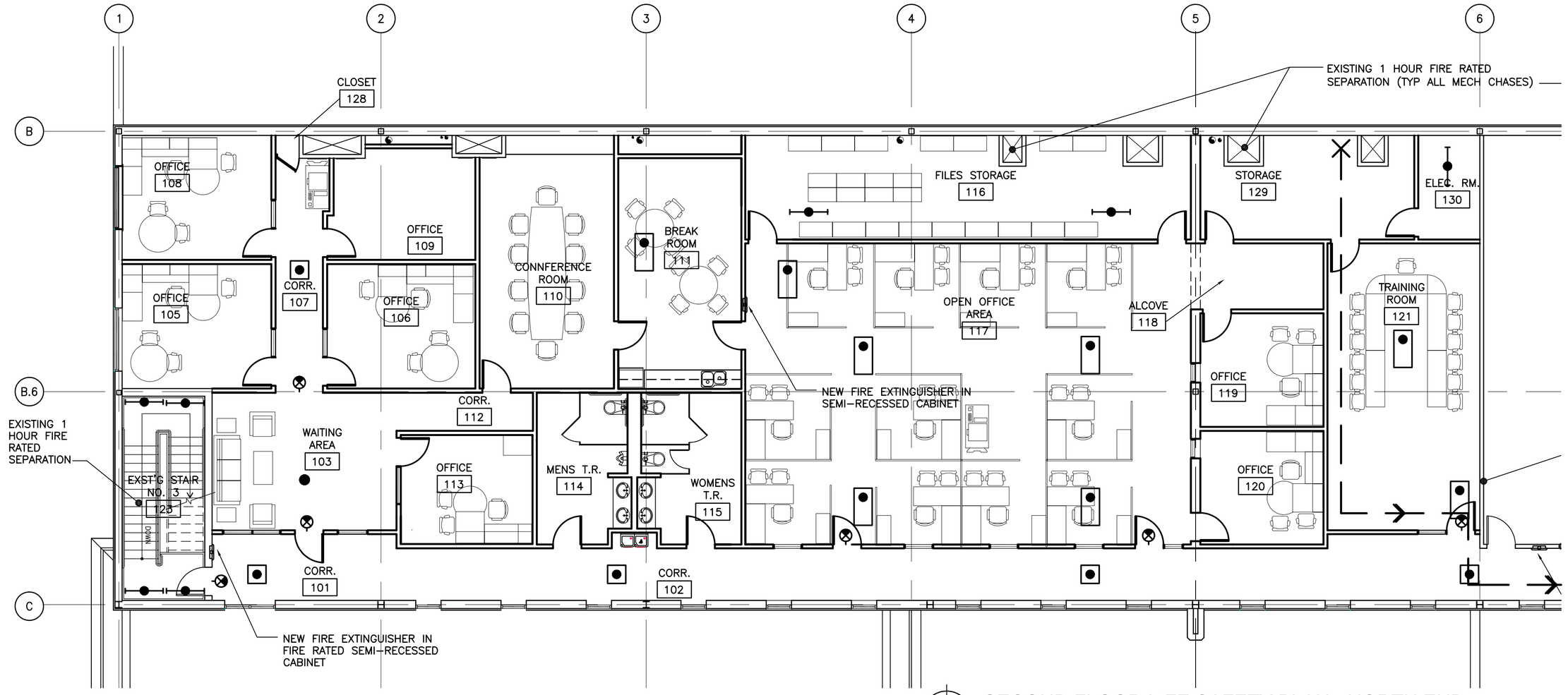
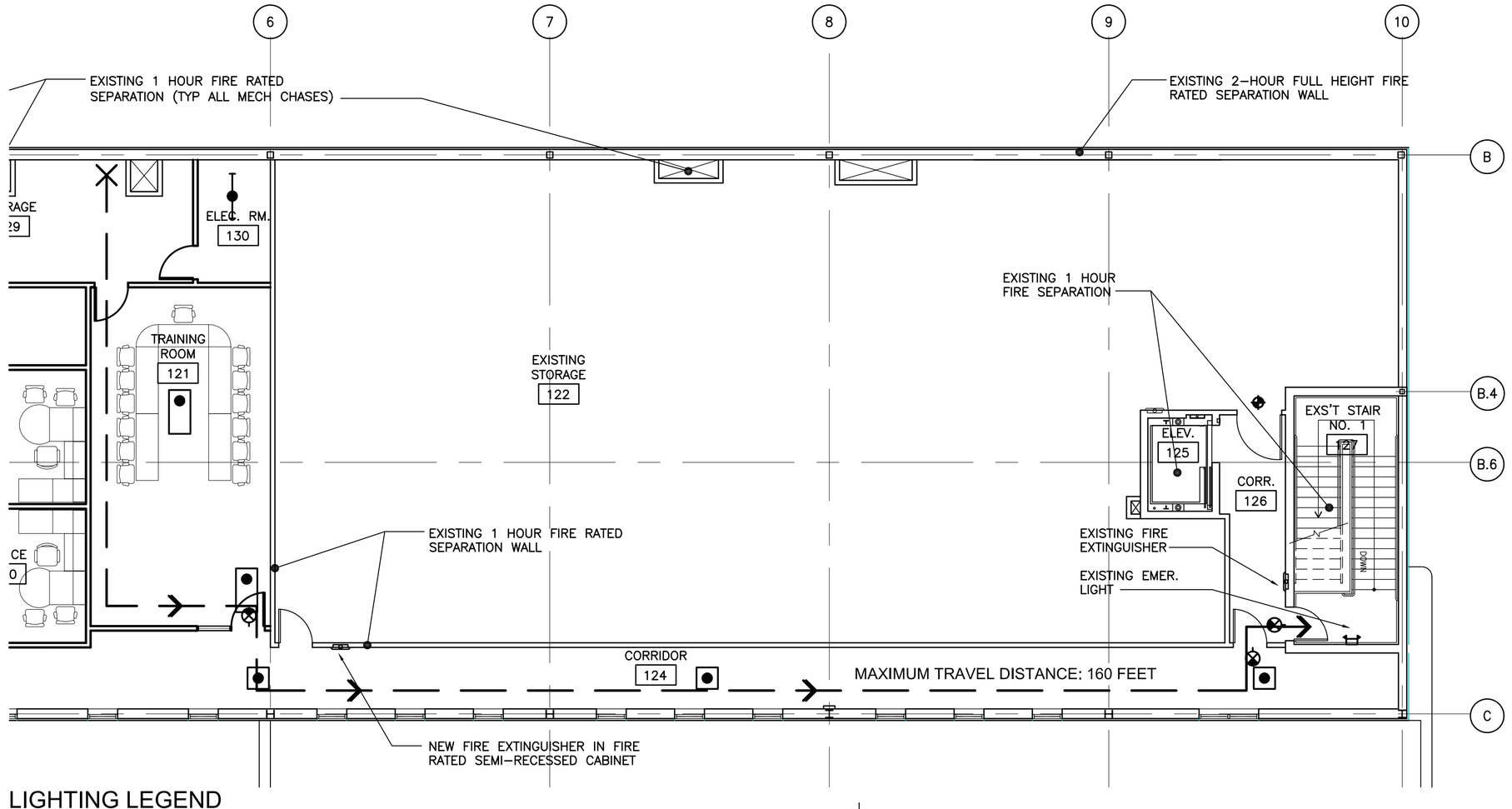


