CODE SUMMARY	
CLIENT	MMC/ MaineHealth
PROJECT	102 Hutchins Drive
DATE REVISED	January 17, 2017
CODES USED	MUBEC (IBC 2009 & IECC 2009 - Energy Conservation Code) NFPA 101 2009 ADA 2010 Standards International Plumbing Code (IPC) 2009/2015

SMRT

BUILDING DESCRIPTION

NFPA 101		NO CHANGE TO EXISTING USE, OCCUPANCY OR CONSTRUCTION TYPE
Occupancy Classificaiton	IBC 6.1.14.1 (allowed for mercantile, business, industrial or storage use)	
EXISTING		
Level 1	Group B, S-2 (A-3 accessory)	
Level 2	Group B, (A-3 accessory)	
INTERNATIONAL BUILDING CODE		
Occupancy Classification	NFPA 101, 508: Mixed Use & Occupancy	
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; tbd following rack layouts**	

HEIGHT AND AREA LIMITATIONS

USE GROUP	IBC: Mixed Occupancy NFPA: Mixed Occupancy			NO CHANGE TO EXISTING USE, CONSTRUCTION TYPE, BUILDING HEIGHT OR BUILDING AREA
TYPE OF CONSTRUCTION				
EXISTING	IBC: Type IIB	NFPA: Type II (000)		
ALLOWABLE TABULAR	IBC: Table 503			
HEIGHT @ B	4 stories (inclu increase per 504.2)	55' + 20' sprinkled = 75'	per IBC 504.2	
HEIGHT @ S-2	4 stories (inclu increase per 504.2)	55' + 20' sprinkled = 75'		
ACTUAL HEIGHT	2 Story, Top of Structure: 27' 1-1/2"			
AREA (PER STORY) @ B	69,000sf	plus (200% of 23,000) per 506.3		
AREA (PER STORY) @ S-2	78,000sf	plus (200% of 26,000) per 506.3		
ACTUAL FOOTPRINT	53,800sf			

BUILDING ELEMENTS FIRE RESISTIVE REQUIREMENTS

Building Element	Remarks	Fire Rating (Hours)	IBC 2009 Code Reference	NFPA 101 2009 Code Reference	
Construction Type	Type IIB	Unprotected	IBC Table 601		
	Type II (000)			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,		
FIRE BARRIERS					
Occupancy Separations				**** 6.1.14.3.2 - occupancies intermingled; comply with most restrictive throughout**	
	Assembly to Business	n/a	0 required Mixed Occ	Table 6.1.14.4.1(b)	per 6.1.14.4.3 - ratings may be reduced to not less than 1 hour
	Low Haz Storage to Business	n/a	0 required Mixed Occ	Table 6.1.14.4.1(b)	
Shafts		1	708.4, 712.3	Section 8.3.4.2	
Fire Partitions		N/A	Section 709.3		
Corridors	Business & Storage w/ sprinkler	0	Table 1018.1	**7.1.3.1**	
INCIDENTAL OCCUPANCY AREAS					
IBC 508; Accessory <10% of total area = no separation vs. Incidental Occ. >10% area per Table 508.2.5					

Assembly A-3	accessory occupancy				

MEANS OF EGRESS

Requirement	Remarks	Requirement	IBC 2009 Code Reference	NFPA 101 20012 Code Reference	ADA Code Reference
CEILING HEIGHT	Means of Egress Components	7'-6" (NFPA)	1003.2	7.1.5.1	
	Headroom (Stairs, doors)	6'-8"	1009.2, 1008.1.1	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	160			
	Assembly	111			
	Accessory areas	26			
	Low Hazard Storage (S-2)	41			
	Sub Total	339			
Level 2 Occupant Load					
	Business	248			
	Assembly	66			
	Accessory areas	2			
	Sub Total	316			
	TOTAL	**655**	**Occupants**		
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 (in inches)	180"	rqd @ doors: 131"		
	Level 2 (in inches)	108"	rqd @ 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		Table 1015.1		
	Panic Hardware required from occupancy> 49 persons	Required	1008.1.10	12.2.2.2.3	
Size of Doors	Min. clear opening width	32"	1008.1.1	7.2.1.2.4	ADA 404
	Maximum Nominal swinging door leaf	48"	1008.1.1		
STAIRS AND HANDRAILS					
Width	44" minimum width		1009.1	Table 7.2.2.2.1.2(B)	ADA 504
Headroom	6'-8" min.				
Risers	Min Rise 4", Max. Rise 7"		***ALL STAIRS ARE EXISTING TO REMAIN.***		
Treads	Min 11"				
Landings	Equal to Stair Width min.				
Handrails	Clear Space		1012.7	7.2.2.4.4.5	ADA 505
	Max 4 1/2" projection stairs		1012.8		
RAMPS					
Max Slope	1 in 12	***All ramps are exterior and existing to remain.***	1010.2	Table 7.2.5.2(a)	ADA 405
Max Rise	Max. vert. Rise 30 " between landings		1010.4	Table 7.2.5.2(a)	ADA 405
Width	48" minimum width		1010.5.1	Table 7.2.5.2(a)	ADA 405
Headroom	6'-8" min.		1010.5.2		
Landings	Same width as ramp; min. 60" by 60"		1010.6	7.2.5.3.2	ADA 405
	at change in direction				

Other Requirements	Remarks	Requirement	IBC 2009 Code Reference	NFPA 101 20012 Code Reference	ADA Code Reference
COMMON PATH OF TRAVEL	Business w/ sprinkler	100'	1014.3		
	Storage S-2 w/ sprinkler	100'		Table 42.2.5	
EXIT ACCESS TRAVEL					
	Business w/ sprinkler	300'	1016.1		
	Storage Use w/ sprinkler	400'	1016.1	Table 42.2.6	
	Egress Through Intervening Spaces	ok	1014.2	7.7.2	
				Discharge through areas on level of Exit Discharge	
CORRIDORS					
	Fully Sprinklered	No rating required	1018.1		
	Min. Width, serving more than 50	44"	1018.2	38.2.3.2	
DEAD ENDS					
	Business	50'	1018.4		
	Storage Use w/ sprinkler	100'		Table 42.2.5	
NUMBER OF EXITS					
Min # Exits for any Story/Space	500 or less	2 Exits	Table 1021.1	7.4.1.2	
	50 or less @ Business	1 Exit	Table 1015.1		
	29 or less @ Storage	1 Exit	Table 1015.1		
	Single Egress (if path of travel complies)	1 Exit		42.2.4 (2)	
	Rooms below 68degrees (refrigerated)	2 Exits	1015.5		

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.

CITY OF PORTLAND, MAINE · RESURGAM

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 02/09/18

REV	DESCRIPTION	DATE
0	ISSUED FOR CONSTRUCTION	12-21-17

ISSUED FOR CONSTRUCTION
12-21-17
CURRENT ISSUE STATUS:

LICENSED ARCHITECT REBECCA S. DAGGY No. 2315 STATE OF MAINE 12/21/17

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MAINE MEDICAL CENTER
M.M.C. HUTCHINS DRIVE
RENOVATION
PROJECT LOCATION

CODE COMPLIANCE REVIEW
SHEET TITLE:

0" 1/4" 1/2" 1" 2" 3"
SCALE: AS NOTED

PROJECT MANAGER:	RSC	PROJECT NO:	17123
A/E OF RECORD:	RSC		
JOB CAPTAIN:	SDL	A-100	
DRAWN BY:	SDL/JMM		
SMRT FILE:	A-100-17123	SHEET No.	

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