

March 31, 2015

CODE COMPLIANCE REPORT

Morrison Center - Portland
 481 Riverside Industrial Parkway
 Portland, Maine

IBC AND LIFE SAFETY CODES REVIEW

1.0 Codes Review

Description of Building's Function and Program:

The project consists of minor interior renovation of 8,420 square feet of existing Business into Business occupancy with Assembly spaces.

1.0.A Occupant Classification(s):

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

NFPA 101 - 2009:
 Classification of Occupancy: Chapter 39, "Existing 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.C Building Height and Area Limitations:

Building Height:

IBC 2009 - Chapter 5, Section 506
 The existing building is a one story of 8,420 total square feet.

Proposed: The overall building height and area will not be impacted by this project.

1.0.D Type of Construction:

NFPA 220: Type V, 000

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IBC 2009: Type V(B) combustible unprotected

THE EXISTING BUILDING CONSISTS OF THE FOLLOWING ASSEMBLIES:

Structural System:
 Wood trusses.

Exterior Walls:
 wood siding and wood trim, wood stud framing, batt insulation and gypsum wall board assemblies.

Interior Walls:
 Wood stud framing, batt insulation and gypsum wall board assemblies.

PROPOSED ASSEMBLIES:

Structural System:
 No change.

Exterior Walls:
 No change.

Interior Walls:
 All new interior wall framing will be wood stud, batt insulation and gypsum wall board assemblies.

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

IBC 2009 - Table 601

Element

Structural Frame - Incl. trusses	0 hrs
Bearing walls	
Exterior	0 hrs
Interior	0 hrs
Nonbearing walls and Partitions	
Exterior (Ref. Table 602: > 30')	0 hrs
Nonbearing Walls and Partitions	
Interior	0 hrs
Floor Construction - Incl. supporting beams and joists	0 hrs
Roof Construction - Incl. supporting beams and joists	0 hrs

1.0.F Means of Egress:

NFPA 101 - Chapter 7: Table 7.3.1.2

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IBC 2009 - Chapter 10: Table 1004.1.1

Occupant Load:

Occupant Load NFPA: Assembly without fixed seats areas: 15 gross s.f. / per occupant
 Occupant Load IBC: Assembly without fixed seats: 15 gross s.f. / per occupant

Calculated O.L. Conference Room 111= 44 total occupants
Program Room 114 = 37 total occupants
Program Room 115 = 49 total occupants
Program Room 125 = 69 total occupants
Program Room 133 = 12 total occupants

Total O.L. based upon rooms above - 211 occupants.

1.0.G 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.

There are (3) exits provided within the building. Two exits are made handicap accessible.

NFPA 101 - Chapter 39:

39.2.2 Means of Egress Components:

Element	Minimum Allowable
Exit Access Corridors: (Section 39.2.3.2)	
Width	44 inches clear,
Doors: (Section 7.2.1.2)	
Width	36 inches clear

The existing corridor will be 5'-7 1/2" +/- in clear width.
 The proposed doors are 36 inches doors.

Egress Arrangement:

Use Group B: IBC 2009 Chapter 10

Section 1018 Corridors:
 Corridor shall be 0 hour fire-resistance rated with sprinkler system 0 hrs - provided

Dead-end corridor (Section 1018.4) (Exc 2)	50' with a sprinkler system
Exit Access Travel Distance (Table 1016.1)	300' with a sprinkler system
Common path of egress travel (Section 1014.3 - Exc 1)	100' with a sprinkler system

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Existing Business Occupancy: NFPA 101 Chapter 39
Section 39.3.2 Protection from Hazards:
 Areas used for the general storage (A.39.3.2.1)

0 hrs - provided

Section 39.3.6 Corridors:
 Corridor no requirement for fire-resistance rated.

0 hrs - provided

Dead-end corridor (39.2.5.2)	50' with sprinkler system
Common Path of Travel (39.2.5.3.1)	100' with sprinkler system
Travel Distance to an Exit (39.2.6.2)	300' with sprinkler system

1.0.H Illumination of the Means of Egress: NFPA 39.2.8

Required.

1.0.I Emergency Lighting: NFPA 39.2.9

Not Required but provided

1.0.K Interior Finish System:

IBC 2009 - Chapter 8, Table 803.9, 804
NFPA 101 - Chapter 39, Section 39.3.3.2 and Chapter 10, Section 10.2

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

Interior Floor Finishes:
 Vertical Exits / Exit Corridors No Requirement Class II

1.0.L Detection, Alarm, and Communications:

IBC 2009 - Chapter 9
NFPA 101 - Chapter 39, Section 39.3.4.1 and Chapter 9, Section 9.6

A fire alarm system in accordance with Section 9.6 is not required but provide
Section 39.3.4.2 - not required but provide
 A manual initiation fire alarm boxes is required per section 9.6.2.1(1)
Section 14.3.4.3.1 - not required but provide
 Occupant Notification is required per section 9.6.3 and 14.5.4.3.1.1

1.0.M Extinguishing Requirements:

IBC 2009 - Chapter 9, Section 906

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

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IFC - Chapter 9, Section 906.1 (2)

Fire extinguishers are required within 30 feet of commercial cooking equipment.

NFPA 101 - Chapter 39, Section 39.3.5

Required

2.0 GENERAL BUILDING COMPONENTS

2.0.A Stair Assemblies

IBC 2009 - Chapter 10

N.A.

NFPA 101 - Chapter 7

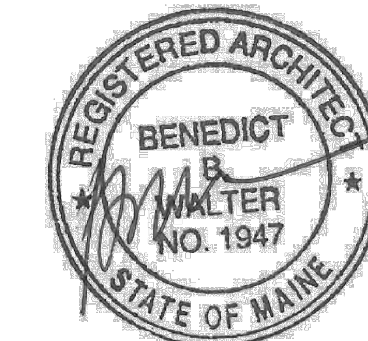
N.A.

End of Code Compliance Report

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CWS Architects



OWNER / DEVELOPER

MORRISON CENTER

60 CHAMBERLAIN ROAD
 SCARBOROUGH, ME
 04070

PROJECT TITLE

MORRISON CENTER - PORTLAND

481 RIVERSIDE INDUSTRIAL PARKWAY
 PORTLAND, MAINE

DRAWING TITLE

CODE SUMMARY

CWS PROJ. NO.: 15001

DATE

REVISION DESCRIPTION

DRAWING NUMBER

LS1.00

SCALE: -

DATE: 03/31/2015