Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 10/31/13

C4 PHASING PLAN
1/8" = 1'-0"

C2 CODE PLAN
1/8" = 1'-0"

PHASES:

- PHASE 1
- PHASE 2
- PHASE SEPARATION

CODE PLAN LEGEND:

EGRESS		LIFE SAFETY	
— — —	TRAVEL DISTANCE TO EXIT	FEC	FIRE EXTINGUISHER CABINET
E	EXIT DISCHARGE OR EXIT FROM A FLOOR	⊗	EXIT SIGN
# →	DOOR EGRESS TAG		EMERGENCY LIGHT
		F	FIRE HORN / STROBE

ARCHITECTURAL CODE COMPLAINCE SUMMARY

IBC International Building Code 2009 (Ammended per Maine Uniform Building and Energy Code - MUBEC)
NFPA 101 Life Safety Code 2009 Edition
IEBC 2009 (Ammended per Maine Uniform Building and Energy Code - MUBEC)
Portland City Code, Chapter 10, Fire Prevention and Protection

Project Summary:
Interior renovation of and exterior upgrades to an existing credit union building. Addition of an exterior entry canopy.

Existing Building Summary:

Occupancy Group:	
IBC 2009	Business Group B
NFPA 101	Business
Construction Type	IBC IIIA (similar) Exterior walls: 12" CMU, strapped with 1x3's and GWB. Roof: unprotected steel joists and stl. deck Interior walls: wood and metal stud, GWB
Floor Area	2,811 s.f.
Building Height	15.5 ft. (main building), 21ft. at entry canopy
Level of Exit Discharge	1st floor
Non-sprinklered	

Proposed New Project Summary

Occupancy Group	Group B Business (no change of use)
Construction Type	IIIA (new walls to be metal stud)
Floor Area	2,822 s.f.

Means of Egress

Maximum Travel Distance to Exit:	
IBC 2009 and NFPA 101	200 feet (without sprinkler system)
Actual Travel Distance to Exit	56 feet
Maximum Common Path of Travel	75 feet
Actual Maximum Common Path of Travel	12 feet
Maximum Dead End Length	Less than 50 ft.

Occupant Load

Load Factors:	Business - 100 gross s.f. / person
Calculated Load:	29 people
Actual Load	10 people

No. of Exits Existing
2 (direct discharge to outside)

No. of Exits Permitted
1, per IBC 1021.2 and NFPA 101 39.2.4.3

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CUMBERLAND COUNTY FEDERAL CREDIT UNION
1345 Washington Avenue, Portland, ME

LICENSED ARCHITECT BRIAN M. MOLEY No. 1731 STATE OF MAINE

JOB NO.
12044

DRWN. Author
CHECK Checker

SCALE:
As indicated

ISSUE
30 August, 2013

TITLE
CODE ANALYSIS, PHASING PLAN

SHEET
G002