

Munjoy Heights

Buildings B,C,D

IBC 2009

NFPA 101 2009

4 floors above grade

502.1

Sprinklers

NFPA 13R

NFPA 13R

Occupant Load

T 1004.1.1

Building A1 13,800 sf (Residential 200 gsf/oc) = 69

24.1.7

No Occupant Load Requirements

Use Group(s)

310.1

R3 - Townhouses

24.1

One and Two Family Dwelling

Construction Type

T 503

5B - combustible unprotected

V (000) combustible unprotected

Building Height

T 503 and 504.2

Sprinkler increase = 4 stories and 60' max.

Building Area

T 503

Unlimited Area per floor

Building Elements

T 601

0 hr Structural Frame

24.1.6

No Minimum Construction requirements

T 602

0 hr Bearing Walls Exterior (sep. dist \geq 10')

T 602

1 hr Bearing Walls Exterior (sep. dist $<$ 10')

T 601

0 hr Bearing Walls Interior

T 601

0 hr Non-Bearing Walls Interior

T 602

0 hr Non-Bearing Walls Exterior (sep. dist \geq 10')

T 602

1 hr Non-Bearing Walls Exterior (sep. dist $<$ 10')

705.5

Exterior Wall with $>$ 10' sep. needs rating only from inside

T 601

0 hr Floor Construction

T 601

0 hr Roof Construction

Townhouse	202 - comm.	2 hr Firewalls to separate every other unit (2 units max)	8.2.1.3	Considered Separate Bldgs with 2 hr FireBarrier
Firewalls	706.3	Exception - materials can be combustibile in type 5 const.		
	T 706.4	R3 firewalls to be 2hr rated		
	706.5 ex. 3	Firewalls can terminate at non-combustible exterior sheathing when both sides of firewall have 13R sprinkler system		
Parapet	706.5.2	Horiz. Projecting Elements - firewalls to extend out to balconies		
	706.6 ex. 4	Firewalls can terminate at underside of combustibile roof deck if roof has Class B finish rating and Fire retardant plywood 4' out from each side of firewall		
	705.11	Parapets at fire rated Exterior walls, if wall can have 25% unprotected openings per705.8 then no parapet required (>5' sep) If sep. is <5' R3 needs class C roofing and 4' fire rated plywood		
Separations	406.1.4	1/2 hr Between Dwelling and Garage		
	708.2 ex 1	Not required within single dwelling 4 stories or less	8.6.5	2 hr fire rated shafts for a 4 story building
	709.1	1 hr Between Dwelling Units		
	1022.1 ex. 3	Stair shafts not required within individual Dwelling Unit		
	508.2.5	1 hr Boiler Room		
Distances and Exits	1021.1 ex. 4	Single Exit from and within Dwelling unit when occupancy is under 20	24.2.2.1.2	Second means of escape not required with 13R
	1016.1	250' Travel Distance to exits with Sprinklers	24.1	Not found in 1 and 2 family
	1021.2	NA Common Path of Travel as R3 can have a single exit	24.1	Not found in 1 and 2 family
	1018.4	50' Dead End	24.1	Not found in 1 and 2 family
Unprotected Openings	T 705.8	15% when exterior wall sep. dist. is 3'>5'		
	T 705.8	45% when exterior wall sep. dist. is 10'>15'		
	T 705.8	75% when exterior wall sep. dist. is 15'>20'		
	T 705.8	Unlimited when exterior wall sep. dist. is 25'>30'		
	T 705.8	Unlimited when exterior wall sep. dist. is >30'		
Elevator Lobby	708.14.1.4	Not required as Sprinkled with 13R		

Elevator as MoE	1007.2.1.1	Not required as bldg. is not 4 stories above the level of exit discharge		
Egress Windows	1029.1.1	Required from Bedrooms in R3	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 Zone 6	T 402.1.1	0.35 Fenestration U-Factor		
		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		
		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		