PLAN NORTH

SECOND FLOOR LIFE SAFETY PLAN - NORTH END

SCALE: 1/8"=1'-0"

CODE SUMMARY					
Category	**IBC - 2003**		**NFPA 101 - 2006**		**Proposed**
	References	**Code Requirements**	**References**	**Code Requirements**	
Use Group	304.1	B - Business (Office, Showroom)	3.3.168.3A6.1.11.1	Existing Business Occupancy	Renovated Area
		S1 - Storage 1, Mod. Haz (Service Area)	3.3.168.8A6.1.12.1(31)	Industrial (motor vehicle repair facility)	Existing
		S2 - Storage 2, Low Haz (Parts Storage)	3.3.168.15A6.1.13.1	Storage Occupancy	Existing
Building Construction	Table 601	Type IIB Unprotected Non-combustible	NFPA 220/Table 7.2.1.1	Unprotected Non-combustible: Type II (000)	
Height & Area Limitations	Table 503	Area: see building area calculation Height: B & S2: 4 stories; 65' Height: S1: 3 stories, 55'			
Height Modifications		Existing, see original code summary sheet CS, attached for reference			
Area Modifications		Existing, see original code summary sheet CS, attached for reference			
Maximum allowable height		Existing, see original code summary sheet CS, attached for reference			B & S2: 2 stories/ 31' existing S1: 1 story/23' existing
Maximum allowable area		Existing, see original code summary sheet CS, attached for reference			39,157sf existing bldg. (7,012sf renovated area)
Fire Ratings	Table 601	Structural frame: 0hr			0 hr.
	Table 601	Bearing Walls Exterior: 0hr			0 hr.
	Table 601	Bearing Walls Interior: 0hr			0 hr.
	1019.1	Vertical Exit Enclosures (stairs): 1hr	7.1.3.2.1(1)	Fire reesistance of exit enclosures: 1 hr.	1 hr.
	707.4	Shaft Enclosures: 1 hr (<4stories)	8.6.5	Vertical Opening rating: 1 hr.	1 hr.
	Table 1016.1	Exit Access Corridors 0hr (w/sprinkler)	39.3.6	Exit access corridors: NR (sprinkled)	0 hr.
	Table 602	Non-bearing walls & partitions Exterior: 0hr (>30')			0 hr.
	Table 601	Non-bearing walls & partitions Interior: 0hr			0 hr.
	Table 601	Floor construction: 0hr			0 hr.
	Table 601	Roof Construction: 0hr			0 hr.
Separation of Use	1019.1	Shown as reduced by 1 hr. per exception to 302.3.2, separated use groups, B to S1: 2hr., B to S2: 1hr., S1 to S2: 2hr	6.1.14.4.1.b	Shown reduced 1 hr. for sprinkler B to S=1hr, B ot H=1 hr, I to S=1hr.	B to S1: 2 hrs, B to S2: 1 hr, S1 to S2: 2 hr.
Specific Occupancy Areas	302.11	Furnace rooms: 1hr or sprinkler with smoke partitions.			sprinkled with smoke partitions
	302.11	Storage > 100sf: 1 hr or sprinkler with smoke partitions.			sprinkled with smoke partitions
Opening Protectives	715.3	At 1hr shaft & exit enclosures: 1 hr.	Table 8.3.4.2	At 1 hr vert openings: 1 hr / at 1hr horz opgn: 1/3hr	1 hr.
	715.3	At other 1hr. Sepaation assemblies: 3/4hr.			3/4 hr.
Fire Damper Rating	716.3	1hr assembly: 1.5 hr.			no fire dampers rquired
Wall & Ceil Finishes Requirements	Table 803.5 (sprinkled)	Vertical exits & exit passageways: Class C	39.3.3.2.1	Interior finish of exits: Class A or B	Class A for new work
	Table 803.5 (sprinkled)	Exit access coridors & other exitways: Class C	39.3.3.2.1	Interior finish of exit access corridors: Class A or B	Class A for new work
