

December 29, 2017

CODE COMPLIANCE REPORT

FairPoint 5 Davis Farm Road Merger
5 Davis Farm Road
Portland, Maine 04103

1.0 Codes Review:

Description of Building's Function and Program:

The project consists of the renovation to the business office building at 5 Davis Farm Road, Portland, Maine. The building is a three story building and is currently occupied by FairPoint Communications Incorporated. The building will remain occupied throughout the construction period. The renovations will be completed on a floor by floor basis.

The renovations are primarily cosmetic in nature. New ceiling systems, new flooring and new paint. However, there are some minor office reconfigurations on each floor as well as new toilet rooms.

1.0.A Occupant Classification(s):

IBC 2009:
Use and Occupancy Classification: Section 304, "Business Group B"

NFPA 101 - 2009:
Classification of Occupancy: Chapter 38, "New Business Occupancies"

1.0.B Specific Occupancy Areas / Incidental Use Areas relative to the Scope of this Project:

IBC 2009 - Table 508.2.5:
There are no incidental use areas within the scope of the project.

1.0.D Building Height and Area Limitations:

IBC 2009 - Chapter 5, Section 503

The building is a three story building. Approximate height = 48'-0" in height.

Ground Floor Area = 24,536 sf
First Floor Area = 27,536 sf
Second Floor Area = 31,300 sf

The Building Height and area will NOT be impacted by this project.

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1.0.E Type of Construction:

Existing and Proposed Structural System:

Structural Steel Frame: Steel columns, beams and joist assemblies.

Existing and Proposed Exterior Walls:

The exterior walls consist of a non-bearing brick veneer system with metal stud framing and batt insulation. The interior finishes are gypsum wall board.

Existing and Proposed Roof Assembly:

Metal deck over steel bar joists and beams. EPDM roofing system over metal deck.

Existing and Proposed Interior Walls:

Concrete Masonry Unit assemblies along with metal stud framed gypsum wall board assemblies.

Existing and Proposed Type of Construction:

IBC 2009: Type IIB
NFPA 220: Type III (200)

* All new assemblies will conform to non-combustible product criteria.

1.0.F Required Fire Resistance Ratings of applicable Building Elements:

IBC 2009 - Table 601

Element

Primary Structural Frame	0 hrs
Bearing walls	
Exterior	2 hrs
Interior	0 hrs
Nonbearing walls and Partitions	
Exterior (Ref. Table 602: > 30')	0 hrs
Nonbearing Walls and Partitions	
Interior	0 hrs
Floor Construction and Secondary Members	0 hrs
Roof Construction and Secondary Members	0 hrs

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1.0.G Means of Egress:

IBC 2009 - Chapter 10: Table 1004.1.1
Occupant Load IBC: Business Use: 100 gross s.f. / per occupant

IBC Calculations:
Ground Floor Calculated O.L. of Business areas = Reference Drawing LS1.01

First Floor Calculated O.L. of Business areas = Reference Drawing LS1.01

Second Floor Calculated O.L. of Business areas = Reference Drawing LS1.02

NFPA 101 Calculations are the same as shown on the drawings above.

1.0.H Minimum Number of Exits:

IBC 2009 - Chapter 10, Section 1021

Due to the occupant load size and the travel distance requirements of 1021.1 - two means of egress shall be provided. Multiple exits exist and will be reutilized.

NFPA 101 - 39.2.4.3

Due to the travel distance requirements of 39.2.4.3 - two means of egress shall be provided. Multiple exits exist and will be reutilized.

1.0.I Capacity of Egress Components:

IBC 2009: Chapter 1005: 0.3" per occupant for egress Stairways
0.2" per occupant for other egress components

NFPA 101: Section 7: Table 7.3.3.1: 0.3" per occupant for egress Stairways
0.2" per occupant for other egress components

Element - Minimums	NFPA 101: 39.2.2.3, 39.2.3.2 Chap. 40 and 42 - Same req. 7.2.2.2.1.1(a), 7.2.1.2.3.2	IBC: 1008.1 & 1009.1 1018.2
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Exit Access Corridors:

Width 44 inches clear 44 inches clear

Exit Stairways:

Width 36 inches clear 44 inches clear

Doors:

