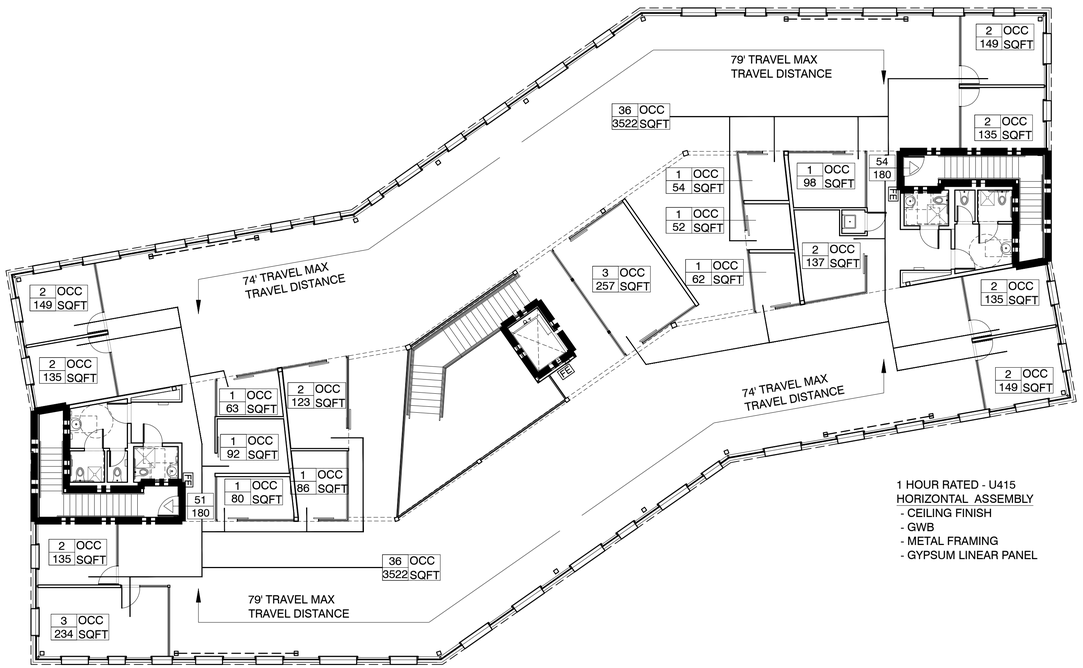
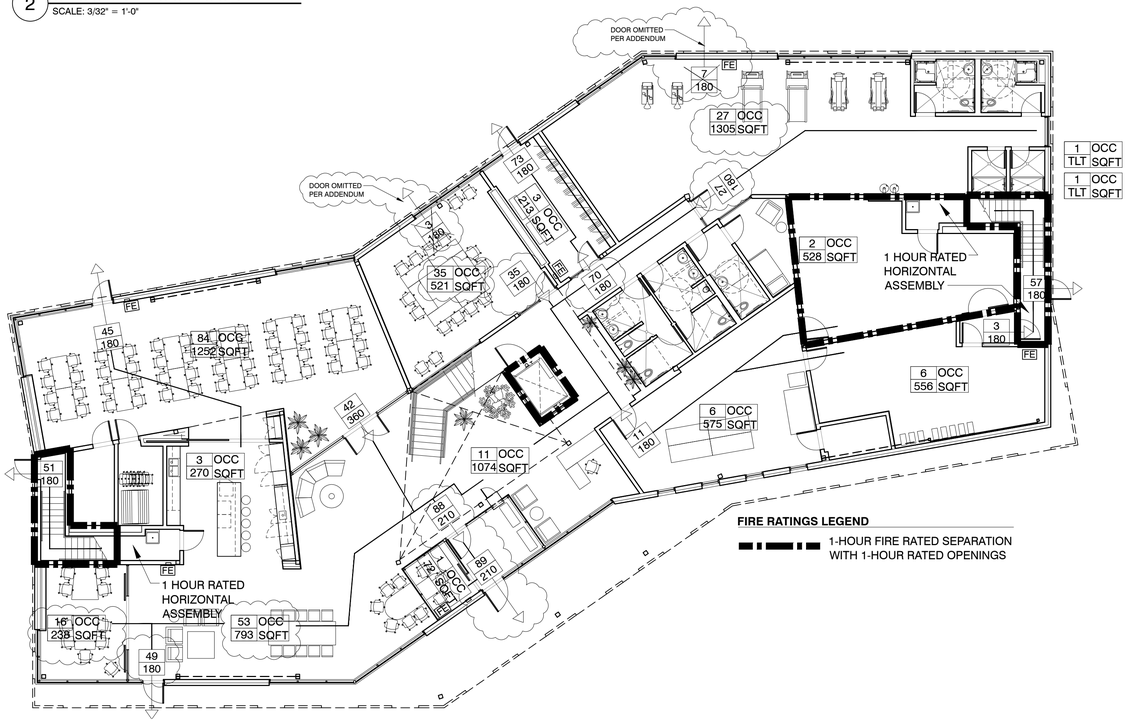


