



WHIPPLE-CALLENDER ARCHITECTS

12.20.17 – 12-17 BISHOP ST.- PINETREE RECOVERY CODE REVIEW SUMMARY

Project Description;

12-17 Bishop Street is a two story wood framed structure with wood framed floor and roof. The wood frame is protected at walls with 5/8" sheetrock and existing plaster and lath protect the underside of the floor deck and attic deck. 12 Bishop is the parking lot, 17 Bishop is the building site. The building has 12,100 total s.f., (approximately 6,000 s.f. per floor) that the previous owner partitioned into rooms and spaces for a very similar use and program that suite this tenant well. Pinetree Recovery will have 20 clients and additional staff as well as upper floor administrative space.

Site:

We are considering minimal work at the moment. Replacement of asphalt with crushed stone and a planted screen are proposed at the rear of the property. The parking lot across the street accommodates 25 cars. Through Planning Level 2 review we are improving the crosswalk, vehicle aprons, parking layout and striping.

Portland Zoning- 2009- Relevant sections;

14-250 Dimensional Req.:

B2 zone- permitted use, day program and intermediate care facility

Existing lot size- .56 ac.

Setback requirements – NO EXPANSION PLANNED

Street frontage Existing to remain
Front setback- Existing to remain
Side setback- Existing to remain
Rear yard- varies, existing to remain

Parking- one space for every 5 beds @ intermediate care, one space per 400 s.f. of area for day program. The program will have 20 clients and 18 staff. Clients are not permitted to have cars, but the staff will. We propose to "right size" our parking requirement at about 20 cars. We have access to 25 spaces with the current plan.

Max. permitted imperv. surface –90% for B2 zone. NO ADDITIONAL PAVING PROPOSED

Max. permitted bldg. height - Existing two story height to remain

Paved Parking Area- Existing parking area to remain with site improvements.

Lighting- Existing exterior lighting to remain.

Signage-Signage will be applied to the glass entry vestibule at the main building entry.

Trash- Trash will be handled with a dumpster and waste contracting service.

IBC- 2009- Relevant sections;

The existing building use is defined as Institutional Group I-1.

Per table 503 the existing, sprinkled Type V B/ I-1 structure can have 21,000 s.f. per floor and be 2 stories. We are 6,000 s.f. per floor, 2 stories fully sprinkled



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IEBC- 2009- Relevant sections;

SECTION 504- ALTERATIONS LEVEL 2

504.1 Scope. Level 2 alterations includes the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system or the installation of any additional equipment. WE MEET THIS DEFINITION

504.2 Application. Level 2 alterations shall comply with the provisions of Chapter 7 for Level 1 alterations as well as the provisions of Chapter 8. WE WILL COMPLY WITH SECTIONS 7 and 8.

CHAPTER 7- ALTERATIONS LEVEL 1

Section 701- General

701.2 Conformance. An existing building or portion thereof shall not be altered such that the building becomes less safe than its existing condition. WE WILL BE IMPROVING SAFETY WITH AN IMPROVED FIRE ALARM SYSTEM, KITCHEN IMPROVEMENTS AND INSTALLATION OF A SMOKE BARRIER.

Section 702- Building Elements and Materials see Chapter 8

Section 703 Fire Protection-

703.1 General- Alterations shall be done in a manner that maintains the level of fire protection provided. WE ARE MAINTAINING THE EXISTING LEVEL OF FIRE PROTECTION.

Section 704 Means of Egress-

704.1 General- Alterations shall be done in a manner that maintains the level of egress provided. WE ARE MAINTAINING THE EXISTING LEVEL OF EGRESS.

Section 705 Accessibility- WE HAVE SUBMITTED FOR OUR STATE FIRE MARSHALL ADA COMPLIANCE REVIEW AND RECEIVED A PERMIT. FEATURES OF ACCESSIBILITY INCLUDE THE MAIN ENTRANCE, ELEVATOR, BATHROOMS, DINING, BEDROOMS, SIGNAGE, A/V ALARMS AND ACCESSIBLE ROUTE ELEMENTS.

Section 706 Re-roofing- WE DO NOT PLAN TO RE-ROOF.

Section 707 Structural- WE DO NOT PLAN ON INSTALLATION OR RENOVATION OF THE EXISTING STRUCTURAL ELEMENTS.

Section 708 Energy Conservation- NEW CONSTRUCTION IS NOT INVOLVED SO WE DO NOT HAVE TO MEET ENERGY REQUIREMENTS. EXISTING WALLS ARE INSULATED AND WE PLAN ON IMPROVING THE CRAWLSPACE AND ATTIC INSULATION APPLICATIONS

CHAPTER 8- ALTERATIONS LEVEL 2

Section 801- General.

