

Town of Brunswick, Maine

DEPARTMENT OF PLANNING AND DEVELOPMENT

DRAFT FINDINGS OF FACT REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR ADDITIONS AND ALTERATIONS VILLAGE REVIEW BOARD

PROJECT NAME: 167 Park Row Side Entry Deck

CASE NUMBER: VRB 25-006

LOCATION: Map U13, Lot 188; 167 Park Row

APPLICANT:
Christopher Byrne
167 Park Row
Brunswick, ME 04011

OWNER:
CBCG Realty
56 Depot Road
Falmouth, ME 04105

REVIEW DATE: February 27, 2025

PROJECT SUMMARY

The applicant is requesting a Certificate of Appropriateness for Alterations to add a 40 sq ft deck and southeast side entry door towards the rear of the building. The applicant proposes utilizing pressure treated lumber for the framing and will wrap the treated lumber with wood trim and skirting to match what already exists on the building. Railings will be made of solid wood, and the decking material shall be PVC or wood depending on the Board's preference. The entry door will be a solid wood core door with two upper lites, that will be painted to match the front entry. The contributing building, currently utilized as office space, is a late Federal-style structure constructed circa 1839.

REVIEW STANDARDS, SECTION 5.2.8.C, TOWN OF BRUNSWICK ZONING ORDINANCE

(1) General Standard

- a. All Certificates of Appropriateness for new construction, additions, alterations, relocations or demolition shall be in accordance with applicable requirements of this Ordinance.

The proposed modifications to the property require a building permit in addition to a Certificate of Appropriateness due to the structural changes to the building.

- b. In meeting the standards of this Ordinance, the applicant may obtain additional guidance from the *U.S. Secretary of Interior's Standards for Rehabilitating Historic Buildings* and the *Village Review Zone Design Guidelines*.

In reference to porches and entries, the Village Review Overlay District Design Guidelines state that “ the majority of Federal and Greek Revival style houses in Brunswick did not originally have entry porches; however, porches were often added to these houses.” In addition, the guidelines read that “new decks, glass enclosed rooms, or sun porches should be treated as additions where visible from a public way”.

(2) New Construction and Additions and Alterations to Existing Structures

- a. In approving applications for a Certificate of Appropriateness for new construction, additions or alterations to contributing resources, the reviewing entity shall make findings that the following standards have been satisfied:**

- i. Any additions or alterations shall be designed in a manner to minimize the overall effect on the historic integrity of the contributing resource.**

The applicant proposes adding a southeast side entry door and deck toward the rear of the structure. The entry will only be slightly visible from Park Row due to the configuration of the building and street trees. The addition will have a minimal impact on the building's overall appearance.

- ii. Alterations shall remain visually compatible with the existing streetscape.**

The proposed design and materials utilized for the addition are compatible with those used for other entries along the existing streetscape.

- iii. Concealing of distinctive historic or architectural character-defining features is prohibited. If needed, the applicant may replace any significant features with in-kind replacement and/or accurate reproductions.**

The applicant does not propose to conceal any character-defining features.

- iv. New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources.**

The addition is a small 40 sq ft one-story entry deck and shall have little effect on the mass of the building. The materials shall be wood, with the possible exception of PVC decking, which is in keeping with neighboring contributing structures.

- v. When constructing additions, the applicant shall maintain the structural integrity of existing structures.**

The construction of the addition shall not impact the structural integrity of the existing structure in any way.

- b. In approving applications for a Certificate of Appropriateness for new construction of, or additions to commercial, multi-family and other non-residential structures, the Village Review Board shall make findings that the following additional standards have been satisfied.**

- i. Where practicable, new off-street parking shall be located to the rear of the principal building and shall be accessed from a secondary street. In cases**

where off-street parking currently exists in a front or side yard, the parking area shall be screened from the public right-of-way with landscaping or fencing.

Not applicable.

- ii. Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way.**

Not applicable.

- iii. All dumpsters and mechanical equipment shall be located no less than 25 feet away from a public right-of-way, unless required by a public utility, and shall be screened from public view.**

Not applicable.

- iv. Roof-top mounted heating, ventilation, air conditioning and energy producing equipment shall be screened from the view of any public right-of-way or incorporated into the structural design to the extent that either method does not impede functionality. Parapets, projecting cornices, awnings or decorative roof hangs are encouraged. Flat roofs without cornices are prohibited.**

Not applicable.

