

CODE SUMMARY	
CLIENT	MMC/ MaineHealth
PROJECT	102 Hutchins Drive
DATE REVISED	December 19, 2017
CODES USED	MUBEC (IBC 2009 & IECC 2009 - Energy Conservation Code) NFPA 101 2009 ADA 2010 Standards International Plumbing Code (IPC) 2009/2015



BUILDING DESCRIPTION	
NFPA 101 Occupancy Classification	NFPA 101, 508: Mixed Use & Occupancy
EXISTING Level 1 Level 2	Group B, S-2 (A-3 accessory) Group B, (A-3 accessory)
INTERNATIONAL BUILDING CODE Occupancy Classification	IBC 6.1.14.1 (allowed for mercantile, business, industrial or storage use) Level 1 Mixed Occupancy (Business, Storage, Other?) Level 2 Mixed Occupancy (Business, Assembly?)
TYPE OF CONSTRUCTION	Cast in place concrete foundation. Floor of concrete on grade or concrete on steel structure. Steel framed structure of rolled steel shapes, floor framing of rolled steel shapes, roof joists and joist girders. Metal deck roof. Walls of brick masonry or metal siding and gypsum systems. Type IIB, IBC (Chapter 6, Table 601) Type II (000), NFPA 220, Standard on Types of Building Construction
SPRINKLED	Existing Fully Sprinkled * additional coverage to be provided at the Warehouse; btd following rack layouts

NO CHANGE TO EXISTING USE, OCCUPANCY TYPE, CONSTRUCTION TYPE

HEIGHT AND AREA LIMITATIONS	
USE GROUP	IBC: Mixed Occupancy NFPA: Mixed Occupancy
TYPE OF CONSTRUCTION EXISTING	IBC: Type IIB NFPA: Type II (000)
ALLOWABLE TABULAR HEIGHT @ B HEIGHT @ S-2	IBC: Table 503 4 stories (inclu increase per 504.2) 55' + 20' sprinkled = 75' 4 stories (inclu increase per 504.2) 55' + 20' sprinkled = 75' per IBC 504.2
ACTUAL HEIGHT AREA (PER STORY) @ B AREA (PER STORY) @ S-2 ACTUAL FOOTPRINT	2 Story, Top of Structure: 27' 1-1/2" 69,000sf plus (200% of 23,000) per 506.3 78,000sf plus (200% of 28,000) per 506.3 53,800sf

NO CHANGE TO EXISTING USE, CONSTRUCTION TYPE, BUILDING HEIGHT OR BUILDING AREA

BUILDING ELEMENTS FIRE RESISTIVE REQUIREMENTS				
Building Element	Remarks	Fire Rating (Hours)	IBC 2009 Code Reference	NFPA 101 2009 Code Reference
Construction Type	Type IIB Type II (000)	Unprotected	IBC Table 601	NFPA 220
Structural Frame, Walls, Roof, Floor Construction		0	IBC Table 601	NFPA 220
Fire Barrier Support Struct.	Match rating of supported barrier	0	IBC Table 707.3.9	
<b>FIRE BARRIERS</b>				
Occupancy Separations	Assembly to Business	n/s	0 required Mixed Occ Table 6.1.14.4.1(b)	** 6.1.14.3.2 - occupancies intermingled; comply with most restrictive throughout per 6.1.14.4.3 - ratings may be reduced to not less than 1 hour
Shafts	Low Haz Storage to Business	n/s	0 required Mixed Occ Table 6.1.14.4.1(b)	
Fire Partitions		N/A	Section 709.3	
Corridors	Business & Storage w/ sprinkler	0	Table 1018.1	7.1.3.1
<b>INCIDENTAL OCCUPANCY AREAS</b>				
IBC 508; Accessory <10% of total area = no separation vs. Incidental Occ. >10% area per Table 508.2.5				

