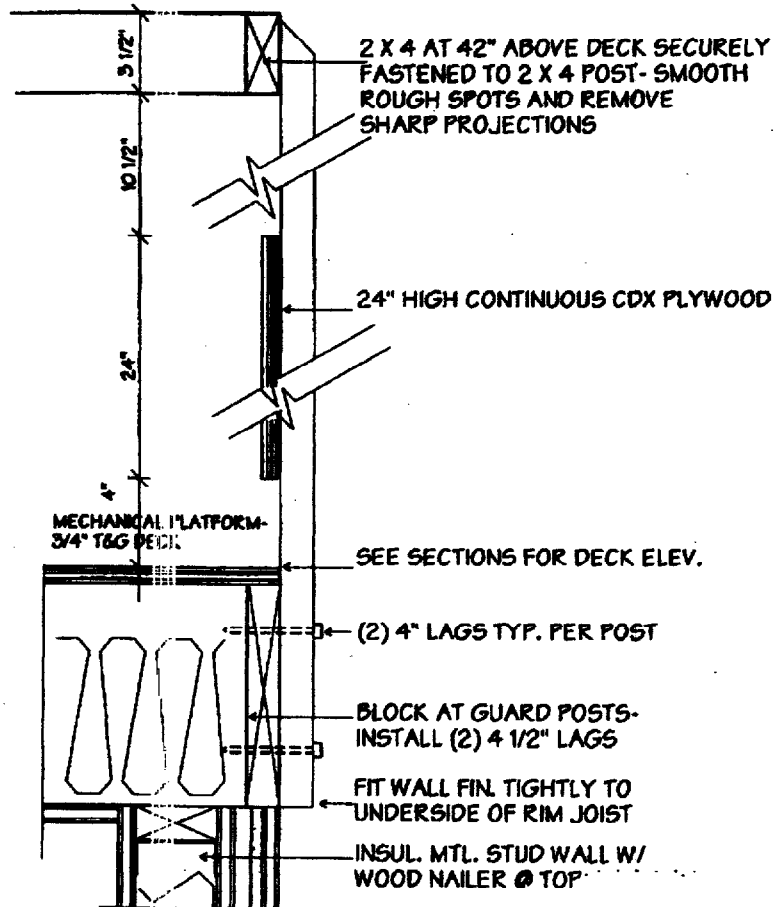
Exceptions

1. At and below handrail height where, at each handrail, projections into the required width of a stairway shall not exceed 4 1/2 inches (114 mm).
2. Above the minimum headroom height required in Section 1014.4, projections into the required width shall not be limited.

SK: 1

JOB: CASCO BAY SURGERY DATE: 1-7-2002

SCALE: 1/2" = 1'-0"



8 GUARD DETAIL
A4.2 1 1/2" = 1' 0"

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