	Table 803.5 (sprinkled)	Rooms & enclo sed spaces: Class C	39.3.3.2.2	Class A, B or C in occupied areas	Class A for new work
Floor Finish Requirements	804.5.1	Vertical exits & exit passageways: Class II			Class II for new work
	804.5.1	Exit access coridors & other exitways: Class II			Class II for new work
	804.5.1	Rooms & enclo sed spaces: DOC FF-1			Class II for new work
Means of Egress	1015.1	Length of travel: < 250' (sprinkled)	39.2.6.1	Travel distance to exits <300' (sprinkled)	Less than 250' see plan
	1018.1	Number of exits: 2 (1-500 occupants)	39.2.4.1	Min. number of exits: 2	2 provided, see plan
	1016.3	Dead ends: < 50' (sprinkled)	39.2.5.2	Dead ends: < 50'	Less than 50' see plan
	1013.3	Commom path of travel: < 100' (sprinkled)	39.2.5.3.1	Common path of travel: 100' max	Less than 100' see plan
Occupant Load	Table 1004.1.2	Business: 1 per 100 gross sf	7.3.1.2	Business	71 for second floor
	Table 1004.1.2	Accessory storage & mechanical equipment rooms: 1 per 300 gross sf.	7.3.1.2	Storage	19 for second floor
2nd Floor Egress	1005.1	Egress width cap: 0.15"/occupant at doors and corridors (sprinkled)	Table 7.3.3.1	Capacity factor at level components: 0.2"	18" req'd. / 72" provided
	1005.1	Egress width cap: 0.2"/occupant at stairs (sprinkled)	Table 7.3.3.1	Capacity factor at stairs: 0.3"	27" req'd. /.888" provided
	1008.1.1	Min. Door opening width: 32"	7.2.1.2.4	Min. door opening width: 32"	34" doors (clear width)
	1009.1	Mn. Stair width: 44"	Table 7.2.2.2.1.1.b	Min. stair width: 44" for new, 36" for existing	44" stairs
	1016.2	Mn. Corridor Width: 36"	39.2.3.2	Min. corridor width: 44"	48" corridors
1st Floor Egress	1005.1	Egress width cap: 0.15"/occupant at doors and corridors (sprinkled)	Table 7.3.3.1	Capacity factor at level components: 0.2"	18" req'd. / 72" provided
	1005.1	Egress width cap: 0.2"/occupant at stairs (sprinkled)	Table 7.3.3.1	Capacity factor at stairs: 0.3"	27" req'd. /.888" provided
	1008.1.1	Mn. Door opening width: 32"	7.2.1.2.4	Min. door opening width: 32"	34" doors (clear width) in renovated area
	1009.1	Mn. Stair width: 44"	7.2.2.2.1.1.b	Min. stair width: 44" for new, 36" for existing	44" stairs in renovated area
	1016.2	Mn. Corridor Width: 36"	39.2.3.2	Min. corridor width: 44"	48" corridors in renovated area
Emergency Lighting	1011.1	Exit Signs Required	39.2.10/7.10	Exit Signs Required	Provided
	1006	Emergency lighting is required	39.2.9.1/7.9.1	Emergency lighting is required	Provided
Fire Suppression Systems	903	Required			Provided
Fire Alarm Systems	907	Not required	39.3.4.1(1)	Required	Provided
Automatic Fire Detection	907	Not required	39.3.4.1(1.2.1)	Manual or automatic or sprinkler required	Provided
Smoke Detectors	907	Not required		Required per code study on original construction documents dated 01/07/2005	Provided
Extinguishment requirements	906.1	Portable fire extinguishers shall be installed per International Fire Code	39.3.5	Required	Provided



