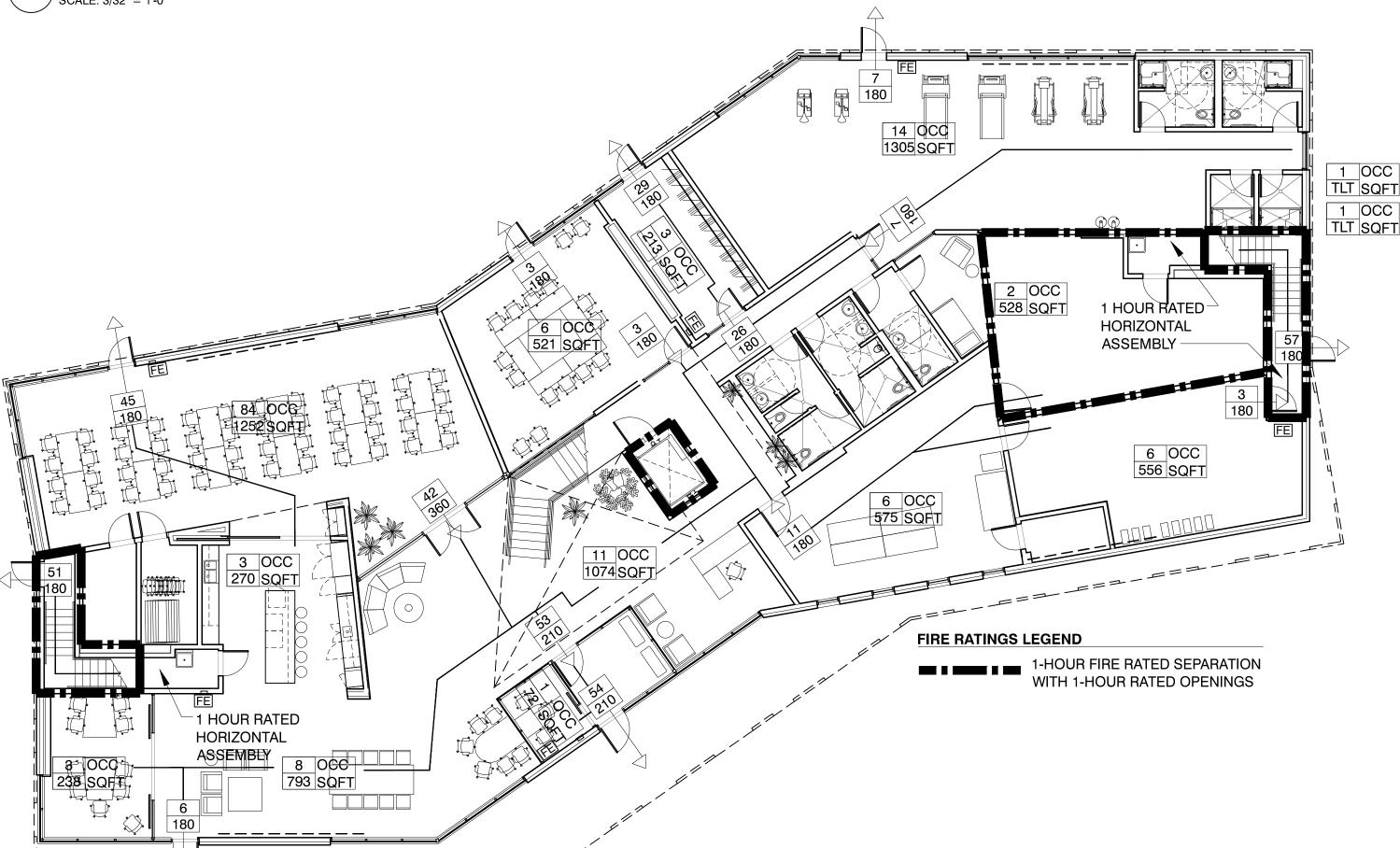
SECOND FLOOR CODE PLAN

FIRST FLOOR CODE PLAN

SCALE: 3/32" = 1'-0"



APPLICABLE CODES

Maine Uniform Building and Energy Code (MUBEC) Consists of the following applicable codes:

2009 International Building Code (IBC) 2009 International Energy Conservation Code (IECC) 2007 ASHRAE 62.1 (Ventilation for Acceptable Indoor Air Quality) 2007 ASHRAE90.1 - (Energy Standard for Buildings except Low-Rise Residential Buildings) editions without addenda. E-1465-2006, Standard Practice for Radon Control Options for the Design and Construction

of New Low-Rise Residential Buildings. Maine State Internal Plumbing Code based on the 2009 Uniform Pluming Code State of Maine Subsurface Wastewater Disposal Rules Version dated: Jan 18, 2011 2011 National Electrical Code (NEC)

Fire / Life Safety

NFPA Life Safety Code as adopted by the State of Maine Including but not limited to:

2009 NFPA 101: Life Safety Code 2007 NFPA 13: Installation of Sprinkler Systems, [2010 Edition through Equivalency]

Accessibility

2010 ADA Standards for Accessible Design

NOTE: All Codes shall include changes/amendments by the State of Maine

OCCUPANCY CLASSIFICATION

Non Separated Occupancies (Mixed Occupancies) Business, B-2 Assembly, A-3 (IBC Sec 508.3, 302, 303, 304) (NFPA 6.1.14.4.2, Chapter 12, 38)

