CODE REVIEW SUMMARY

APPLICANT: SETH KING
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PROJECT ARCHITECT: ANDY TYNER
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PROJECT DESCRIPTION: RENOVATIONS OF AN EXISTING BUSINESS OCCUPANCY SPACE TO ACCOMODATE A NAPA AUTOPARTS TENTANT FIT-UP. WORK INCLUDES DEMOLITION OF OFFICE SPACES; THE ENTIRETY OF THE SECOND FLOOR AND THE MAJORITY OF THE FIRST FLOOR. THE RESULTING SINGLE STORY SPACE WILL BE FILLED WITH TENANT PROVIDED EQUIPMENT AND FURNITURE.

FIRE: NFPA INCLUDING 101 LIFE SAFETY CODE, 2009 EDITION
BUILDING: INTERNATIONAL BUILDING CODE, 2009 EDITION
ACCESSIBILITY: ADA, ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
PLUMBING: MAINE STATE PLUMBING CODE, 2009 EDITION
ELECTRICAL: NATIONAL ELECTRICAL CODE, 2014 EDITION

EXISTING USE GROUP CLASSIFICATION(S) IBC: GROUP B (PREVIOUSLY OFFICE SPACE)
EXISTING USE GROUP CLASSIFICATION(S) NFPA: GROUP BUSINESS (PREVIOUSLY OFFICE SPACE)

NEW USE GROUP CLASSIFICATION(S) IBC: GROUP B, M AND S-1
NEW USE GROUP CLASSIFICATION(S) NFPA: GROUP B, M AND S-1

SPECIFIC OCCUPANCY AREAS/
HAZARDOUS AREA PROTECTION: IBC CHAPTER 3, TABLE 302.1.1
NFPA 101 CHAPTER 38

TYPE OF CONSTRUCTION (EXISTING): IBC: CHAPTER 6, TABLE 601: NON-COMBUSTABLE - TYPE IIB
TYPE OF CONSTRUCTION (NEW): IBC: CHAPTER 6, TABLE 601: TYPE VB

HEIGHT/AREA LIMITATIONS: NO CHANGE IN HEIGHT OR AREA .

MINIMUM NUMBER OF EXITS REQUIRED
PER FLOOR LEVEL: 2
PER ROOM WITH >50 OCCUPANTS: 2

EGRESS CAPACITY: MINIMUM ALLOWABLE
EXIT ACCESS CORRIDOR WIDTH: 44 IN. CLEAR
DOOR WIDTH 32 IN. CLEAR

NOTE: DURING NORMAL OPERATIONS, THERE IS AN EXPECTED OCCUPANCY OF 10. THESE OCCUPANTS WILL BE DISTRIBUTED BETWEEN BUSINESS, STORAGE AND MERCANTILE AREAS.

ARRANGEMENT: MAXIMUM ALLOWABLE
DEAD-END-CORRIDOR 50 FT.
COMMON PATH OF TRAVEL 100 FT.
TRAVEL DISTANCE TO EXIT 300 FT.

EMERGENCY LIGHTING: EXISTING BATTERY BACK-UP FIXTURES WILL BE RELOCATED AND SUPPLEMENTED AS NECESSARY TO PROVIDE MINIMUM LIGHT LEVELS REQUIRED BY NFPA 101/7.9.2.

EXIT SIGNAGE: INTERNALLY ILLUMINATED EXIT SIGNS WITH BATTERY BACK-UP WILL BE RELOCATED AND SUPPLEMENTED AS NECESSARY IN RESPONSE TO THE REQUIREMENTS OF NFPA 101/7.10.

INTERIOR FINISH: IBC - CHAPTER 8, NFPA 101 - CHAPTERS 10 & 19
WALL AND CEILING FINISHES: (IBC TABLE 803.5)
VERTICAL EXITS & PASSAGEWAYS: NOT APPLICABLE
EXIT ACCESS CORRIDORS: CLASS A OR B
ROOMS & ENCLOSED SPACES: CLASS A, B OR C
FLOOR FINISHES: NO REQUIREMENTS

DETECTION, ALARM,
AND COMMUNICATIONS SYSTEMS: EXISTING ZONED FIRE ALARM SYSTEM.

OCCUPANT: NOTIFICATION DEVICES CONFORMING WITH NFPA 9.6 WILL BE RELOCATED AND/OR SUPPLEMENTED AS REQUIRED BY THE PARTITION LAYOUT.

EXTINGUISHMENT REQUIREMENTS:
AUTOMATIC FIRE SUPRESSION: EXISTING WATER BASED SPRINKLER SYSTEM WILL HAVE HEAD LOCATIONS MODIFIED AS REQUIRED BY THE PARTITION LAYOUT.
PORTABLE FIRE EXTINGUISHERS: EXISTING PORTABLE FIRE EXTINGUISHERS WILL REMAIN.

CORRIDORS: NO REQUIREMENTS.

OCCUPANCY TYPE	S.F.	S.F./OCCUPANT	OCCUPANCY
BUSINESS	700	100	7
MERCANTILE	2095	60*	35 (34.9)
STORAGE (S-1)	5025	300	17 (16.75)
TOTALS			52
OCCUPANCY BASED ON EMPLOYMENT	10 ANTICIPATED		
PLUMBING FIXTURE COUNT BASED ON EMPLOYMENT	MALE : 1 W/C, 1 LAV. FEMALE : 1 W/C, 1 LAV. (2 UNISEX TOILETS PROVIDED, 1 WILL BE ADA COMPLIANT)		

* : MERCANTILE OCCUPANT LOAD IS BASED ON IBC 2015

LIFE SAFETY LEGEND

- EXIT DISCHARGE
- 172' TRAVEL DISTANCE
- EXIT SIGN

A1 CODE COMPLIANCE PLAN
1/8" = 1'-0"

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Reviewed for Code Compliance
Portland Inspection Services
Approved: Date: 08/12/16

NAPA AUTOPARTS TENANT FIT-UP
235 PRESUMPSCOT ST, PORTLAND, MAINE
REVISED 002
8-11-16
CURRENT ISSUE STATUS:

REV	DESCRIPTION	DATE
2	REVISED 002	8-11-16
1	REVISED 001	7-27-16
0	ISSUED FOR CONSTRUCTION	5-12-16

GRAPHIC SCALE: 0" 1"

SCALE:	As indicated
PROJECT MANAGER:	JLH
JC/DRAWN BY:	SHK
A/E OF RECORD:	JLH
PROJECT NO:	15105
SMRT FILE:	A-001 -15105
DATE:	5-12-16

SHEET TITLE:
CODE COMPLIANCE

SHEET No.
A-001

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