- v. The use of cinder block, concrete and concrete block is prohibited on any portion of a structure that is visible from the building's exterior, with the exception of use in the building's foundation.**

Not applicable.

- vi. The use of vinyl, aluminum or other non-wood siding is permitted as illustrated in the Village Review Board Design Guidelines. Asphalt and asbestos siding are prohibited.**

Not applicable.

- vii. Buildings with advertising icon images built into their design ("trademark buildings") are prohibited.**

Not applicable.

- viii. No building on Maine Street shall have a horizontal expanse of more than 40 feet without a pedestrian entry.**

Not applicable.

- ix. No building on Maine Street shall have more than 15 feet horizontally of windowless wall.**

Not applicable.

x. **All new buildings and additions on Maine Street shall be built to the front property line. This may be waived if at least 60 percent of the building's front facade is on the property line, and the area in front of the setback is developed as a pedestrian space.**

Not applicable.

xi. **If adding more than 50 percent new floor area to a structure located on Maine Street, the addition shall be at least two (2) stories high and/or not less than 20 feet tall at the front property line.**

Not applicable.

xii. **The first-floor facade of any portion of a building that is visible from Maine Street shall include a minimum of 50 percent glass. Upper floors shall have a higher percentage of solid wall, between 15 percent and 40 percent glass.**

Not applicable.

c. **Proposed additions or alterations to noncontributing resources shall be designed to enhance or improve the structure's compatibility with nearby contributing resources as compared to the existing noncontributing resources.**

The building is a contributing structure and therefore this standard is not applicable.

(3) Signs

Signs shall comply with the requirements of Section 4.13 (Signs) with consideration given to the Village Review Zone Design Guidelines.

No new signage is proposed as part of this project; not applicable

(4) Demolition and Relocation

a. **Demolition or partial demolition or relocation of a contributing or, if visible from a public right-of-way, a noncontributing resource, excluding incidental or noncontributing accessory buildings and structures located on the same property, shall be prohibited unless the application satisfies at least one of the following criteria.**

i. **The structure poses an imminent threat to public health or safety. An application must be accompanied by a report from a qualified structural engineer for review by the Codes Enforcement Officer and photographs depicting the current condition of the building.**

There is no demolition proposed and therefore this standard is not applicable.

ii. **The condition of the structure is such that it cannot be adapted for any other**

permitted use, whether by the current owner or by a purchaser, resulting in a reasonable economic return, regardless of whether that return represents the most profitable return possible, provided that the applicant can document he/she has not contributed significantly to the deterioration of the structure. An opinion shall be provided from an architect, licensed engineer, developer, real estate consultant or appraiser or from a professional experienced in historic rehabilitation, as to the economic feasibility for restoration, renovation, or rehabilitation of the contributing resource versus demolition or relocation of same.

Not applicable.

- b. Demo, partial demolition or relocation of a noncontributing resource visible from a public right-of-way, shall be approved by the Village Review Board if it is determined that the proposed replacement structure or reuse of the property is deemed more appropriate and compatible with the surrounding contributing resources than the resource proposed for demolition.**

Not applicable.

DRAFT MOTIONS
MAP U13, LOT 188 (167 PARK ROW)
REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS
VILLAGE REVIEW BOARD
REVIEW DATE: FEBRUARY 27, 2025

Draft Motion 1: That the Certificate of Appropriateness application is deemed complete.

Motion: Second: Vote:

Draft Motion 2: That the Board approves the **Certificate of Appropriateness for Alterations** to add a deck and side entry located at Map U13, Lot 188; 167 Park Row, as outlined in the application and as satisfied by Subsection 5.2.8.C with the following condition:

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification, shall require further review and approval in accordance with the Brunswick Zoning Ordinance.

Motion: Second: Vote:

Received: 1/30/25
By: K5

VRB Case #: 25-006

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

Name: Christopher Byme

Address: 167 Park Row, Brunswick, ME 04011

Phone Number: (207) 653-8521

Email Address: bymechris2012@gmail.com

2. Project Property Owner:

Name: CBCG Realty LLC

Address: 56 Depot Rd, Falmouth, ME 04105

Phone Number: (207) 653-8521

Email Address: _____

3. Authorized Representative: (If different than applicant)

Name: _____

Address: _____

Phone Number: _____

Email Address: _____

4. Physical Location of Property Being Affected:

Address: 167 Park Row, Brunswick, ME 04011

5. Tax Assessor's Map # U13 Lot # 188 of subject property.

6. Underlying Zoning District 8 w/VRO

7. Type of Activity (check all that apply):

- Additions and New Construction
- Structural Alteration
- Demolition/Moving of Structure
- Sign Permit

8. Describe the location and nature of the proposed change(s), including a brief description of the proposed construction, reconstruction, alteration, demolition, proposed re-use, or other change (use separate sheet if necessary): _____

- Add accessory door to back of building

- Build 8 ft x 5 ft deck access with 3 steps to pavement

- Build wood railing system for stairs and deck (example provided).