Width 32 inches clear 32 inches clear

- All proposed egress corridors will be 5'-0" wide
- All proposed doors within the facility will provide a 32" clear opening minimum

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Egress Arrangement - Most Restrictive Egress Summary Comparison:

IBC 2009 - Chapter 10 - Business Occupancy

Dead-end corridor (Section 1018.4, exc. 2) 25' w/o a sprinkler system
Exit Access Travel Distance (Table 1016.1) 200' w/o a sprinkler system
Common path of egress travel (Section 1014.3, exc. 1) 75' w/o a sprinkler system

NFPA 101 - New Business Occupancy

Dead-end corridor (38.2.5.2) 25' with sprinkler system
Common Path of Travel (38.2.5.3) 75' with sprinkler system
Travel Distance to an Exit (38.2.6.1) 200' with sprinkler system

1.0.J Illumination of the Means of Egress:

IBC 2009 - Section 1006

Means of egress shall be illuminated.

NFPA 101 - Section 7.8

Means of egress shall be illuminated.

1.0.K Emergency Lighting:

NFPA 101 - Section 7.9

Emergency lighting shall be provided.

1.0.L Interior Finish System:

IBC 2009 - Chapter 8, Table 803.9 (Non-Sprinklered) and Section 804

NFPA 101 - Chapter 10, Chapter 38, Section 38.3.3 and Chapter 40, Section 40.3.3

Wall and Ceiling Finishes:	NFPA	IBC
Exit Enclosures and Passageways	Class A	Class A
Corridors	Class A, B	Class A, B
Rooms and Enclosed Spaces	Class A, B, C	Class A, B, C

Interior Floor Finishes:

Vertical Exits / Exit Corridors Class I or II Class I or II

1.0.M Detection, Alarm, and Communications:

IBC 2009 - Chapter 9 - Section 907.2.2 Group B

A fire alarm system is required. There is a non-addressable system within the building. A new addressable system will be provided.

NFPA 101 - Chapter 38, Section 38.3.4.1

A fire alarm system is required. There is a non-addressable system within the building. A new addressable system will be provided.

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1.0.N Extinguishing Requirements:

IBC 2009 - Chapter 9, Section 906

Portable Fire Extinguishers shall be provided at locations required by the *International Fire Code*.

NFPA 101 - Chapter 38, Section 38.3.5

Portable fire extinguishers are required in accordance with Section 9.7.4.1.

2.0 GENERAL BUILDING COMPONENTS:

2.0.A Stair Assemblies:

IBC 2009 - Chapter 10

Maximum Riser Height (1009.4.2) 7"
Minimum Rise Height (1009.4.2) 4"
Minimum Tread Depth (1009.4.2) 11"
Minimum Head Room (1009.2) 80" (6'-8")
Maximum Vertical Rise to Landing (1009.7) 12'-0"
Hand Rail Height (1012.2) not less than 34" / not greater than 38"
Guardrail Height (1013.2) at least 42"
Opening Limitations (1013.3) Business Use openings shall resist the passage of a 4" sphere through any opening up to 34". Spacing shall resist the passage of an 8" sphere from 34" to 42".

NFPA 101 - Chapter 7, Table 7.2.2.2.1.1(a)

Maximum Riser Height 7"
Minimum Rise Height 4"
Minimum Tread Depth 11"
Minimum Head Room 80" (6'-8")
Maximum Vertical Rise to Landing 12'-0"
Hand Rail Height (7.2.2.4.4.1) not less than 34" / not greater than 38"
Guardrail Height (7.2.2.4.5.2) not less than 42"
Opening Limitations (7.2.2.4.5.3) Business Use openings shall resist the passage of a 4" sphere through any opening up to 34". Spacing shall resist the passage of an 8" sphere from 34" to 42".

