Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/16/14

March 31, 2014

Att: Mr. Kamlesh Patel
1150 Brighton Ave.
P.O. Box 925
Portland, Maine 04102

Re: Inn at Portland Renovations Code Review
Portland, Maine

Dear Mr. Kamlesh Patel,

I have reviewed the proposed renovations to the 200 wing at the Inn at Portland, in Portland, Maine. Refer to the attached drawing illustrating the proposed changes. The review focuses on the proposed occupancy and egress requirements per the 2009 editions of the codes that make up the "MUBEC" Maine Uniform Building and Energy Code.

Proposed renovations include converting 16 guest rooms into a Breakfast Area w/ prep room, an exercise room, a general manager's apartment, a guest apartment, and an administration area comprised of a reception area, gift shop and offices. The wing to be renovated is one story 5,650 sq. ft. portion of a larger 49,650 sq. ft. structure.

The following code requirements relate directly with occupancy and egress requirements of the proposed project renovations:

Use Group:

Motel (transient)

R-1 (apartment use transient in nature) – IBC sec. 310
R-2 (apartment use permanent in nature) – IBC sec. 310

R-3 per discussion with Bob Foster that this is only 2 dwelling units

Note: per IBC Table 508.4 there is no required separation of occupancies between different residential occupancies. However the typical fire resistive rating of 1 hour separating dwelling & sleeping units per secs. 420.2, 420.3, 709.3 & 712.3 would be required.

Per NFPA's definition sec. 6.1.8.1.5 there would need to 3 or more apartment style units to be classified as a separate apartment building. Therefor no additional separation would be required between proposed apartments and guest rooms other than what is typically required between dwelling & sleeping units.

Mixed Use and Occupancy:

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Per sec. 508.2.1 the area limitation for accessory occupancies shall not exceed 10 percent of the building area of the story in which they are located. The proposed accessory occupancies; breakfast/prep area, exercise room, offices and gift shop total approximately 2,008 sf. This represents approximately 6.7 percent of the floor level they are located on. This is within the allowable 10% therefor no additional separation would be required other than what is typically required for means of egress elements and dwelling & sleeping units.

Occupant Load: IBC Table 1004.1.1 & NFPA 101 Table 7.3.1.2

	Allowable/sf	Actual
Residential	1 person / 200 sf	11 persons
Business	1 person / 100 sf	4 persons
Breakfast Area	1 person / 15 sf	54 persons
Exercise Room	1 person / 50 sf	11 persons
	Total	80 persons

Means of Egress:

Per IBC Table 1021.1 the minimum number of exits per story for occupancies less the 500 person per story shall be 2 exits.

Per NFPA 101 sec. 29.2.4.1 a minimum of 2 separate means of exit on each floor level shall be provided – remotely located.

The existing building has a central corridor with 2 means of exit; one at both ends of the corridor. One exits directly to the exterior and the other exits thru the adjacent wing's corridor to the exterior.

Per IBC 1018.2 the minimum corridor width shall not be less than 44 inches and shall exceed the minimum required egress width noted in sec. 1005.1 (0.20 inches per occupant). .20 inches x 80 occupants = 16 inches. The existing corridor is 60 inches.

Per IBC 1008.1.1 the minimum door width shall provide a clear opening of 32 inches and shall exceed the minimum required egress width noted in sec. 1005.1 (0.20 inches per occupant). .20 inches x 80 occupants = 16 inches. The exit doors at each end of the corridor meet the 32 inch clear width requirement.

Per NFPA 101 sec. 29.2.5.3 the common path of travel shall exceed 35 feet. No common path of travel exceeds 35 feet.

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Per NFPA 101 sec. 29.2.6 the maximum travel distance from the corridor door any guest units to the nearest exit shall not exceed 100 feet. All exits are within 100 ft. of an exit.

Per IBC sec. 1018.4 dead end corridors shall not exceed a maximum of 20 feet. No dead end corridors are longer than 20 ft.

If you have any questions or need any further information feel free to contact me. Thank you.

Sincerely

Robert J. Foster – Registered Architect
Maine, NH, NCARB

Cc: Jeanie Bourke – Code Enforcement

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200 Front Desk

EXISTING PLAN

200 Front Desk

PROPOSED PLAN