- Wrap all "treated" lumber with wood trim boards and skirting to match existing building features

- Decking material to be wood or PVC per VRB recommendation

Applicant's
Signature



VILLAGE REVIEW BOARD
APPLICATION FOR CERTIFICATE OF COMPLIANCE
APPLICATION CHECK-LIST

This checklist will be completed by the Department of Planning and Development. The Department requires that all application materials be submitted in BOTH hard copy and digital format. In addition, for Major Review applications, EIGHT (8) HARD COPIES are required after your application is considered complete by Department staff. Your project will not be placed on the Village Review Board's agenda until this determination is made. For assistance, please contact the Department of Planning and Development at (207)725-6660.

- Completed application form
- A copy of the building survey prepared by the Pejepscot Historical Society pertaining to the structure under review (provided by Department Staff).
- A drawing showing the design, texture, and location of any construction, alteration, demolition for which a certificate is required. The drawing shall include plans and exterior elevations drawn to scale, with sufficient detail to show their relations to exterior appearances and the architectural design of the building. Drawings need not be prepared by an architect or engineer, but shall be clear, complete, and specific.
- A site plan or photographs showing the relationship of the changes to the surroundings.
- If architectural features are to be removed or replaced (including but not limited to original windows, siding, roofing material and other design elements), provide photographic documentation or a written assessment from a preservation professional or contractor explaining the condition of the material and reason for removal/replacement.
- Photographs of the building(s) involved, its context, and detailed photos of immediate area.
- List all proposed materials and products, and clearly identify their location on the drawings. Indicate texture of material, if applicable.
- Provide manufacturer's product information and, if possible, bring material samples to the meeting.
- Provide information such as dimensions, photographs or source for salvaged or reused materials.
- For demolition applications, provide detailed information addressing standards contained in Subsections 5.2.8.C (4) of the Brunswick Zoning Ordinance.

This application was certified as being complete on 2/13/25 (date) by Frederick of the Department of Planning and Development.

THIS APPLICATION WAS:

- Granted
- Granted With Conditions
- Denied
- Forwarded to Village Review Board
- Building Permit Required
- Building Permit NOT Required

Applicable Comments: _____

Signature of Department Staff Reviewing Application

COMPLIANCE WITH ZONING STANDARDS

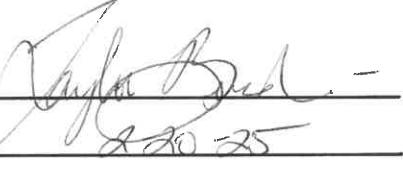
Notice: This form is to be completed by the Codes Enforcement Officer and filed with the application.

This is to certify that the application for Certificate of Appropriateness submitted by

Christopher Byrne, relating to property designated on Assessors Tax Map # 613 and

Lot # 108 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments: _____

Signed: 

Date: 8/20/25

HISTORIC PRESERVATION SURVEY

013-188

Cumberland Brunswick 167 Park Row

County City/Town Street Address and Number

historic: bet. 1839-1844 residence of William H. Morse
Name of Building/site:
Common and/or Historic

Approximate Date: bet. 1839-1844 Style: late Federal



1980 photo by J. Goff
1898 photo by J. Furbish

Type of Structure:

Residential Commercial Industrial Other:

Condition: Good Fair Poor

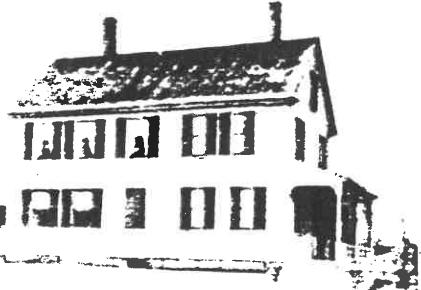
Endangered: No Yes

Surveyor: J. Goff Organization: Peggyscot Regional Survey

Rating:

Historic Significance to the Community: William H. Morse was

a merchant with Alfred J. Stone in firm Stone&Morse.
Original central hall (and Park Row front?) removed
during Rev. Adams occupancy. --see reverse.