1 HOUR RATED - U415
HORIZONTAL ASSEMBLY
- CEILING FINISH
- GWB
- METAL FRAMING
- GYPSUM LINEAR PANEL

2 SECOND FLOOR CODE PLAN
SCALE: 3/32" = 1'-0"



FIRE RATINGS LEGEND
1-HOUR FIRE RATED SEPARATION WITH 1-HOUR RATED OPENINGS

1 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)
(NFPA)
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) x I(f)] + [A(t) x I(s)]

Where :

A(a)= 21,600 sf
A(t)= 6,000 sf
I(f)= 0.6
I(s)= 2

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

Automatic Sprinkler Increase
(IBC 506.3)

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	0
Bearing Walls, Exterior	0
Bearing Walls, Interior	0
Non-Bearing Walls and Partitions, Exterior	0
Non-Bearing Walls and Partitions, Interior	0
Floor Construction and Secondary Members	0
Roof Construction and Secondary Members	0

04

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

Central stair opening is an allowed convenience opening as defined by NFPA 101 8.6.8.1, and an allowed unenclosed floor penetration per the provisions of MUBEC- IBC 2009-708.2 exception #2.7

CORRECTION ISSUED 03/22/2016 04

OCCUPANCY LOAD
(IBC Table1004.1.1)

Business Areas - 100 Gross Sq ft per Occupant	12,400 sf ÷ 100sf/occ = 124 occ
Accessory Storage Areas, Mechanical Rooms	2,901 sf ÷ 300 sf/occ = 10 occ
Assembly Without fixed seats, Un-concentrated	2,835 sf ÷ 15 sf/occ = 189 occ
Fitness - 50 Gross Sq ft per occupant	1,305 sf ÷ 50 sf/occ = 27 occ
	Total = 350 occ

OCCUPANCY LOAD
(NFPA Table 7.3.1.2)

Business Use	12,400 sf ÷ 100sf/occ = 124 occ
Storage Use (other than storage + mercantile use)	2,901 sf ÷ 500 sf/occ = 6 occ
Assembly (Less concentrated, w/o fixed seats)	2,835 sf ÷ 15 sf/occ = 189 occ
Fitness - 50 Gross Sq ft per occupant	1,305 sf ÷ 50 sf/occ = 27 occ
	Total =346 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 deleted - replaced w/ NFPA Table A.7.6)
(IBC 1028.8)
For Assembly <20'
For Business <100'
with sprinkler

04

Corridor Fire Resistance
(IBC 1018.1)
0

Corridor Width
(IBC 1018.2)
Not less then 44"

Travel Distance
(IBC 1016.1)
(NFPA 12.2.6.2)
250' max with automatic sprinkler

Dead-End Corridor
(IBC 1018.4)
Dead-end corridors <20'

PLUMBING FIXTURE COUNT
(UPC 2009 Table 4.1)

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

Note: 1 Additional lav. and WC provided, not gender specific
Bottle fillers included in drinking fountain count
Total Assembly occupants for egress is 155, reduced figure used to approximate anticipate design occupancy. Facility will have a maximum of 65 employees

ENERGY CONSERVATION
(IBC 1301.1) (IECC 502.2)

04

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-35+
Roof R-48+
Slab R-10+

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PROJECT NAME:

PATRONS OXFORD OFFICES

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

SEAL:

LICENSED ARCHITECT
SCOTT R. SIMONS
NO. 2034
STATE OF MAINE

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REVISION:

ADDENDUM 01 (INCLUDED)	25 JANUARY 2016
1	DATE
ADDENDUM 02 (INCLUDED)	01 FEBUARY 2016
2	DATE
ADDENDUM 03 (INCLUDED)	26 FEBRUARY 2016
3	DATE
ADDENDUM 04 (CLOUDED)	14 MARCH 2016
4	DATE
5	DATE
6	DATE

DATE OF ISSUE:	14 MARCH 2016
PROJECT NUMBER:	2015-0100 PATRONS OXFORD
STATUS:	CONSTRUCTION DOCUMENTS CONFORMANCE SET

LIFESAFETY PLAN + CODE SUMMARY

G002
CONFORMANCE SET