

Code Review

Aug 26, 2013

Munjoy Heights

Buildings A,E,F

IRC 2009

NFPA 101 2009

3 floors above grade

502.1

Sprinklers

R313

NFPA 13R Sprinkler system required in Townhouses

NFPA 13R

Occupant Load

24.1.7

No Occupant Load Requirements

Use Group(s)

24.1

One and Two Family Dwelling

Construction Type

5B - combustible unprotected

V (000) combustible unprotected

Building Height

Building Area

Building Elements

24.1.6

No Minimum Construction requirements

Townhouse				8.2.1.3	Considered Separate Bldgs with 2 hr FireBarrier
Parapet					
		R302.2.2	Parapets - Not required if roof has a Class C roof covering, and fire retardant wood for 4' each side of wall, or 5/8" type X GWB tight against underside of roof deck with 2x ledgers supporting for 4' on each side of wall.		
Separations	406.1.4		1/2 hr Between Dwelling and Garage		
	R302.6		1/2" gwb on walls between Garage and Living and 5/8" type X on ceiling of garage with space above		
	R302.5		20 minute door from garage to living space	8.6.5	1 hr fire rated shafts for a 3 story building
	R302.2		Townhouses - 1 hour separation wall between each townhouse (no plumbing or mechanical in wall, ducts or vents.		
	R302.2.4		Structural Independence - not required as each is separated by 1 hr wall		
Distances and Exits				24.2.2.1.2	Second means of escape not required with 13R
				24.1	Not found in 1 and 2 family
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Unprotected Openings	R302.1		Exterior walls with less than 5 separation distance = 1hr rated Openings 25% unprotected with 3' separation, unlimited at 5' separation		
Egress Windows	R310		Required from Bedrooms	24.2.2.1.2	Second means of escape not required with 13R
Egress Stairs	1009.1		Occ. Load >50 = 44" min width	24.2.5.4	36" min. stair width
	1009.1		Occ. Load <=50 = 36" min width	7.2.2.2.1.2(B)	44" min. over 50 occ.
	1003.3		Handrails can protrude into stair 4.5" max	7.2.2.2.1.2	Handrails can protrude into stair 4.5" max

		1005.2	Door Swings may not reduce egress width by > 1/2		
		1009.2	80" min headroom	7.2.2.2.1.1(a)	6'-8" min. headroom
		1009.3	7" max. riser	7.2.2.2.1.1(a)	7" max. riser
		1009.3	11" min Tread depth	7.2.2.2.1.1(a)	11" min. tread
		1009.6	12' max. total rise between floors or landings	7.2.2.2.1.1(a)	12' max. height between landings
Ramps		1010.2	1:12 (8%) Max slope	7.2.5.2(a)	1:12 max. slope
		1010.6	60" long landings at top and bottom		
		1010.6	2% max slope of landings	7.2.5.2(a)	1:48 max. cross slope
		1010.8	>6" rise must have handrails on both sides of ramp		
Egress Corridors		1018.2	44" min. when Occ. > 50	24.2.6.1	36" min. Hallway width
		1018.2	36" min. when Occ. <= 50		
		1018.2	24" min. at service corridors to mechanical equipment		
Sound		1207.2	STC > 50 at walls and floors/ceilings		
		1207.3	IIC > 50 at walls and floors/ceilings		
Energy IECC 2006		T 402.1.1	0.35 Fenestration U-Factor		
Zone 6			R-49 Ceiling		
			R-20 or 13+5c Framed wall		
			R-30 Floor		
			R-19 or 15c Basement wall		
			R-10 to 4ft Slab		
Accessibility		Fair Housing Act Applies because the units have an elevator (except for bldg. 5)			
		Ch 11 of IBC 2009 does not apply as State of Maine did not adopt it as part of MUBEC			
		Maine Human Rights Act Applies			