(For Additional Information - Use Reverse Side)
Brunswick Telegraph editor A.G. Tenney resided here in 1879 (over.)

167 PARK ROW

Maps: 1846=G.E. Adams

1871= Mrs. Lothrop

1910 #167= E.A. & M.F. Chase

Deeds: 164:413 Fred W. Dearborn to William H. Morse \$2000 2 lots so. of J. Pollard
Est. ...6/14/1839 cites Jonathan Pollard Est.

187:84 WHM to George E. Adams + Deborah G. Folsom \$1300 w/ all bldgs now standing
51' front x 10r no. of C.J. Noyes. 7/13/1844 cites Pike Plan.

255:64 GEA+DGF to Eliza L. Crosby \$1800 2/1/1854 cites WMH 1844. no.=land of
Robert Bowker...

307:300 ELC to George E. Adams \$1 w/ bldgs. 5/24/1861 cites 255:64. Also cites
plan attached to 255:64. no.=R. Bowker; so.= C.J. Noyes.

Newspaper: Brunswick Telegraph 9/26/1879 p.2: "A.G. Tenney now occupies house now
owned by Mrs. Lothrop, east side of the Mall, Main street..."

..."the house built by Mr. William H. Morse long of the firm of
Stone (Alfred J.) & Morse; the house for many years owned and occupied
by the late Rev. Dr. Adams... Adams took out the hall-way which
occupied the centre of the main house..."

1910 Directory: Miss Elizabeth A. Chase, 167 Park Row
M. Frances Chase, 167 Park Row



- New access deck to be "fucked" into corner where existing yew exists
- View to new door/deck from street blocked by wall to middle section of building



- View from PARK Row. AREA of new door is hidden from view from street.



NOTES:

- APPROXIMATE LOOK, EXCEPT WITH WOOD-WRAPPED COLUMNS AND SKIRT BOARDS + RAILINGS IN SOLID WOOD VS. PVC.
- DOOR TBD, BUT SIMILAR W/ WOOD CORE AND UPPER LIGHTS, PAINTED TO MATCH FRONT DOOR ON BUILDING

OFFICE RENOVATIONS

PHASE 2

167 PARK ROW, BRUNSWICK, MAINE



APPROACH VIEW OF THE PROPERTY



AERIAL VIEW OF THE PROPERTY



DRAWING LIST		
DWG	DRAWING TITLE	SHEET NO.
C-001	COVER SHEET	1 OF X
LS-001	CODE ASSESSMENT, OCCUPANCY, AND PLUMBING CALC'S	2 OF X
LS-002	LIFE SAFETY PLANS	3 OF X
AD-101	FIRST FLOOR DEM PLAN	4 OF X
A-101	FIRST FLOOR PLAN	5 OF X
A-102	FIRST FLOOR REFLECTED CEILING PLAN	6 OF X
A-201	EXTERIOR ELEVATIONS	7 OF X
A-301	FLOOR AND DOOR SCHEDULES, AND DETAILS	8 OF X

1/14/24	PERMIT REQUEST
1/18/25	PROGRESS SET
#	Date Description
REVISIONS	
Sheet Name	
COVER SHEET	

G-001

Sheet Number
Issued: 01/16/2024
Project: SPA-24-0009-00
Drawn By: SP-A
Reviewed By: TCD

