

PROJECT NAME
LEASE SPACE TENANT FIT-UP FOR WOODLAB

299 PRESUMPCOT ST. PORTLAND, MAINE 04105

CODE ANALYSIS

LEASE SPACE FIT-UP FOR WOODLAB
 299 PRESUMPCOT STREET, PORTLAND, MAINE 04103

NFPA 101 Life Safety Code - 2012 Edition

Building Classification: Existing Industrial
 Total Floor Area (entire building) = 39,614 sf
 Wood Lab Lease Space = 4,800 sf
 Hazard Classification: Ordinary Hazard
 Construction Type: Type II (000)
 Occupant Loads: 4,800sf Industrial @ 100 sf/occupant = 48 occupants
 Separation of Use Rating: 1 hour (None)
 Janitor, Mech, Stor Rating: 1 hour
 Minimum Headroom: 7'-6" at occupied areas

Building Uses Industrial

(x) denotes if building is fully sprinkled
 Max. Allowable Travel Distance: 200' (250')
 Max. Allowable Common Path: 50' (100')
 Max. Dead End Corridor Length: 50'
 Minimum Egress Corridor Width: 44"/36" if >50 occ
 Minimum Number of Required Exits: 2 (1 if less than 30 occupants, less than 75' travel distance with full sprinkler system)
 Minimum Horiz Egress Enclosure rating: 1 hr (none)
 Minimum Separation of exits: 64' (43')
 Minimum Egress Door Width: 36"

Exit Lighting: Required
 Emergency Lighting: Required
 Fire Alarm System: Required (over 100 occupants at Wood Lab)
 Fire Sprinkler System: Not Required
 Portable Fire Extinguishers: Required
 Exit Devices/Panic Hardware: Not Required (fewer than 50 occupants at Wood Lab)

2009 International Building Code

(x) denotes if building is fully sprinkled
 Building Use Group Classification: Factory Industrial - Use Group F1 - Moderate Hazard
 39,614 Gross SF Total Building Area
 4,800 sf Wood Lab Lease Space Fit-Up
 Construction: Type II - Non-Combustible, Unprotected
 Occupant Loads: F1 @ 100 sf/occupant = 48 occupants at Wood Lab (397 total building)
 Area Use Separation Ratings: None
 Janitor, Mech & Storage Rooms: 1 hour

Building Limitations
 Construction Type: IIB Unprotected
 Maximum Height: 2 story / 55' (+1 story/20') @ F1
 Maximum Area / Floor: 15,500 sf (Unlimited) @ F1
 Actual Area/Height: 39,614 sf & 2 Story

Fire Resistance Ratings
 Principle Structure: None
 Load Bearing Exterior Walls: None
 Load Bearing Roof/Floors: None
 Fire Separation of Uses: 2 Hours (1 hour)
 Exit Corridors: 1 hour (none)
 Minimum Number of Exits: 2 per occupancy type
 Maximum Dead End Corridor Length: 20'
 Maximum Common Travel Path: 75' (100')
 Maximum Travel Distance: 300' (400')
 Minimum Corridor Width: 44"/36" if >50 occupants
 Minimum Ceiling Height: 7'-6"

