CODE SUMMARY

APPLICABLE CODES

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

2009 International Building Code (IBC)
2009 International Existing Building Code (IEBC)
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)

Portland City Code, Chapter 10: Fire Prevention and Protection

Fire/ Life Safety

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

2009 NFPA 001: Fire Code
2009 NFPA 101: Life Safety Code
2016 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

(IBC Sec 302, 303, 304) (NFPA 101)
Educational E

AUTOMATIC SUPPRESSION SYSTEM

(NFPA 13)

Automatic sprinkler system provide per NFPA 13 throughout

GENERAL BUILDING INFORMATION AND ALLOWABLE BUILDING HEIGHTS AND AREA

(IBC Chapter 5, Table 503) (NFPA)

Building Height (To mid-height of the roof) - 2 $\frac{1}{2}$ Stories
Total Area 21,350
Perimeter 418'

TYPES OF CONSTRUCTION

(IBC Table 601, Sec 602)
(NFPA 220)
Type IIIA

FIRE RESISTIVE RATINGS

(IBC Table 601), (NFPA Table A.8.2.1.2)

	TYPE III	III
STRUCTURAL FRAME	1	0
BEARING WALLS, EXTERIOR AND INTERIOR	2	0
	1	
NON-BEARING WALLS AND PARTITIONS, EXTERIOR NON-BEARING WALLS AND PARTITIONS, INTERIOR	0	0
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	1	0

OCCUPANCY LOAD

(IBC Table 1004.1.1), (NFPA 101 Table 7.3.1.2)
Classroom 20 Net Sqft per Occupant
Daycare 35 Net Sqft per Occupant

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MEANS OF EGRESS

(IBC Chapter 10, NFPA 101 Chapter 7,14,15)

EGRESS WIDTH PER OCCUPANT

(IBC 1005.1)
(IEBC Table 1301.6.11(1))

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

STAIRWAY WIDTH

(IEBC 1301.6.11), (NFPA 101 Table 7.2.2.2.1.2(B), 7.3.3.1,2)
0.3 Inches per occupant
44 inch width min. for <2000 yet >50

EXIT ACCESS

Common path of egress travel
(IBC 1014.3),(IBC 1028.8)
For Educational <75'
(NFPA 101 12.2.5.1.2 / Table A.7.6)
For Educational <100'

Corridor Fire Resistance
(IBC 1018.1)
1 hour

Corridor Width
(IBC 1018.2), (NFPA 101 14.2.3.2)
Not less than 44"
Not less than 36" when less than 50 occupants
Not less than 72" at exit access corridors,
or corridors with the capacity of ≥100

Dead-End Corridor
(IEBC 705.6)
Dead-end corridors in occupancy E ≤50'
(NFPA 101 14.2.6.3, Table A.7.6)
Travel distance to exit: 200'

LIFE SAFETY PLAN LEGEND

SEE A101 FOR PARTITION TYPES

FE — FIRE EXTINGUISHER

— ROOM NUMBER
OCC — OCCUPANTS
SF — ROOM AREA

— OCCUPANT EGRESS LOAD AT DOOR
— DOOR OCCUPANT CAPACITY
— DIRECTION OF EGRESS

1-HOUR FIRE RATED SEPARATION WITH 1 HOUR OPENINGS

2-HOUR RATING

SMOKE SEPARATION WITH 20 MINUTE OPENINGS

SMOKE SEPARATION WITH 20 MINUTE OPENINGS

CITY OF PORTLAND, MAINE — RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/26/17

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

DRAWING TITLE:
CODE ANALYSIS

PROJECT NAME:
BREAKWATER CODE + TOILETS
856 BRIGHTON AVE, PORTLAND MAINE 04102

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