AUTOMATIC SUPPRESSION SYSTEM

Fully Coverage (IBC Chapter 9 (NFPA 13)

GENERAL BUILDING INFORMATION AND ALLOWABLE BUILDING HEIGHTS AND AREA (IBC Chapter 5, Table 503)

Building Height (To mid-height of the roof) – 2 Stories

ALLOWABLE BUILDING AREA								
	Occupancy (IBC Chapter 3)	Construction Type (IBC Chapter 6)	Allowable Area (IBC Table 503 modified per IBC 506)	Actual Area				
First Floor	A-3	VB	6,000 Tabular per floor 21,600 Allowable	8,978 sqft				
Second Floor	A-3	VB	6,000 Tabular per floor 21,600 Allowable	9,418 sqft				

Building Area Modifications (IBC Sec 506.1, 506.2, 506.3)

260% Total increase taken

General Equation: $A(a) = A(t) + [A(t) \times I(f)] + [A(t) \times I(s)]$

Where:

A(a) =21,600 sf 6,000 sf 0.6

Frontage Increase (IBC 506.2)

I(f) of 60% taken

450' Building Perimeter total 378' Building Perimeter >30' clear

I(f) = [F/P - 0.25]W/30

I(f) = [378/443 - .25]30/30 = .60

Where:

I(f) = Area increase due to frontage F= Building perimeter fronting public way or open space

P = Total building perimeter W= Width of public way or open space

(IBC 506.3)

Automatic Sprinkler Increase

200% Increase Taken

TYPES OF CONSTRUCTION (IBC Table 601, Sec 602) (NFPA 220)

Type VB

FIRE RESISTIVE RATINGS (IBC Table 601) (NFPA Table A.8.2.1.2)

Type VB (with sprinklers) Structural Frame Bearing Walls, Exterior Bearing Walls, Interior Non-Bearing Walls and Partitions, Exterior Non-Bearing Walls and Partitions, Interior Floor Construction and Secondary Members Roof Construction and Secondary Members

VERTICAL OPENINGS

(IBC 708.2.7) (NFPA 8.6.1, 8.6.3.(2), 8.6.8.2, 38.3.1.(1))

Permitted unenclosed convenience opening meeting all requirements of NFPA 8.6.8.2 and IBC 708.2.7

OCCUPANCY LOAD (IBC Table1004.1.1)

Business Areas - 100 Gross Sq ft per Occupant 15,700 sf ÷ 100sf/occ = 157 occ Accessory Storage Areas, Mechanical Rooms $2,901 \text{ sf} \div 300 \text{ sf/occ} = 10 \text{ occ}$ Assembly Without fixed seats, Un-concentrated $1,252 \text{ sf} \div 15 \text{ sf/occ} = 84 \text{ occ}$

OCCUPANCY LOAD (NFPA Table 7.3.1.2)

Business Use $15,700 \text{ sf} \div 100 \text{ sf/occ} = 157 \text{ occ}$ $2,901 \text{ sf} \div 500 \text{ sf/occ} = 6 \text{ occ}$ Storage Use (other than storage + mercantile use)

Assembly $1,252 \text{ sf} \div 15 \text{ sf/occ} = 84 \text{ occ}$ (Less concentrated, without fixed seats)

Total = 247 occ

Total = 251 occ

MEANS OF EGRESS (IBC Chapter 10)

EGRESS WIDTH PER OCCUPANT

(IBC 1005.1)

0.3 Inches per occupant for stairways 0.2 Inches for other egress components

EGRESS COMPONENT WIDTH

Stairways: 105 occupants x .3 inches = 31.5 inches Other egress components: 251 occupants x .2 inches = 50.2 inches

EXIT ACCESS

Common path of egress travel (IBC 1014.3) (IBC 1028.8) For Assembly <30' For Business <75'

Corridor Fire Resistance (IBC 1018.1)

Corridor Width (IBC 1018.2) Not less then 44"

Travel Distance (IBC 1016.1) (NFPA 12.2.6.2)

Dead-End Corridor

250' max with automatic sprinkler

(IBC 1018.4) Dead-end corridors <20'

PLUMBING FIXTURE COUNT (IBC Table 2902.1)

Provided	5	6	4	5		2	Showers		
							4		
Total Required	5	5	3	3		3	0		
84 Assembly Occ.	1	1	1	1		1	N/A		
157 Business Occ.	4	4	2	2		2	N/A		
	WC Male	WC Female	Lavatory Male	Lavatory Female	Drinking Fountain	Urinal	Shower / Bathtub		
PLUMBING FIXTURE COUNT									

Note: 1 Additional lav. and WC provided, not gender specific

ENERGY CONSERVATION (IBC 1301.1) (IECC 502.2)

New construction to meet IECC

Prescriptive

Opaque Assemblies required minimums:

Wall R-20.5 Roof R-20 Slab R-10

Opaque Assemblies as Designed:

Wall R-40 Roof R-49.6 Slab R-12.4 75 York Street Portland, Maine 04101 simonsarchitects.com 207.772.4656

designed for human potential

scott simons/architects

PROJECT NAME:

PATRONS OXFORD **OFFICES**

97 TECHNOLOGY PARK DRIVE PORTLAND, MAINE 04102 UNITED STATES OF AMERICA

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LIFESAFETY PLAN + **CODE SUMMARY**

2105-0100 PATRONS OXFORD

CONSTRUCTION DOCUMENTS

PROJECT NUMBER:

G002