801.3 Compliance. All new construction elements, components, systems, and spaces shall comply with the requirements of the IBC- EXCEPTIONS FOR WINDOWS, ELECTRICAL SYSTEMS, DEAD END CORRIDOR AND MIN. CEILING HEIGHT NOT USED.

Section 802 Special use and occupancy- WE ARE ADA PERMITTED AND COMPLIANT

Section 803 Building elements and materials- WE HAVE NO UNPROTECTED VERTICAL OPENINGS.



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803.2.3 Supplemental stairway enclosure requirements- THE PAIR OF EXISTING EGRESS STAIRS ARE 1 HR RATED AND SMOKE -TIGHT IN THE SPRINKLED BUILDING

Section 804 Fire protection- THE EXISTING SPRINKLER SYSTEM TO REMAIN COVERS THE ENTIRE BUILDING AND IS MONITORED/ SUPERVISED

804.4 Fire alarm and detection. An approved Fire Alarm system shall be installed in accordance with sections 804.4.1 thru 804.4.3. WE WILL INSTALL A PERMITTED SYSTEM

804.4.1.5 Group I-1. A fire alarm system shall be installed in use group I-1 occupancies as required by the International fire Code for existing R-1 occupancies. WE ARE INSTALLING A NEW ALARM SYSTEM

Section 805 Means of egress- THE EXISTING BUILDING HAS TWO FULLY ENCLOSED CODE COMPLIANT, ONE HOUR FIRE RATED FIRE STAIRS DISCHARGING DIRECTLY TO THE OUTSIDE. DOORS, DOOR SWINGS, CLOSERS, EMERGENCY LIGHTING AND EXIT SIGNS WILL BE CODE COMPLIANT

Section 806 Accessibility- WE HAVE SUBMITTED FOR OUR STATE FIRE MARSHALL ADA COMPLIANCE REVIEW AND HAVE RECEIVED A PERMIT. FEATURES OF ACCESSIBILITY INCLUDE THE MAIN ENTRANCE, ELEVATOR, BATHROOMS, DINING, BEDROOMS, SIGNAGE, A/V ALARMS AND ACCESSIBLE ROUTE ELEMENTS.

Section 807 Structural- WE DO NOT PLAN ON INSTALLATION OR RENOVATION OF THE EXISTING STRUCTURAL ELEMENTS, NOR REDUCE THE STRUCTURAL INTEGRITY OR CAPACITY.

Section 808 Electrical- WE DO NOT PLAN ON INSTALLATION OR RENOVATION OF THE EXISTING STRUCTURAL ELEMENTS, NOR REDUCE THEIR STRUCTURAL INTEGRITY OR CAPACITY.

808.1 New installation. All newly installed electrical equipment and wiring related to work done in any work area shall comply with the requirements of NFPA 70. WE WILL COMPLY IN WORK AREAS

Section 809 Mechanical-

809.2 Altered existing systems. In mechanically ventilated spaces, existing mechanical ventilation systems that are altered, reconfigured or extended shall provide not less than 5 cfm / min. per minute of outside air and not less than 15 cfm of ventilation air per person , or not less than the amount of ventilation air determined by the IAQP procedure or ASHRAE 62. WE WILL COMPLY

Section 810 Plumbing-

810.1 Minimum fixtures. Where the occupancy load of the story is increased by more than 20 percent, plumbing fixtures for the story shall be provided in quantities specified in the IPC based on the increased occupant load. WE HAVE ADDED AN ADDITIONAL TOILET AND SINK TO COMPLY.

Section 811 Energy Conservation- NEW CONSTRUCTION IS NOT INVOLVED, SO WE DO NOT HAVE TO MEET ENERGY REQUIREMENTS. EXISTING WALLS ARE INSULATED AND WE PLAN ON IMPROVING THE CRAWLSPACE AND ATTIC INSULATION APPLICATIONS



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Fire Department checklist- please refer to plan for travel distance, F.E. locations, notification, emergency lighting, exit signs, etc.

