

CODE REVIEW

MUBEC - MAINE UNIFORM BUILDING AND ENERGY CODE
 2009 INTERNATIONAL BUILDING CODE
 2009 INTERNATIONAL ENERGY CONSERVATION CODE
 2009 NFPA 101 LIFE SAFETY CODE, NFPA 5000
 2009 AMERICANS WITH DISABILITY ACT

THE EXISTING USE IS SINGLE TENANT WITH AN OFFICE WITH WAREHOUSE SPACE.
 THE PROPOSED USE IS (2) TENANTS WITH OFFICE SPACE AND WAREHOUSE SPACE.

IBC BUILDING CODE STUDY:

USE AND OCCUPANCY CLASSIFICATIONS

TENANT #1:
 OFFICE AREA = 1,574 S.F.
 WAREHOUSE = 3,598 S.F.
 TENANT #2:
 OFFICE AREA = 170 S.F.
 WAREHOUSE = 4,122 S.F.

CHAPTER 5 GENERAL BUILDING HEIGHT AND AREA LIMITS
 ONE STORY, 9,000 S.F.

HAZARD OF CONTENTS: ORDINARY HAZARD

TYPE OF CONSTRUCTION (TABLE 601) - CONSTRUCTION TYPE II-B

FIRE RATINGS OF ASSEMBLIES
 EXTERIOR WALLS - 0 HR.
 INTERIOR WALLS - 0 HR.
 TENANT SEPARATION WALLS - 1 HR.
 FLOOR - 0 HR.
 ROOF - 0 HR.

OCCUPANT LOAD: AREA PERSONS

BUSINESS AREAS = 100 GROSS
 WAREHOUSE AREAS = 500 GROSS

TENANT #1:
 OFFICE AREA = 1,574 S.F./ 100 = 15.7 OCCUPANTS
 WAREHOUSE = 3,598 S.F./ 500 = 7.2 OCCUPANTS
 TENANT #2:
 OFFICE AREA = 170 S.F./ 100 = 1.7 OCCUPANTS
 WAREHOUSE = 4,122 S.F./ 500 = 8.2 OCCUPANTS

MEANS OF EGRESS:

TENANT #1:
 MINIMUM NUMBER OF EXITS - (3) REQ'D, (3) PROVIDED
 REQUIRED EGRESS WIDTH:
 OFFICE AREA = 15.7 OCCUPANTS* 0.2 = 3.14 in.
 WAREHOUSE = 7.2 OCCUPANTS* 0.2 = 1.44 in.
 NUMBER OF DOORS REQ'D = (3.14 + 1.44)/36 = 3
 TENANT #2:
 MINIMUM NUMBER OF EXITS - (1) REQ'D, (2) PROVIDED
 REQUIRED EGRESS WIDTH:
 OFFICE AREA = 1.7 OCCUPANTS* 0.2 = 0.34 in.
 WAREHOUSE = 8.2 OCCUPANTS* 0.2 = 1.64 in.
 NUMBER OF DOORS REQ'D = (0.34 + 1.64)/36 = 1

COMMON PATH = 20FT ANY NUMBER, 75FT < 75 PERSONS
 TRAVEL DISTANCE = 250 FT
 DEAD END CORRIDOR = 20FT

ILLUMINATION OF MEANS OF EGRESS - AS REQ'D PER SECT 7.9

INTERIOR FINISHES -
 INTERIOR FINISHES AT WALLS, FLOORS, AND CEILINGS SHALL BE CLASS A OR B

DETECTION AND EXTINGUISHMENT -
 SPRINKLER SYSTEM - NOT REQUIRED
 FIRE PROTECTION - SMOKE ALARM SYSTEM
 FIRE ALARM AND NOTIFICATION - AS REQUIRED

ENERGY CODE NOTES:
 1. ALL JOINTS AND PENETRATIONS SHALL BE CAULKED, GASKETED, OR COVERED WITH MOISTURE VAPOR-PERMEABLE WRAPPING MATERIAL.
 2. COMPONENT R-VALUES & U-FACTORS SHALL BE LABELED AS CERTIFIED.
 3. INSULATION SHALL BE INSTALLED ACCORDING TO MANUFACTURERS INSTRUCTIONS, AND IN A MANNER THAT ACHIEVES THE REQ'D R-VALUE.
 4. RECESSED LIGHTING FIXTURES INSTALLED IN THE BUILDING ENVELOPE SHALL BE TYPE C RATED AS MEETING ASTM E283, AND SEALED OR CAULKED.