CODE ASSESSMENT	
RENOVATIONS TO FIRST FLOOR BUSINESS SPACE AT 167 PARK ROW BRUNSWICK, MAINE	
APPLICABLE CODES AND AMENDMENTS:	
STATE OF MAINE AND TOWN OF BRUNSWICK, MAINE COMMERCIAL BUILDING CODE: MANIFOLD UNIFORM BUILDING AND SIZING CODE (MUBC) AND (MUSC) ADOPTS WITH AMENDMENTS: INTERNATIONAL BUILDING CODE (IBC) - 2015 EDITION INTERNATIONAL EXISTING BUILDING CODE (IEBC) - 2015 EDITION INTERNATIONAL ENERGY CONSERVATION CODE (IECC) - 2015 EDITION INTERNATIONAL PLUMBING CODE (IPC) - 2015 EDITION ASHRAE 90.1 (NO AMENDMENT) - 2010 EDITION	
USE SAFETY CODE: NFPA 101 - 2010 EDITION ACCESSIBILITY CODE: BC WITH AMENDMENTS - 2015 EDITION, ADA STANDARDS - 2010 EDITION, ICC A117.1 - 2008 EDITION PLUMBING CODE: UNIFORM PLUMBING CODE (UPC) WITH AMENDMENTS - 2011 EDITION ELECTRICAL CODE: NFPA 70, NATIONAL ELECTRIC CODE (NEC) WITH AMENDMENTS - 2020 EDITION	
USE AND OCCUPANCY CLASSIFICATION:	
IBC - SECTION 302, 304 & 310 NFPA 101 - CHAPTER 4.1.1	BUSINESS GROUP B - PROFESSIONAL SERVICES BUSINESS OCCUPANCY - TRANSACTION OF BUSINESS
NFPA 101 - CHAPTER 304	EXISTING BUSINESS OCCUPANCY - HAZARD OF CONTENTS: ORDINARY HAZARD
NFPA 101 - CHAPTER 4.1.5	ONE & TWO FAMILY DWELLINGS - HAZARD OF CONTENTS: ORDINARY HAZARD
GENERAL BUILDING HEIGHTS AND AREA:	
IBC - SECTION 504 & TABLE 504.3 NFPA 101 - CHAPTER 504.4	BUILDING HEIGHT: B (OCCUPANCY TYPE VB CONSTRUCTION) NOT TO EXCEED 80 FEET ABOVE GRADE ALLOWABLE NUMBER OF STOREYS IN OCCUPANCY (TYPE VB CONSTRUCTION) NOT TO EXCEED 3 STOREYS ABOVE GRADE USED USE AND OCCUPANCY: OCCUPANCIES SEPARATED PER SECTION 510
IBC - SECTION 508 NFPA 101 - 4.1.3.3	SEPARATION OF OCCUPANCIES: B OCCUPANCIES REQUIRE 1-HOUR FIRE RATED SEPARATION FROM RESIDENTIAL OCCUPANCIES; SEE SECTION 420 MULTIPLE DWELLING UNIT SHALL BE PERMITTED TO BE LOCATED ABOVE A NONRESIDENTIAL OCCUPANCY WHERE THE DWELLING UNIT EXITS AND SEPARATES THE NONRESIDENTIAL OCCUPANCY BY 1-HOUR FIRE RESISTANCE RATED CONSTRUCTION
TYPES OF CONSTRUCTION:	
IBC - TABLE 601 NFPA 101 - 4.1.3.3	FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS IN TYPE VB CONSTRUCTION: PRIMARY STRUCTURAL FRAME: 0 HOURS BEARING WALLS (INTERIOR AND EXTERIOR): 0 HOURS NONBEARING WALLS AND PARTITION: SEE TABLE 602 NONBEARING WALLS AND PARTITION (EXTERIOR): 0 HOURS FLOOR CONSTRUCTION AND ASSOCIATED SEPARATING MEMBERS: 0 HOURS ROOF CONSTRUCTION AND ASSOCIATED SEPARATING MEMBERS: 0 HOURS
IBC - SECTION 602 & TABLE 602 NFPA 101 - 4.1.3.3	FIRE RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE: 10' < X < 30' (TYPE VB CONSTRUCTION) (OCCUPANCY GROUP R & B) REQUIRES 0 HOURS X > 30' (TYPE VB CONSTRUCTION) (OCCUPANCY GROUP R & B) REQUIRES 0 HOURS
FIRE AND SMOKE PROTECTION FEATURES:	
IBC - SECTION 711.2.4.1 NFPA 101 - 6.1.14.4.1(b)	SEPARATING MIXED OCCUPANCIES: HORIZONTAL ASSEMBLIES SEPARATING MIXED OCCUPANCIES, THE ASSEMBLY SHALL HAVE A 1-HOUR FIRE RESISTANCE RATING NOT LESS THAN THAT REQUIRED BY SECTION 508.4 BASED ON THE OCCUPANCIES BEING SEPARATED MULTIPLE - SEPARATED OCCUPANCY: REQUIRES 2-HOUR FIRE-RESISTANCE RATED SEPARATION BETWEEN ONE & TWO FAMILY DWELLINGS AND A BUSINESS OCCUPANCY
NFPA 101 - CHAPTER 303.4.1	FIRE ALARMS: REQUIRED IN A BUSINESS OCCUPANCY OF 3 STOREYS OR MORE IN HEIGHT
SHAFT ENCLOSURES:	
IBC - SECTION 713.4	FIRE RESISTANCE RATING: SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1-HOUR WHERE CONNECTING LESS THAN 4 STOREYS (EXCLUDING BASEMENTS). SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED, BUT NEED NOT EXCEED 2 HOURS
AUTOMATIC SPRINKLER SYSTEM:	
IBC - SECTION 903 NFPA 101 - 306.1 #	GROUP B OCCUPANCY: SPRINKLER SYSTEM IS NOT REQUIRED PORTABLE FIRE EXTINGUISHERS: REQUIRED PER NFPA 1, 2018 EDITION
GENERAL MEANS OF EGRESS:	
IBC - SECTION 103.2 NFPA 101 - CHAPTER 7, TABLE 7.1.2	CEILING HEIGHT: NOT LESS THAN 7'-6" ELEVATION CHANGE: WHERE CHANGES IN ELEVATION OF LESS THAN 12 INCHES EXIST IN THE MEANS OF EGRESS, SLOPED SURFACES SHALL BE USED, WHERE THE SLOPE IS GREATER THAN ONE UNIT VERTICALLY TO 20 UNITS HORIZONTALLY, THE RAMP SHALL BE EQUIPPED WITH RAILINGS. WHERE THE DIFFERENCE IN ELEVATION IS 6 INCHES OR LESS, THE RAMP SHALL BE EQUIPPED WITH EITHER HANDRAILS OR FLOOR FINISH MATERIALS THAT CONTRAST WITH ADJACENT FLOOR FINISH MATERIALS
IBC - SECTION 1006 & TABLE 1006.2.1	NOTICE: SEE DRAWING L-002 FOR OCCUPANCY AND PLUMBING COUNT TABLES NUMBER OF EXITS AND EXIT ACCESS: DRAWINGS NUMBER OF EXIT ACCESS: WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1. SPACES WITH EXIT ACCESS: (NOT EXTINGUISHED) - 100' MAX TRAVEL DISTANCE SPACES WITH EXIT ACCESS: (WITH SPRINKLER SYSTEM) - MAX COMMON PATH OF EGRESS DISTANCE: 30' OCCUPANT LOAD: 100' MAX TRAVEL DISTANCE: 30' OCCUPANT LOAD: 100' MAX TRAVEL DISTANCE: 30'
NFPA 101 - CHAPTER 24.1.3.2	ONE & TWO FAMILY DWELLINGS IN A MULTIPLE OCCUPANCY BUILDING (NO SPRINKLER SYSTEM) SHALL BE PERMITTED TO HAVE A SOLE MEANS OF EGRESS PASS THROUGH A NONRESIDENTIAL OCCUPANCY IN THE SAME BUILDING, PROVIDED THAT ALL ARE UNOBSTRUCTED AND THAT THE SOLE MEANS OF EGRESS FROM THE DWELLING UNIT TO THE EXTERIOR SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING BY FIRE BARRIERS OF NOT LESS THAN 1-HOUR FIRE-RESISTANCE RATED DRAWINGS: SEE DRAWING L-002 SOLE MEANS OF EGRESS FROM THE DWELLING UNIT SHALL NOT PASS THROUGH A HIGH HAZARD AREA
IBC - SECTION 1017 & TABLE 1017.2 NFPA 101 - CHAPTER 39.2.1	EXIT ACCESS TRAVEL DISTANCE: B OCCUPANCY (WITHOUT A SPRINKLER SYSTEM) - MAX TRAVEL DISTANCE OF 200 FEET EMERGENCY LIGHTING: REQUIRED IN A BUILDING 3 OR MORE STOREYS IN HEIGHT

