

Building Code Summary

Building footprint: 4,780 sf
Total Building Area: 9,560 sf
Sprinkler System: No
Fire Alarm System: Yes

NFPA 101 Brief Summary
Use: Mercantile Class C
Business
Ordinary Hazard
New construction
Occ. Load: 124
Const. Type: VB

IBC Brief Summary
Use: Business, Factory, Mercantile
Occ. Load: 99
Const. Type: VB

Detailed Area Information
Tenant Space 1 (Mercantile/Factory/Industrial) Business: 4,155 sf
Tenant Space 2 (Business): 1,970 sf
Tenant Space 3 (Business): 1,930 sf

Table with 2 columns: Item, Requirement. Includes climate zone, roof insulation, wall types, slab, doors, and fenestration details.

Detailed 2015 IBC Code Review

Table with 2 columns: Item, Requirement. Lists various code sections (304.1, 504.3, 506.1, etc.) and their corresponding requirements.

Table with 2 columns: Item, Requirement. Lists fire separation distance requirements for different wall types and heights.

Buildings on same lot shall be assumed to have an imaginary line between them. Location of line with relation to the existing building shall be such that the exterior wall and opening protection of the existing building meet criteria in 705.5 and 705.8

Fire resistance rating of exterior walls with a separation distance of less than or equal to 10 feet shall be based on exposure to fire from both sides.

Table with 2 columns: Separation Distance, Fire Resistance Rating. Lists requirements for various separation distances from 0 to 25 feet.

Parapets shall be provided on exterior walls of buildings except where the following conditions exist: Exception 4. One hour fire-resistance-rated exterior walls that terminate at the underside of the roof sheathing, deck or slab.

Table with 2 columns: Item, Requirement. Lists fire barrier and partition requirements for various building types and heights.

Table with 2 columns: Item, Requirement. Lists interior wall and ceiling finish requirements for different occupancy classes.

Table with 2 columns: Item, Requirement. Lists occupancy load requirements for different building types and occupancies.

Table with 2 columns: Item, Requirement. Lists means of egress illumination and accessible means of egress requirements.

Area of refuge signage shall be in accordance with this section.

Table with 2 columns: Item, Requirement. Lists door, ramp, and egress requirements including clearances, slopes, and travel distances.

At least one accessible route shall connect each accessible story and mezzanine in multilevel buildings and facilities.

Table with 2 columns: Item, Requirement. Lists NFPA 101 prescriptive based occupancy classifications.

Table with 2 columns: Item, Requirement. Lists ordinary hazard of contents and corridor requirements.

Table with 2 columns: Item, Requirement. Lists door and door assembly requirements for various occupancies.

Table with 2 columns: Item, Requirement. Lists handrail and stair requirements for various building types.

Table with 2 columns: Item, Requirement. Lists ramp and landing requirements for various occupancies.

Table with 2 columns: Item, Requirement. Lists landing and ramp requirements for various occupancies.

Table with 2 columns: Item, Requirement. Lists area of refuge and communication system requirements.

Table with 2 columns: Item, Requirement. Lists occupancy load and egress capacity requirements.

Table with 2 columns: Item, Requirement. Lists exit access and door assembly requirements.

Table with 2 columns: Item, Requirement. Lists fire barriers and smoke barriers requirements.

Table with 2 columns: Item, Requirement. Lists fire detection, alarm, and communications system requirements.

Table with 2 columns: Item, Requirement. Lists interior finish, contents, and furnishings requirements.

Table with 2 columns: Item, Requirement. Lists fire extinguishers and fire alarm system requirements.

Table with 2 columns: Item, Requirement. Lists fire alarm system and fire extinguishers requirements.

Bild Architecture
PO Box 8235
Portland, ME
04104
207.408.0168
evan@bildarchitecture.com



PROJECT NO. 16040
PROJECT NAME MIXED-USE SHELL
50 COVE STREET, PORTLAND ME - 04101

Table with 2 columns: REVISIONS, DRAWING NO. Lists revision numbers and dates.

PERMITTING DRAWINGS
DRAWN BY EMW
SHEET TITLE CODE REVIEW

ISSUE DATE 2/2/18
SHEET SCALE N.T.S.