DRAWING INDEX:

C-1	COVERSHEET
A-1	EXISTING FLOOR PLAN
A-2	PROPOSED FLOOR PLAN
A-3	CROSS SECTIONS
LS-1	LIFE SAFETY PLAN

DOOR SCHEDULE

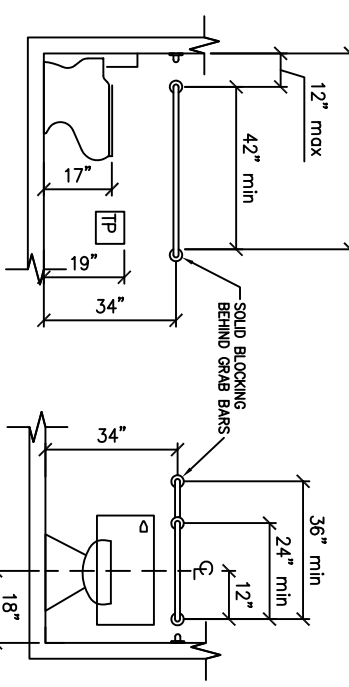
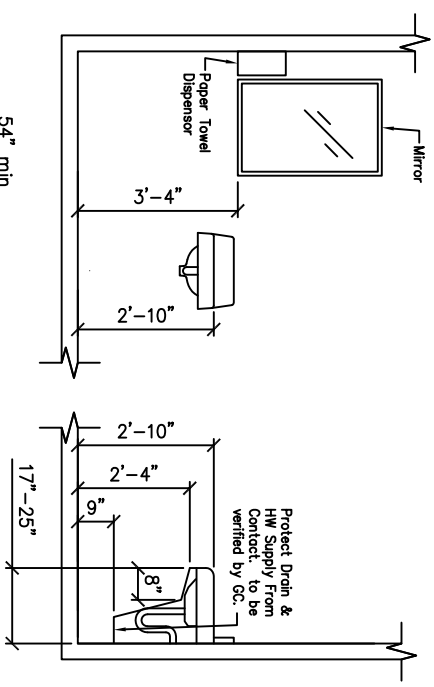
DOOR #	SIZE	LABEL	DOOR MTR'L	TYPE	HARDWARE	REMARKS	EXISTING/ NEW
1	12 X 12	---	Metal Insulated	Exterior		OVERHEAD DOOR	EXISTING
2	9 X 9	---	Metal Insulated	Exterior		OVERHEAD DOOR	EXISTING
3	3068	---	Metal Insulated	Exterior	LEVER		EXISTING
4	3068	---	Aluminum	Exterior	LEVER		EXISTING
5	3068	---	Wood	Interior	LEVER		EXISTING
6	3068	---	Wood	Interior	LEVER		NEW
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							

XX = DOOR TAG

WINDOW SCHEDULE

WINDOW	SIZE	MTR'L	TYPE	REMARKS	EXISTING/ NEW
A	P3050	VNVL	PICTURE	3'-0" WIDE X 5'-0" HGT.	EXISTING
B	P4040	VNVL	PICTURE	4'-0" WIDE X 4'-0" HGT.	NEW
C					
D					
E					
F					

◯ = WINDOW TAG

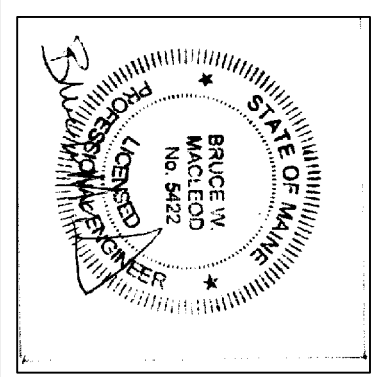


TYPICAL ELEVATION DIMENSIONAL REQUIREMENTS

ACCESSIBLE RESTROOM DETAILS

N.T.S.

DATE ISSUED 4/5/16



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 380 WARREN AVE. WESTBROOK, MAINE 04092 207-828-4650

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PROPOSED RENOVATION FOR DELTA REALTY
 470 RIVERSIDE DRIVE, PORTLAND, MAINE

COVERSHEET

DATE: 3/30/16 DRAWN BY: JLL
 SCALE: as noted PROJ NO: 2016-020 DRAWING NUMBER: C-1