EXISTING KNOX BOX AT ENTRY SHALL REMAIN

1. Owner- **Pinetree Recovery- Justin Barrett**
2. Architect- **Whipple Callender Architects, PO Box 1276 Portland, Maine 04101 (775-2696)**
3. Proposed use- **Board and Care facility**
4. Square footage of structure- **12,100 s.f. gross (+/- 6,000 s.f. / flr.)**
5. Elevation of all structures- **existing 10' floor to floor**
6. Proposed fire protection of all structures- **fully sprinkled**
7. Hydrant Locations- **Bishop St.**
8. Water main sizes and locations- **not known**
9. Access to any Fire Department Connections-**Connection to existing sprinkler system provided**
10. Access to all structures (2 sides Min.)- **Clear access to 3 sides**
11. A code summary shall be included referencing NFPA and all fire department technical standards-

NFPA 101-2009 – Chapter 32: New Residential Board and Care

32.1 General Requirements

32.1.1.3 Chapter Sections.

(3) Section 32.3. Large Facilities (that is, sleeping accommodations for more than 16 residents)- WE ANTICIPATE 20 CLIENTS FOR THE DETOX FACILITY. ANY FUTURE CHANGE CHANGE IN UPSTAIRS USE WILL REQUIRE PERMITTING AND REVIEW FOR THAT PART OF THE WORK.

32.1.2 Multiple Occupancies- N.A. - BOTH FLOORS WILL BE OCCUPIED BY THE SAME TENANT

32.3 Large Facilities.

32.3.1.3 Minimum Construction Requirements. Large Board and Care facilities shall be limited to the building construction types in Table 32.3.1.3 based on the number of stories in height. AS TYPE V (111) WE ARE PERMITTED TO BE A TWO STORY OCCUPANCY

32.3.1.4 Occupant Load. WE ANTICIPATE UP TO 20 CLIENTS AND ADDITIONAL STAFF FOR THIS PHASE OF WORK

32.3.2 Means of Egress.

32.3.2.1.1 Means of egress from resident rooms and resident living units shall be in accordance with Chapter 7 and this chapter.

32.3.2.2.2 Doors. Doors in means of egress shall be as follows: REFER TO DOOR SCHEDULE

1. Doors complying with 7.2.1 shall be permitted
2. Doors within individual rooms or suites of rooms shall be permitted to be swinging or sliding.
3. No door shall be equipped with a lock requiring a tool or key from the egress side.
4. Delayed egress locks in accordance with 7.2.1.6.1 shall be permitted , provided not more than 1 device is located in any egress path.
5. Access controlled egress doors in accordance with 7.2.1.6.2 shall be permitted.
6. 6. Doors located in the means of egress are permitted to be locked under the provisions of Chapter 32 #4 & #5, shall have adequate provisions made for rapid removal of occupants by means such as remote



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control of locks, keying of locks to keys carried by staff at all times, or other such reliable means available to staff at all times.

7. Only one such locking device described in #6 shall be permitted at each door.

32.2.2.3 Stairs

32.2.2.3.1 Stairs complying with 7.2.2 shall be permitted. EXISTING EGRESS STAIRS COMPLY

32.2.3.6.2 The requirements of 32.2.3.6.1 shall not apply to corridor walls that are smoke partitions in accordance with section 8.4 where the facility is protected in accordance with 32.2.3.5 and the following shall also apply:

1. in such instances there shall be no limit on the type or size of such panels.

2. Door closing shall comply with 32.2.3.6.4

APPROX. 4' X 4' TEMPERED INTERIOR GLAZING WILL BE INSTALLED AT "LIVING ROOM" CORRIDOR WALLS NOT COMMON WITH BEDROOMS.

32.3.2.3 Capacity of Means of Egress

32.3.2.3.3 The width of corridors shall be sufficient for the occupant load served and but shall not be less than 60". 5' WIDE FINISHED CORRIDORS SHALL BE PROVIDED

32.3.2.4 Number of Exits. The minimum number of exits as required by Section 7.4 shall be provided on every story. TWO CODE COMPLIANT MEANS OF EGRESS STAIRS ARE PROVIDED AT EACH FLOOR.

32.3.2.5 Arrangement of Means of Egress

32.3.2.5.1 Access to all required exits shall be in accordance with Section 7.5. WE COMPLY WITH SECTION 7.5

32.3.2.6 Travel Distance to Exits. Travel distance from any point in a room to the nearest exit, measured in accordance with Section 7.6, shall not exceed 250 ft.- 175' TRAVEL DISTANCE IS LESS THAN 250 FT., PLEASE REFER TO FLOOR PLAN

32.3.2.9 Emergency Lighting. Emergency lighting in accordance with Section 7.9 shall be provided unless each sleeping room has direct exit to outside at finished ground level. WE WILL PROVIDE EMERGENCY LIGHTING PER SECTION 7.9

TABLE 32.3.3.2.2 Hazardous area protection. WE WILL PROVIDE PROTECTION IN AREAS NOTED IN THE SEPARATION TABLE: LAUNDRY, STORAGE AND FUEL FIRED EQUIPMENT ROOMS

32.3.2.3 Means of egress from resident rooms and resident living units shall be in accordance with Chapter 7 and this chapter.