MEANS OF EGRESS					
Requirement	Remarks	Requirement	IBC 2009 Code Reference	NFPA 101 20012 Code Reference	ADA Code Reference
CEILING HEIGHT	Means of Egress Components Headroom (Stairs, doors)	7'-6" (NFPA) 6'-8"	1009.2 1009.2, 1008.1.1	7.1.5.1 7.1.5.3	
OCCUPANT LOAD	Floor Areas per Occupant:				
	Business	100sf/person	1004.1.1	Table 7.3.1.2	
	Assembly concentrated (chairs only)	15sf/person			
	Accessory Storage	300sf/person			
	Accessory, Gym, Lockers	50sf/person			
	Accessory: Kitchen	200sf/person			
	Warehouse	500sf/person			
	Mechanical Equipment Room	300sf/person			
Level 1 Occupant Load	Business	180			
	Assembly	111			
	Accessory areas	26			
	Low Hazard Storage (S-2)	41			
	Sub Total	338			
Level 2 Occupant Load	Business	248			
	Assembly	66			
	Accessory areas	2			
	Sub Total	316			
	<b>TOTAL</b>	<b>654</b>	<b>Occupants</b>		
PROJECTIONS	Doors	May reduce to not less than 1/2 the required width	1005.2	7-2.1.4.4	
CAPACITY OF EGRESS COMPONENTS	Egress width per occupant:		1005.1	Table 7.3.3.1	
	Stairways	0.3 inch per person		0.3 inch per person	
	Doors, ramps, corridors	0.2 inch per person		0.2 inch per person	
	Exit Width				
	Level 1 (Inches)	180"	req @ doors: 131"		
	Level 2 (Inches)	108"	req @ stairs 94.8"		
MEANS OF EGRESS DOORWAYS	Swing in direction of exit travel serving area > 50 persons and where in an exit enclosure.		1008.1.2	7.2.1.4.2	
Number of Doorways	2 exits required except where: < 50 occupant load Panic Hardware required from occupancy > 49 persons		Table 1015.1 Required	1008.1.10 12.2.2.2.3	
Size of Doors	Min. clear opening width Maximum Nominal swinging door leaf	32" 48"	1008.1.1 1008.1.1	7.2.1.2.4 ADA 404	
STAIRS AND HANDRAILS	Width Headroom	44" minimum width 6'-8" min.	1009.1	Table 7.2.2.2.1.2(B)	ADA 504
	Risers Treads Landings Handrails	Min Rise 4", Max Rise 7" Min 11" Equal to Stair Width min. Clear Space Max 4 1/2" projection stairs			<b>ALL STAIRS ARE EXISTING TO REMAIN.</b> ADA 505
RAMP	Max Slope Max Rise Width Headroom Landings	1 in 12 Max. vert. Rise 30" between landings 48" minimum width 6'-8" min. Same width as ramp, min. 60" by 80"			<b>All ramps are exterior and existing to remain.</b> 1010.2 1010.4 1010.5.1 1010.5.2 1010.6 Table 7.2.5.2(a) Table 7.2.5.2(a) Table 7.2.5.2(a) 7.2.5.3.2 ADA 405 ADA 405 ADA 405 ADA 405

Other Requirements	Remarks	Requirement	IBC 2009 Code Reference	NFPA 101 20012 Code Reference	ADA Code Reference
COMMON PATH OF TRAVEL	Business w/ sprinkler Storage S-2 w/ sprinkler	100'	1014.3	Table 42.2.5	
EXIT ACCESS TRAVEL	Business w/ sprinkler Storage Use w/ sprinkler	300' 400'	1016.1 1016.1	Table 42.2.5	
	Egress Through Intervening Spaces	ok	1014.2	7.7.2	Discharge through areas on level of Exit Discharge
CORRIDORS	Fully Sprinklered Min. Width, serving more than 50	No rating required 44"	1018.1 1018.2	38.2.3.2	
DEAD ENDS	Business Storage Use w/ sprinkler	50' 100'	1018.4	Table 42.2.5	
NUMBER OF EXITS	Min # Exits for any Story/Space	500 or less 50 or less @ Business 25 or less @ Storage Single Egress (if path of travel complex) Rooms below 68degrees (refrigerated)	2 Exits 1 Exit 1 Exit 1 Exit 2 Exits	Table 1021.1 Table 1015.1 Table 1015.1 42.2.4 (2) 1015.5	7.4.1.2

**Project Narrative - Hutchins Drive Renovations**

MaineHealth has leased 83,000 sf of mixed use warehouse/office/support space at 102 Hutchins Drive for off-site storage and logistics uses to support its broad network of hospitals and ambulatory care facilities. Their vision is to create a central distribution center in phases, with immediate interior improvements to accommodate priority tenants including administrative offices on the second floor, relocation and streamlining of the distribution warehouse and print shop on the first floor and associated support spaces throughout (Phase 1; covered in these documents). This work encompasses about 52,000 sf of primarily light touch renovation, including circulation and support areas.

Code review approach is to maintain the existing mixed-use facility designation, as the new tenant will also house business and storage uses. This scope of work introduces a corridor to improve access in and out of central spaces in the building and to reduce the use of egress paths through occupied spaces. Partitions between the storage and business uses will be constructed or renovated to achieve one-hour rated separations. There are 3 or more exits from each level, not including the entry lobby. The lobby is not considered a required means of egress, and as such will remain in the current configuration including the elevator and convenience stair.

MH is targeting future programs for relocation to this facility to fill remaining areas (19,000+sf), which will be included in subsequent phases of design and construction. Program components under consideration for Phase 2 include a compounding pharmacy, a "cook-chill" commercial kitchen, sterile processing, biomedical equipment repair shop and furnishing the remainder of the second floor administrative office space. Some of these require more robust building infrastructure than is currently in place, for which only preliminary feasibility study has been done. None of these departments have yet been confirmed or programmed. However, some rated separations, not otherwise required, are included in this scope of work to prepare for future uses, including the corridor adjacent to the anticipated cook-chill location.

0	ISSUED FOR CONSTRUCTION	12-21-17
REV	DESCRIPTION	DATE
<b>ISSUED FOR CONSTRUCTION</b> 12-21-17		
CURRENT ISSUE STATUS:		
SMRT Architects and Engineers 144 Fore Street/P.O. Box 618 Portland, Maine 04104		
<b>MAINE MEDICAL CENTER</b> <b>M.M.C. HUTCHINS DRIVE</b> RENOVATION PROJECT LOCATION <b>CODE COMPLIANCE REVIEW</b>		
SHEET TITLE:		
SCALE: AS NOTED		
PROJECT MANAGER: RSC	PROJECT NO: 17123	
A/E OF RECORD: RSC		
JOB CAPTAIN: SDL		
DRAWN BY: SD/JMM		
SMRT FILE: A-100-17123	SHEET NO.	<b>A-100</b>