IBC - SECTION 1020 & TABLE 1020.1	CORRIDOR FIRE-RESISTANCE RATING: B OCCUPANCY (WITHOUT A SPRINKLER SYSTEM) WITH GREATER THAN 30 OCCUPANTS = 0.75 HOUR FIRE RATED WALLS
IBC - SECTION 1020.2	WIDTH AND DEPTH: LESS THAN 50 OCCUPANTS = 36 INCH MINIMUM CORRIDOR WIDTH GREATER THAN 50 OCCUPANTS = 44 INCH MINIMUM CORRIDOR WIDTH
NFPA 101 - CHAPTER 7.2.2.4.1.1 & 7.2.2.4.5.2	EXISTING STAIRWAYS: PERMITTED TO HAVE HANDRAILS TO ONE SIDE (SAME FOR EXISTING RAMP, AND NEW AND EXISTING STAIRS OR RAMPS WITHIN DWELLING UNITS) - HANDRAILS SHALL NOT BE LESS THAN 30 INCHES OR GREATER THAN 36 INCHES AND BE A MINIMUM OF 36 INCHES MINIMUM RISER HEIGHT OF 8 INCHES MINIMUM TREAD DEPTH OF 10 INCHES MINIMUM HEADROOM OF 6'-8" INCHES MAXIMUM HEIGHT BETWEEN LANDINGS OF 12'-0" INCHES.
NFPA 101 - CHAPTER 39.3.3.2	BUSINESS OCCUPANCY: OFFICES: CLASS A OR B LOBBIES AND CORRIDORS: CLASS A OR B OTHER SPACES: CLASS A, B, OR C INTERIOR FLOOR FINISH: MINIMUM CLASS II