LIGHTING LEGEND

- 2'x2' RECESSED FLUORESCENT FIXTURE WITH EMERGENCY BATTERY BACKUP
- 2'x4' RECESSED FLUORESCENT FIXTURE WITH EMERGENCY BATTERY BACKUP
- PENDANT MOUNTED STRIP FLUORESCENT FIXTURE WITH EMERGENCY BATTERY BACKUP
- RECESSED DOWNLITE WITH EMERGENCY BATTERY BACKUP
- EXIT LIGHT

PLAN NORTH

SECOND FLOOR LIFE SAFETY PLAN - SOUTH END

SCALE: 1/8"=1'-0"

NOTE:
SEE ORIGINAL CODE STUDY SHEET "CS" FOR FIRST FLOOR EXITING
(INCLUDED FOR REFERENCE ONLY)

SIMPSONASSOCIATES
ARCHITECT
3280 Edgewood Park Dr.
Commerce, Michigan 48382
248-360-7821

David R. Gebhardt Architect
Professional Corporation
203 W. Michigan Ave. Saline, MI 48176 (734) 429-5130

DUNHAM
Dunham Associates, Inc.
50 South Sixth Street / Suite 1100
Minneapolis, Minnesota 55402-1540
PHONE 612.465.7550 FAX 612.465.7551
WEB dunhameng.com
mechanical + electrical consulting engineering

Construction Manager
Frank Baxter General Contractor, Inc.
3225 Avenue N
Fort Madison, IA 52627
319-372-7285

PROJECT :

VISTA Auto Group

EXECUTIVE OFFICE LAYOUT
191 RIVERSIDE
PORTLAND, MAINE

DATE:	ISSUED FOR:
11.12.07	90% REVIEW
11.16.07	PERMIT
11.28.07	ADDENDUM NO 1

SHEET TITLE :

LIFE SAFETY INFORMATION

SHEET NO. :

LS-1