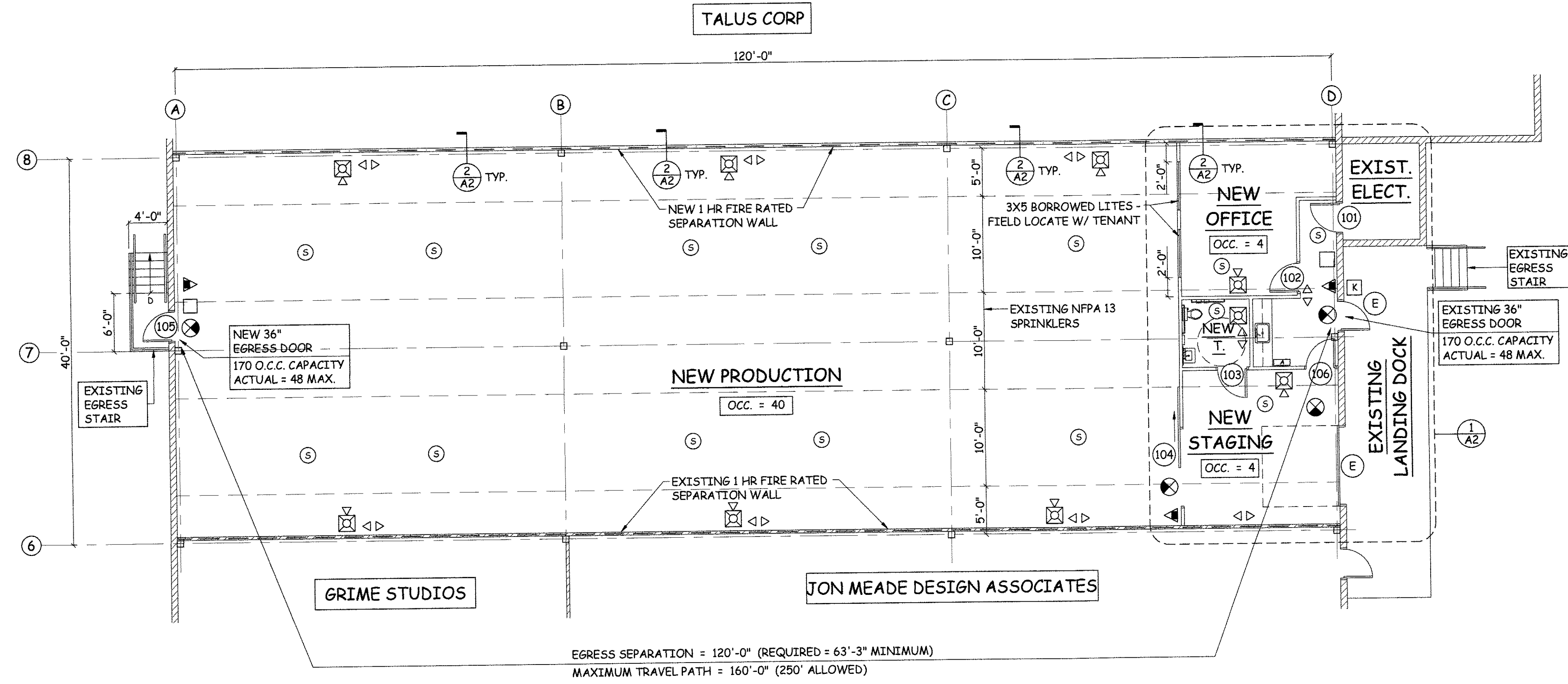
Fire Alarm System: Not Required (unless 2 story or more and over 500 occupants) (unless sprinkler system required).
 Fire Sprinkler System: Required (Fire Area exceeds 12,000 sf and Woodworking area exceeds 2500 sf)
 Portable Fire Extinguishers: Required
 Exit Lighting: Required
 Emergency Lighting: Required

Building Live Loads
 Office: 50 psf
 Manufacturing/Storage: 125 psf @ light; 250 psf @ heavy

Maine State Plumbing Code/APC

Occupancy Classification: Factory
 Occupancy Load: 48 Occupants per IBC
 8 Actual

FIXTURES	TOILETS	URINALS	LAVS
Unisex	1	0	1
Water Station:	1 Required		



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

LIFE SAFETY NOTES:

- THE ENTIRE BUILDING HAS AN EXISTING NFPA 13 FIRE SUPPRESSION SPRINKLER SYSTEM. THE EXISTING SPRINKLER SYSTEM SHALL BE MODIFIED BY A CERTIFIED SPRINKLER CONTRACTOR FOR THE PROPOSED PLANS AND SHALL BE REVIEWED AND APPROVED BY THE STATE AND LOCAL AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR THE DESIGN AND INSTALLATION OF THE MODIFIED SYSTEM FOR OCCUPANCY.
- UPGRADE THE EXISTING FIRE ALARM SYSTEM FOR COMPLIANCE WITH NFPA 101 LIFE SAFETY CODE. COORDINATE WITH SPRINKLER SYSTEM MODIFICATION. VERIFY LOCATION OF ALARM AND NOTIFICATION PANELS WITH THE AUTHORITY HAVING JURISDICTION.
- THE CLOSEST FIRE HYDRANT TO THE BUILDING HAS A STATIC PRESSURE OF 80 PSI AND A FLOW OF 2,438 GPM.
- SEE SHEET A-3 FOR ACCESSIBILITY DETAILS, MOUNTING HEIGHTS, AND NOTES FOR ALL LIFE SAFETY DEVICES.

LIFE SAFETY SYMBOLS

	EXIT LIGHT
	FIRE EXTINGUISHER
	FIRE ALARM PULL STATION
	EMERGENCY LIGHT
	FIRE ALARM HORN/STROBE UNIT
	FIRE ALARM STROBE UNIT
	SMOKE DETECTOR
	ANNUNCIATOR PANEL
	"NOT AN EXIT" SIGN
	KNOX BOX
	1 HR. RATED PARTITION
	EXISTING DEVICE

