

2000 NFPA CODE SUMMARY

General Building Description:

The existing Riverside Golf Course Club House is a two story wood framed structure (Type V (000)) that is built into a hillside with at grade exits at both the first and second floor.

Renovation Scenario:

The building renovation is mainly focused on alterations to the existing restaurant and kitchen on the second floor and reconfiguring an existing general storage area to create separate food storage space for the restaurant at the first floor level. Additional work includes upgrades to the existing stair and its enclosure to meet fire egress requirements, as well as electrical and HVAC upgrades.

Square Footage:

First Floor: 4,308 S.F.
Second Floor: 4,308 S.F.
TOTAL AREA: 8,616 S.F.

Occupancy Classification:

Mixed Use (Not separated) consisting of: Assembly (Restaurant, Meeting Room, Lockers), Mercantile (Pro-Shop), Storage (ordinary hazard).

Sprinkler & Fire Alarm:

Building will be equipped with an approved automatic, supervised sprinkler system per NFPA 13 and fire alarm system.

Construction Type:

Type V (000) - All construction consists of any material permitted by code.

Height & Area Requirements:

Per Table 12.1.6 - Construction Type Limitations: Assembly Use, Type V(000) can be up to two stories in height if Occupant Load is less than 1,000 & building is sprinkled. **REQUIREMENT MET.**

Occupancy Loads/Egress Capacity:

Load Factors used for each space, total calculated load, and Distribution of load to exit doors is shown on the Life Safety Plans. All exit doors provide sufficient egress width (using 2.27 per person) for calculated loads and 50% of the assembly use spaces (Restaurant, Meeting Room, Locker Room) exit through the central first floor entry that is considered the Main Entrance as required by Section 12.2.3.6.1. **REQUIREMENT MET.**

Travel Distance Limits:

The existing exit stair has a load of 68 people. Using 3"/person, the required egress width is 20'4" which is less than the minimum Clear width of 44". Existing Stair has a clear width greater than 44". **REQUIREMENT MET.**

Remoteness of Exits:

Per 7.5.3.1 Remoteness of exits in portions of the building required to have two exits shall be a minimum of 1/3 the longest diagonal of the area or building apart (if sprinkled). Drawing indicates Max. diagonal and remoteness of exits at areas requiring two exits. **REQUIREMENT MET.**

Required Fire Resistance Rating:

Per 12.2.2.3, Stairs shall comply with section 7.2.2 which states that all interior stairs serving as an exit shall comply with 7.1.3.2, 7.1.3.2.1 requires a 1 hour rating for stairs connecting three or fewer stories.

Special Conditions:

Per A.7.1.3.2(18), doors for convenience that are unrelated to egress can only open into an exit stair enclosure if they serve a normally occupied space. At the upper level exit stair there are two existing balconies that open into the stair. It is proposed to change out the existing doors with 1 hour rated doors and to upgrade the existing bathroom partitions to achieve a 1 hour rating.

2009 IBC/IEBC CODE SUMMARY

General Building Description:

The existing Riverside Golf Course Club House is a two story wood framed structure (Type 5B) that is built into a hillside with at grade exits at both the first and second floor.

Renovation Scenario:

The building renovation is mainly focused on alterations to the existing restaurant and kitchen on the second floor and reconfiguring an existing general storage area to create separate food storage space for the restaurant at the first floor level. Additional work includes upgrades to the existing stair and its enclosure to meet fire egress requirements, as well as electrical and HVAC upgrades.

Square Footage:

First Floor: 4,308 S.F.
Second Floor: 4,308 S.F.
TOTAL AREA: 8,616 S.F.

Occupancy Classification:

Mixed Use (Not separated) consisting of: Assembly (A2) - Restaurant, Assembly (A3) - Meeting Room, Lockers, Mercantile (M) - Pro-Shop, Storage (S2).

Sprinkler & Fire Alarm:

Building will be equipped with an approved automatic, supervised sprinkler system per NFPA 13 and fire alarm system.

Construction Type:

Type 5B - Construction consists of any material permitted by code.

Height & Area Requirements:

Per Table 503 - Construction Type Limitations: Assembly Use, Type 5B can be up to two stories in height and 5,300 S.F. per floor (Sprinkled). **REQUIREMENT MET.**

Occupancy Loads/Egress Capacity:

Load Factors used for each space, total calculated load, and Distribution of load to exit doors is shown on the Life Safety Plans. The load factors used are per NFPA which is more restrictive in all cases than the load factors used by IBC. All exit doors provide sufficient egress width (using 2"/person) for calculated loads. The designated main entrance to the building has sufficient capacity to take 50% of the occupant load to meet NFPA Section 12.2.3.6.1 but because the total occupant load is under 300, the similar provision of IBC under section 1028.2 does not apply. **REQUIREMENT MET.**

Travel Distance Limits:

The existing exit stair has a load of 68 people. Using 3"/person, the required egress width is 20'4" which is less than the minimum Clear width of 44" (Section 1009.1). Existing Stair has a clear width greater than 44". **REQUIREMENT MET.**

Remoteness of Exits:

Per 1015.2.1, exception (2), Remoteness of exits in portions of the building required to have two exits shall be a minimum of 1/3 the longest diagonal of the area or building apart (if sprinkled). Drawing indicates Max. diagonal and remoteness of exits at areas requiring two exits. **REQUIREMENT MET.**

IEBC - Renovation Requirements:

Per Section 405.1, work is considered to be a Level 3 Alteration if more than 50% of the building is being renovated. Level 3 Alterations must comply with sections 6.7, & 8.

Required Fire Resistance Rating:

Per Section 602.4, all areas of new work in the renovation must meet the requirements of the IBC. **REQUIREMENT MET.**

Special Conditions:

Per 1022.3, doors in exit enclosures shall be limited to those necessary for exit access to the enclosure from a normally occupied space. At the upper level exit stair there are two existing balconies that open into the stair. It is proposed to change out the existing doors with 1 hour rated doors and to upgrade the existing bathroom partitions to achieve a 1 hour rating.

THIS IS THE WRITTEN CODE SUMMARY COMPLETED FOR THE ALREADY PERMITTED AND COMPLETED PHASE 1.

PHASE 1 RENOVATIONS ADDRESSED LIFE SAFETY AND BUILDING CODE REQUIREMENTS FOR THE ENTIRE BUILDING. PHASE II INVOLVES MODIFYING THE LAYOUT OF THE EXISTING PRO SHOP AND ASSOCIATED OFFICES AND STORAGE ROOM TO BETTER SERVE CURRENT NEEDS. PHASE II RENOVATIONS DO NOT RESULT IN A CHANGE OF USE OR CHANGE ANY PARAMETERS OF THE PREVIOUSLY PERMITTED EMERGENCY EGRESS COMPONENTS.



MARC & Associates
MECHANICAL SYSTEMS
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SMITH CURRENT
ENGINEERS

Riverside Golf Course - North Course Club House Renovations PHASE II

Riverside Street
Portland, Maine

CONSTRUCTION DOCUMENTS
JANUARY 23, 2015

Code Summary

Scale: As Noted

A 002