NOTE:
NO SPRINKLERS REQUIRED WHERE THIS IS A BUSINESS OCCUPANCY ON THE FIRST FLOOR AND A FUTURE ONE AND TWO FAMILY RESIDENTIAL OCCUPANCY ON THE SECOND FLOOR. HOWEVER, A TWO HOUR FIRE-RESISTANCE RATED HORIZONTAL SEPARATION IS REQUIRED BETWEEN THE TWO OCCUPANCIES. THE TWO EXISTING STAIRWAYS ARE 1-HOUR FIRE-RESISTANCE RATED ASSEMBLIES THAT PROVIDE DIRECT EXIT TO GRADE FOR EACH OF THE OCCUPANCIES WITHIN THE BUILDING. ONCE IN THE STAIRWAY, NEITHER OCCUPANCY TRAVERSES THE OTHER OCCUPANCY SPACE AND EACH EXITS TO GRADE.

OCCUPANCY COUNTS					
OFFICE TENANT SPACE = 670 GSF					
OFFICE 119	BUSINESS (B)	474 GSF	100 GSF PER OCCUPANT	5 OCCUPANTS	THE OFFICE TENANT SPACE OCCUPANCY COUNT IS BASED ON THE HIGHEST OCCUPANCY COUNT OF HAVING ONE OCCUPANT. A LOWER OCCUPANCY COUNT IF THE SPACE IS USED FOR GENERAL OFFICE
EXISTING ADA BATHROOM 119					
EXISTING ENTRY STAIR 120					
CONFERENCE / OPEN OFFICE 117	BUSINESS (B) (ASSEMBLY UNDER 50 OCCUPANTS)	196 NSF	15 NSF PER OCCUPANT	13 OCCUPANTS	

PLUMBING COUNTS					
OFFICE TENANT SPACE - BUSINESS OCCUPANCY (B)					
WATER CLOSETS	LAVERTORIES	BATHROOMS	DRINKING SERVICE SINKS	NOTES	
MALE	MALE	1 FEMALE	SHOWER		
1 PER 25 FOR THE FIRST 50 OCCUPANTS AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50	1 PER 40 FOR THE FIRST 50 OCCUPANTS AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50	N/A	1 PER 100	1 PER 100	PER 2018 INTERNATIONAL PLUMBING CODE (SECTION 402.3) SEPARATE SINKS SHALL NOT BE REQUIRED IN BUSINESS OCCUPANCIES IN WHICH THE MAX OCCUPANT LOAD IS 25 OR FEWER
1	1	1	1	1	
Fixture Count: (1) BATHROOM CONTAINING A WATER CLOSET AND A LAVERTORY IS PERMITTED FOR THE TENANT SPACE AS CURRENTLY DESIGNED PER IPC 2018 SECTION 402.3.					



RENOVATIONS & ADDITIONS
167 PARK ROW
167 PARK ROW
BRUNSWICK, MAINE
04011

TOWN OF BRUNSWICK
BUILDING PERMIT APPLICATION
FOR CONSTRUCTION

1/12/2023	PERMIT ISSUED
#	Date
Description	
REVISIONS	

Sheet Name	CODE ASSESSMENT
Sheet Number	SP-001
Issue Date	1/11/2023
Project Name	SP-001-0000000
Drawings	0
Comments	None

LS-001

Sheet Number

Issue Date

Comments

