

TENANT FITUP GOODWILL INDUSTRIES 1 RICE STREET PORTLAND, MAINE

INDEX OF DRAWINGS

--- Title Sheet, Code Analysis

BP.1 Plan, Details

OWNER

Alpine Realty
120 Exchange Street
Portland, Maine

Tenant

Goodwill Industries
1 Rice Street
Portland, Maine

ARCHITECT

Archetype, P.A.
48 Union Wharf
Portland, Maine 04101

PROJECT DESCRIPTION

GOODWILL INDUSTRIES IS MOVING INTO AN EXISTING WAREHOUSE OCCUPANCY. GOODWILL INDUSTRIES WILL USE THE SPACE FOR STORAGE OF CLOTHING, FURNITURE AND HARD GOODS.

THE WORK INCLUDES A 12 HOUR RATED WALL SEPARATING GOODWILL FROM OTHER AREAS OF THE BUILDING. IT ALSO INCLUDES EMERGENCY LIGHTING, EXIT SIGNS, FIRE EXTINGUISHERS AND FIRE ALARM PULL STATIONS.

THE FOOTPRINT OF THE BUILDING IS 56,012 SQUARE FEET. IT IS FULLY SPRINKLED.

THE GOODWILL INDUSTRIES FIT-UP INCLUDES 19,274 SQUARE FEET. CAPRICORN INC. IS A CURRENT TENANT. THEY OCCUPY 9,010 SQUARE FEET. THE BALANCE OF THE BUILDING IS AVAILABLE FOR LEASE.

CODE ANALYSIS - NFPA 2003

OCCUPANCY

CHAPTER 41 - STORAGE OCCUPANCIES
CHAPTER 39 - EXISTING BUSINESS OCCUPANCY

SECTION 6.1.1.3 MIXED OCCUPANCIES
PER 6.1.1.5.2 THE MEANS OF EGRESS FACILITIES, TYPE OF CONSTRUCTION, PROTECTION AND OTHER SAFEGUARDS IN THE BUILDING SHALL COMPLY WITH THE MOST RESTRICTIVE FIRE AND LIFE SAFETY REQUIREMENT OF THE OCCUPANCIES INVOLVED.

OCCUPANT LOAD

TABLE 1.3.1.2 - BUSINESS: (1) OCCUPANT PER EACH 100'²
TABLE 1.3.1.2 - STORAGE: MAX. PROBABLE NUMBER OF OCCUPANTS - LESS THAN 5

MEANS OF EGRESS

SECTION 7.4.1 - BUSINESS: NUMBER OF EXITS REQUIRED - 1
SECTION 7.4.1 - STORAGE: NUMBER OF EXITS REQUIRED - 2

BUSINESS OCCUPANCY

ARRANGEMENT OF MEANS OF EGRESS
SECTION 39.1.1.2 - DEAD END CORRIDORS: SHALL NOT EXCEED 50'
SECTION 39.1.1.3 - COMMON PATH OF TRAVEL: SHALL NOT EXCEED 15'
SECTION 39.1.1.4 - TRAVEL DISTANCE TO EXITS: SHALL NOT EXCEED 100'
SECTION 39.2.3 - ILLUMINATION OF MEANS OF EGRESS: REQUIRED PER SECTION 7.8
SECTION 39.2.4 - EMERGENCY LIGHTING: REQUIRED
SECTION 39.2.10 - MARKING OF MEANS OF EGRESS: REQUIRED PER 7.10
PROTECTION OF VERTICAL OPENINGS
SECTION 39.2.1 - REQUIRED PER SECTION 8.6
DETECTION, ALARM AND COMMUNICATIONS SYSTEMS
SECTION 39.2.4 - NOT REQUIRED
EXTINGUISHMENT REQUIREMENTS
SECTION 39.2.5 - PORTABLE FIRE EXTINGUISHERS REQUIRED 3.7.4.1

STORAGE OCCUPANCY

ARRANGEMENT OF MEANS OF EGRESS
TABLE 42.2.1 ORDINARY HAZARD - DEAD END CORRIDORS: SHALL NOT EXCEED 100'
TABLE 42.2.3 ORDINARY HAZARD - COMMON PATH OF TRAVEL: SHALL NOT EXCEED 100'
TABLE 42.1.5 ORDINARY HAZARD - TRAVEL DISTANCE TO EXITS: SHALL NOT EXCEED 400'
SECTION 42.1.8 - ILLUMINATION OF MEANS OF EGRESS: REQUIRED PER SECTION 7.8
SECTION 42.1.9 - EMERGENCY LIGHTING: REQUIRED
SECTION 42.1.10 - MARKING OF MEANS OF EGRESS: REQUIRED PER 7.10
PROTECTION OF VERTICAL OPENINGS
N/A
DETECTION, ALARM AND COMMUNICATIONS SYSTEMS
SECTION 42.3.4 - NOT REQUIRED PER SECTION 42.3.4.2
EXTINGUISHMENT REQUIREMENTS
SECTION 42.3.5 - NOT REQUIRED

CODE ANALYSIS - BOCA 1996

CHAPTER 2 - USE GROUPS

BOCA 312 - S-1 MODERATE HAZARD STORAGE
BOCA 304.C - B BUSINESS

SECTION 312.2 MIXED USE GROUPS

TABLE 312.2 FIRE SEPARATION ASSEMBLIES BETWEEN USE GROUPS.

REQUIRED SEPARATION BETWEEN S-1 USE GROUPS IS 3 1/2 HOURS, REDUCED TO 1 1/2 HOURS IN A SPRINKLED BUILDING.



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