End of Code Compliance Report

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ALTERATION EVALUATION:

GROUND FLOOR TOTAL FLOOR AREA: 24,536 S.F.
GROUND FLOOR TOTAL WORK AREA: 0 S.F. OF RECONFIGURED SPACE.
FINISH REPLACEMENT ONLY - LEVEL 1 ALTERATION

FIRST FLOOR TOTAL FLOOR AREA: 27,436 S.F.
FIRST FLOOR TOTAL WORK AREA: 0 S.F. OF RECONFIGURED SPACE.
FINISH REPLACEMENT ONLY - LEVEL 1 ALTERATION

SECOND FLOOR TOTAL FLOOR AREA: 31,300 S.F.
SECOND FLOOR TOTAL WORK AREA: 4,774 S.F.

PERCENT WORK AREA: 15.3% - LEVEL 2 ALTERATION

SUMMARY: THE PROJECT SHALL MEET THE CRITERIA OF LEVEL 1 ALTERATIONS ON THE GROUND AND FIRST FLOOR AND LEVELS 1 AND 2 ALTERATIONS ON THE SECOND FLOOR AS OUTLINED WITH THE 2009 INTERNATIONAL EXISTING BUILDING CODE AND THE 2012 NFPA 101.

HEIGHT AND AREA EVALUATION:

TABLE 503 - ALLOWABLE FLOOR AREA AND ALLOWABLE HEIGHT; TYPE IIB CONSTRUCTION

19,000 SF
3 - STORIES, 65'-0"

* MODIFICATION FOR SPRINKLER COVERAGE. NOT APPLICABLE. THE BUILDING IS NOT SPRINKLED.

* AREA MODIFICATION DUE TO PERIMETER ACCESS.

$$If = [(600/746) - 0.25] \times 30/30 = .554\%$$

* FLOOR AREA ADJUSTMENT CALCULATION:

$$A_a = \{19,000 + (19,000 \times .554) + 0 = 29,526 \text{ SF PER FLOOR}\}$$

GROUND FLOOR TOTAL FLOOR AREA: 24,536 S.F. - CONFORMS

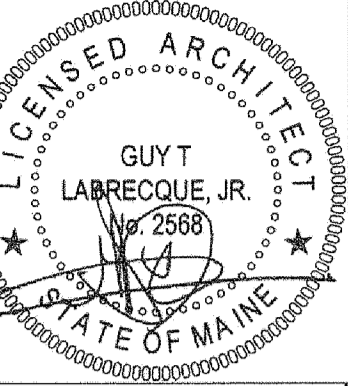
FIRST FLOOR TOTAL FLOOR AREA: 27,436 S.F. - CONFORMS

SECOND FLOOR TOTAL FLOOR AREA: 31,300 S.F. - OVER <1,774 S.F.>

SUMMARY: TYPE IIB CONSTRUCTION IS BEING EVALUATED DUE TO A SMALL PORTION OF THE GROUND LEVEL CONTAINING A WOOD FRAMED RAISED FLOOR SYSTEM. THE FLOOR CAVITY IS APPROXIMATELY 1'-6" IN HEIGHT. THE LIMITS OF THIS AREA ARE DEFINED ON DRAWING LS1.00. A LARGER PORTION OF THE FLOOR LEVEL HAS A SIMILAR RAISED FLOOR SYSTEM THAT WAS CONSTRUCTED OF A TYPICAL STEEL COMPUTER SUBFLOOR SYSTEM. IN EACH INSTANCE SMOKE DETECTION HAS BEEN PROVIDED WITHIN THE FLOOR CAVITY AS A MEANS OF NOTIFICATION IN CASE OF FIRE DEVELOPMENT WITHIN THE CAVITY.

ALL REMAINING COMPONENTS THROUGHOUT THE BUILDING CONFORM TO TYPE IIB CONSTRUCTION ASSEMBLIES.

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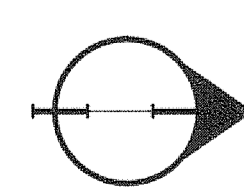
OWNER
FAIRPOINT COMMUNICATIONS
1 DAVIS FARM ROAD
PORTLAND ME 04103

PROJECT
5 DAVIS FARM ROAD MERGER
5 DAVIS FARM ROAD
PORTLAND ME 04103

DRAWING
CODE STUDY
CWS PROJECT NUMBER: 17048

REVISIONS									
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PROJECT NORTH



DRAWING NUMBER

LS0.00

SCALE: AS NOTED

DATE: 1-2-2018

ISSUED FOR PERMITTING