PLATZ ASSOCIATES
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www.platzassociates.com

Two Great Falls Plaza
Auburn, Maine 04210
tel (207) 784-2941
fax (207) 784-3856

James A. Platz, P.E.
Thomas H. Platz, AIA

Code Review

Roscoe's Bed & Bark
121 Hutchins Drive Portland, Maine 04071
September 21, 2015

BUILDING INFORMATION

Existing Building Footprint 13,300 sf
Full service pet care company – daycare, boarding, grooming (Business)
Of which office space, ancillary retail take up 3,000 sf (of the total 13,300 sf)
Daycare & boarding – 130 dogs max
(ASPCA's recommendation - dog daycare allow for 75 square feet per dog)
Anticipated staff ratio 12:1, higher than other dog daycare in Portland area

Level of exit discharge 1st Floor
Existing building

No existing sprinkler system
No existing fire alarm system

Existing building prior use
Industrial – Manufacturing, storage and sales of trophies

CLASSIFICATION OF USE AND OCCUPANCY

International Building Code- 2009

Section 304: Use Group B – Business
The use of a building or structure, or a portion thereof, for office, professional, or service type transactions
(includes but not limited to – Animal hospitals, kennels and pounds)

Table 508.4 Required separation of occupancies

n/a

NFPA 101- Life Safety Code- 2009

6.1.11.1: New Business Occupancy (CH 38)
An occupancy used for the transaction of business other than mercantile.

6.1.14.4 Separated Occupancies
n/a

OCCUPANT LOAD FACTOR

International Building Code- 2009

1004.1.1 Max floor area allowed by occupant
Business 100 sf gross / person

NFPA 101- Life Safety Code- 2009

7.3.1.2 Business 100 sf gross / person

Total occupant load	13,300 sf	/ 100 gsf	= 130 people
Office / ancillary retail	3,000 sf / 100 sf		= 30 people

FIRE PROTECTION (SPRINKLER) REQUIREMENTS

International Building Code- 2009

Not required

NFPA 101- Life Safety Code- 2009

Not required

FIRE ALARM SYSTEM REQUIREMENTS (detection, alarm, and communication)

International Building Code- 2009

907.2.2 manual Fire alarm system – **Not required**
Smoke detection - **Not Required**

NFPA 101- Life Safety Code- 2009

38.3.4 Detection, Alarm, and Communications systems – **Not required**
Required where 1 of these conditions exist:

1 - building is 3 or more stories in height
2 - the occupancy is subject to 50 or more occupants above or below the level of exit discharge
3 - the occupancy is subject or 300 or more total occupants

MEANS OF EGRESS

International Building Code- 2009

1014.3 Common path of travel
Business = 75' max, if less than 30 occupants = 100' max

Table 1015.1 single exit
Business with max occupant load of 49

Table 1016.1 Exit access travel distance
Business use, without sprinkler system = 200' max

NFPA 101- Life Safety Code- 2009

7.1.3.1 Exit access corridors
Corridors used as exit access and serving an area having an occupant load exceeding 30 shall be separated from other parts of the building by walls having not less than a 1-hour fire resistance rating in accordance with 8.3 (unless Ch. 11 through 43 exempt it)

7.4 Number of exits
Not less than 2 for any balcony, mezzanine, story, or portion thereof
Occupant load more than 500 but less than 1000 = not less than 3

7.9 Emergency Lighting (summarized, see section for more detail)
Shall be provided for means of egress in accordance with 7.9 for
(1) Buildings or structures where required in Ch. 11-43

7.10 Marking of means of egress (summarized, see section for more detail)
Where required in Ch. 11-43

7.10.1.2.1 Must be visible from any direction of exit access

7.10.1.3 Tactile signage required

SPECIFIC REQUIREMENTS FOR OCCUPANCY TYPE

NFPA 101- Life Safety Code- 2009

38.2.4 Number of exits
1 - Number of exits shall be in accordance with 7.4
2 – not less than 2 separate exits shall be provided on every story
3 – Not less than 2 separate exits shall be accessible from every part of every story

38.2.4.2 Exit access, as required by 38.2.4.1 (3) shall be permitted to include a single exit access path for the distances permitted as common paths of travel by 38.2.5.3

38.2.4.3 Single exit shall be permitted for a room or area with a total occupant load of fewer than 100 persons, provided the following criteria are met:
1 – the exit shall discharge directly to the outside at the LED for the building
2- total travel distance (including travel within the exit) shall not exceed 100'
3- n/a
4- n/a

38.2.5.2.2 Dead End Corridors
In buildings other than those complying with 38.2.5.2.1, dead end corridors shall not exceed 20'.

38.2.5.3.2 Common path of travel
Shall not exceed 100' within a single tenant space having an occupant load not exceeding 30 persons.

38.2.5.3.3 Common path of travel
75' max where not complying with 38.2.5.3.1 or 38.2.5.3.2

38.2.6.2 Travel distance
shall not exceed 200' from any point in a building unless otherwise permitted by 38.2.6.3.

38.2.9.1 Emergency lighting (not required but present)
Shall be provided where any of the following conditions exists:
1 – the building is 3 or more stories in height
2 – the occupancy is subject to 50 or more occupants above or below the LED
3-The occupancy is subject to 300 or more total occupants

38.3.5 Extinguishment requirements
Portable fire extinguishers shall be provided in every business occupancy in accordance with 9.7.4.1

FRONT PERSPECTIVE VIEW

N.T.S.

FRONT ELEVATION

N.T.S.

SOUTH SIDE ELEVATION

N.T.S.

NORTH SIDE ELEVATION

N.T.S.

NEW WALL CONSTRUCTION

N.T.S.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 11/02/15

PLATZ ASSOCIATES
Architects - Engineers
Construction Managers
Two Great Falls Plaza, Auburn, Maine 04210
Tel 207-784-2941
Fax 207-784-3856

Code Review For:
Roscoe's bed + bark
121 HUTCHINS DRIVE
PORTLAND, MAINE 04101

SEAL
LICENSED ARCHITECT
Gabrielle Russell
3325
STATE OF MAINE

DRAWING STATUS
- ☐ OFFICE REVIEW
- ☐ CLIENT REVIEW
- ☐ PERMIT REVIEW
- ☐ BID SET
- ☐ CONTRACT DRAWING
- ■ CONSTRUCTION

No drawing shall be recognized as a construction document unless it bears a blue inked registration seal.

SHEET TITLE
CODE REVIEW & ELEVATIONS

JOB NO. 201513

DRAWN BY CSM
CHECKED BY GLR

SCALE As Noted

ORIGINAL DATE 22 September, 2015

REVISION DATE 24 September, 2015

SHEET
A101

Bt-201513-Roscoe's Bed + BarkCONDOCS