31.3.3.3.2 Interior wall and ceiling finish. Interior finishes shall comply with Section 10.2 and be in accordance with the following:

1. Exit Enclosures-Class A

2. Lobbies and Corridors-Class B

3. Rooms and Enclosed Spaces – Class B

WE WILL COMPLY WITH THESE REQUIREMENTS

32.3.3.4 Detection, Alarm and Communication Systems

32.3.3.4.2 Initiation. The required fire alarm system shall be initiated by the following:

1. Manual means in accordance with 9.6.2

2. Manual fire box located at a convenient central control point under continuous supervision of responsible employees.

3. Required sprinkler system.



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4. Required detection system.

ALL 4 INITIATION ITEMS WILL BE PROVIDED

32.3.3.4.3 Annunciator panel. An annunciator panel, connected to the fire alarm system, shall be provided at a location readily accessible from the primary point of entry for emergency response personnel. ANNUNCIATOR PANEL WILL BE PROVIDED. PANEL DESIGN SHALL BE APPROVED BY THE STATE FIRE MARSHALL.

32.3.3.4.4 Occupant notification. Occupant notification shall be provided automatically, without delay in accordance with 9.6.3. WE WILL PROVIDE OCCUPANT NOTIFICATION.

32.3.3.4.6 Emergency Forces Notification. Emergency forces notification shall meet the following requirements:

1. Fire Dept. notification shall be in accordance with 9.6.4
2. smoke detection (systems) shall be permitted to initiate primary alarm system in accordance with 9.6.3.4 for not more than 120 seconds.

WE WILL PROVIDE EMERG. FORCES NOTIFICATION.

32.3.3.4.8 Smoke Detection Systems.

32.3.3.4.8 Corridors and spaces open to corridors, other than those meeting the requirements of 32.3.3.4.8.3 shall be provided with smoke detectors that comply with NFPA 72 National fire Alarm Code and are arranged to initiate an alarm that is audible in all sleeping areas. WE WILL PROVIDE CORRIDOR SMOKE DETECTORS THAT INITIATE SLEEPING AREA ALARMS

32.3.3.5 Extinguishing requirements

32.3.3.5.1 General. All buildings shall be protected throughout by an approved automatic sprinkler system installed in accordance with 9.7.1.1 (1) . THE BUILDING IS SPRINKLED WITH AN EXISTING SUPERVISED & MONITORED SPRINKLER SYSTEM COVERING THE ENTIRE BUILDING.

32.3.3.5.6 Portable Fire Extinguishers. Portable fire extinguishers shall be provided in accordance with 9.7.4.1. FIRE EXTINGUISHERS WILL BE PROVIDED

32.3.3.6 Corridors and Separation of Sleeping Rooms.

32.3.3.6.2 Sleeping Room shall be separated from corridors, living areas and kitchens by walls complying with 32.3.3.6.3 through 32.3.3.6.6 WE WILL COMPLY WITH REQUIREMENTS

32.3.3.6.3 Walls required by 32.3.3.6.1 through 32.3.3.6.2 shall be smoke partitions in accordance with Section 8.4 having a minimum ½ hr. fire resistance rating. SMOKE BARRIER WALLS WILL BE FINISHED WITH 5/8" GWB EA. SIDE

32.3.3.6.4 Doors protecting corridor openings shall not be required to have a fire protection rating but shall be constructed to resist the passage of smoke. DOORS WILL FIT FRAMES AND NOT BE OVERCUT AT THE SILL

32.3.3.6.5 Door closing devices shall not be required on doors in corridor wall openings, other than those serving exit enclosures, smoke barriers, enclosures of vertical openings and hazardous areas. REFER TO DOOR SCHEDULE FOR DOORS WITH CLOSERS.

32.3.3.6.6 No louvers, grilles, operable transoms, other than properly installed heating and utility installations shall penetrate the walls of doors specified in 32.3.3.6 NO GRILLES ARE PLANNED FOR INTERIOR DOORS

32.3.3.7 Buildings shall be subdivided by smoke barriers in accordance with 32.3.3.7.1 through 32.3.3.7.21- REFER TO PLAN FOR PROPOSED SMOKE BARRIER LOCATIONS AT EACH FLOOR. THE GROUND FLOOR SMOKE BARRIER IS INSTALLED IN THIS PHASE OF WORK. THE UPPER FLOOR SMOKE BARRIER IS NOT REQUIRED FOR THE OFFICE USE AT THIS TIME.



