| Code Review | | | | Feb 10, 201 |
|----------------------|----------|---|---------|--------------------------------------|
| | | | | |
| Munjoy Hei | ghts | | | |
| Building | s A,E,F | - | | |
| | IRC 2009 | | NFPA 10 | 1 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 | 101.2 | Scope includes 'townhouses not more than three stories above grade plane in height with a separate means of egress' | | |
| Building Area | | above grade plane in height with a separate means of egress | | |
| Building Elements | | | 24.1.6 | No Minimum Construction requirements |
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| Townhouse | | | 8.2.1.3 | Considered Separate Bldgs with 2 hr FireBarrier |
|----------------------|----------|---|----------------|---|
| Parapet | | | | |
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| | | | | |
| | 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 | | | | |
| | 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 | | |
| | 11002.2 | · | | |
| | D000 0 4 | townhouse (no plumbing or mechanical in wall, ducts or vents. | | |
| | R302.2.4 | Structural Independence - not required as each is separated b | y i ni wali | |
| Distances and Exits | | | 24.2.2.1.2 | Second means of escape not required with 13F |
| | | | 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 13F |
| | | | | |
| Egress Stairs | | | 24.2.5.4 | 36" min. stair width |
| | 311.7.1 | 36" min Stair width | 7.2.2.2.1.2(B) | 44" min. over 50 occ. |
| | 311.7.1 | Handrails can protrude into stair 4.5" max | 7.2.2.2.1.2 | Handrails can protrude into stair 4.5" max |

| | 311.7.2 | 80" min headroom | 7.2.2.2.1.1(a) | 6'-8" min. headroom |
|------------------|--|--|----------------|----------------------------------|
| | 311.7.4.1 | 7-3/4" max. riser | 7.2.2.2.1.1(a) | 7" max. riser |
| | 311.7.4.2 | 10" min Tread depth | 7.2.2.2.1.1(a) | 11" min. tread |
| | 311.7.5 | 12' max. total rise between floors or landings | 7.2.2.2.1.1(a) | 12' max. height between landings |
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| Energy IECC 2006 | T 402.1.1 | 0.35 Fenestration U-Factor | | |
| Zone 6 | 1 402.1.1 | R-49 Ceiling | | |
| Zurie 6 | | 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. E) | | | |
| - | 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 | | | |
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