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32.3.3.7.1 Every story shall be divided into not less than two smoke compartments, unless it meets the requirements of 32.3.3.7.4, 32.3.3.7.5, 32.3.3.7.6, 32.3.3.7.7. PLEASE REFER TO FLOOR PLANS FOR SMOKE BARRIER LOCATIONS ON UPPER AND LOWER FLOORS

32.3.3.7.2 Each smoke compartment shall have an area not exceeding 22,500 s.f. OK THE 6,000 S.F. FLOOR PLATE WILL BE ROUGHLY DIVIDED IN HALF.

32.3.3.7.3 The travel distance from any point to reach a door in the required smoke barrier shall be limited to a distance of 200 ft. DISTANCE IS LESS THAN 200 S.F.

32.3.3.7.4 Smoke barriers shall not be required on stories that do not contain a board and care facility located above the board and care facility. WE MAY OR MAY NOT INSTALL A SMOKE BARRIER AT FLOOR TWO AS IT IS CURRENTLY OFFICE AND MAY REMAIN SO FOR A WHILE.

32.3.3.7.5 Smoke barriers shall not be required in areas that do not contain a board and care occupancy and that are separated from the board and care occupancy by a fire barrier complying with Section 8.3 N.A.

32.3.3.7.8 Smoke barriers shall be constructed in accordance with Section 8.5 and shall have a minimum 1 hr. fire resistance rating unless they meet the requirements of 32.3.3.7.9 or 32.3.7.10. THE SMOKE BARRIER WILL HAVE A 1 HR. FIRE RATING

32.3.3.7.10 Dampers shall not be required in duct penetrations of smoke barriers in fully ducted heating, ventilating and air conditioning systems. DAMPERS ARE PLANNED TO BE INSTALLED.

32.3.3.7.11 Not less than 15 net s.f. shall be provided for each resident within the aggregate area of corridors, lounge or dining areas and other low hazard areas on each side of the smoke barrier. WE MEET THIS REQUIREMENT

32.3.3.7.13 Doors in smoke barriers shall be substantial doors, such as 1 3/4" thick solid core doors or shall be of construction that resists the fire for a minimum of 20 minutes. DOORS WILL BE SOLID CORE, NO VISION PANELS ON MAGNETIC HOLD OPENS TIED TO THE NEW FIRE ALARM.

32.3.3.7.16 Swinging doors shall be arranged so that each door swings in a direction opposite from the other.

32.3.3.7.17 Doors in smoke barriers shall comply with 8.5.4 and shall be self closing or automatic closing in accordance with 7.2.1.8. REFER TO DOOR SCHEDULE- MAGNETIC HOLD OPEN EQUIPPED.

32.3.3.7.19 Rabbits, bevels, or astragals shall be required at the meeting edges, and stops shall be required at the head and sides of doors and frames in smoke barriers.

32.3.3.7.20 Positive latching hardware shall not be required. LATCH NOT PROVIDED AT SMOKE BARRIER.

32.3.3.7.21. Center mullions shall be prohibited.

32.3.3.8 Cooking Facilities. Cooking facilities, other than those within indiv. residential units, shall be protected in accordance with 9.2.3 THE NEW COOKING FACILITIES WILL MEET THE REQUIREMENTS OF 9.2.3

32.7.1 Emergency Plan- WILL BE PROVIDED AND POSTED

32.7.2 Resident Training- WILL BE MANAGED BY STAFF

32.7.3 Emergency Egress and Relocation Drills -WILL BE MANAGED BY STAFF

NFPA 101-2009 – Chapter 43: Building Rehabilitation



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43.1 General Requirements

43.10.4.8 One Hour Fire Rated Assemblies- Existing walls and ceilings shall be exempt from the minimum 1 hr. fire resistance-rated construction requirements of other sections of this code where the existing wall and ceiling are of wood lath and plaster construction in good condition. EXISTING PLASTER AND WOOD LATH TO REMAIN. CEILING IS IN GOOD CONDITION. 5/8" TYPE "X" SHEETROCK WILL BE APPLIED WHERE PREVIOUS RENOVATION LEFT EXPOSED WOOD FRAMING. THE EXISTING PLASTER FINISH WILL BE TREATED AS A SMOKE BARRIER. PENETRATIONS FOR UTILITIES AND SERVICES WILL BE COMPLETELY SEALED WITH 1 HR. RATED SEALANT TO MAINTAIN THE INTEGRITY OF THE EXISTING PLASTER AND LATH BARRIER.