Code Review

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Inspections Division
Approved with Conditions
Date: 10/27/16

Apartments at 89 Anderson St

	IBC 2009		NFPA 101 2009	
4 floors above grade	502.1			
Sprinklers		NFPA 13		NFPA 13
Fire Alarm		Monitored Fire Alarm Required		Monitored Fire Alarm Required
Smoke and CO Detectors		Smoke and CO detectors required		Smoke and CO detectors required
Occupant Load	T 1004.1.1	Floor 1 = 1000 sf Restaurant space 1 (15gsf/oc) = 67	7.3.1.2	1000 sf Restaurant space 1 (15gsf/oc) = 67
		425 Kitchen (200 gsf/oc) = 3		425 Kitchen (200 gsf/oc) = 3
		Floor 1 = 596 sf Mercantile space 2 (30 gsf/oc) = 20		Floor 1 = 596 sf Mercantile space 2 (30 gsf/oc) = 20
		Floor 1 = 385 sf Mercantile space 2 (30 gsf/oc) = 13		Floor 1 = 385 sf Mercantile space 2 (30 gsf/oc) = 13
		Floor 1 = 8,980 sf Parking (200 gsf/oc) = 45		Floor 1 = 8,980 sf Parking (200 gsf/oc) = 45
		Floor 2 = 13,333 sf Residential (200 gsf/oc) = 67		Floor 2 = 13,333 sf Residential (200 gsf/oc) = 67
		Floor 3 = 13,333 sf Residential (200 gsf/oc) = 67		Floor 3 = 13,333 sf Residential (200 gsf/oc) = 67
		Floor 4 = 13.333 sf Residential (200 gsf/oc) = 67		Floor 4 = 13.333 sf Residential (200 gsf/oc) = 67
		Total Building Occupant Load = 349		**Total Building Occupant Load = 349**
Use Group(s)	309.1	Floor 1 - Mercantile (M)	6.1.10	Mercantile
	304.1	Floor 1 - (B) Business	38.1	Business
	3031	Floor 1 - (A-2) Restaurant	12.1	Assembly (<300) Restaurant
	311.3	Floor 1 - Parking (S2)	6.1.13.1	Storage (Vehicles)
	310.1	Floors 2, 3, 4 - Apartments (R2)	6.1.8.1.5	Apartment Building
Horizontal Separation	509.2	3 hr separation, Type 1A construction below separation		
Floor 1 - Const. Type	T 503	1A - non-combustible protected		I (332) non-combustible protected
Building Area	T 503	Unlimited Area per floor		
Building Elements	T 601	3 hr Structural Frame	30.1.6	No Minimum Construction requirements

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	T 602	3 hr Bearing Walls Exterior		
	T 601	3 hr Bearing Walls Interior		
	T 601	0 hr Non-Bearing Walls Interior		
	T 602	1 hr Non-Bearing Walls Exterior (sep. dist 10'<= 30')		
	T602	2hr Non-Bearing Walls Exterior (sep. dist 0'<10')		
	T 602	0 hr Non-Bearing Walls Exterior (sep. dist >30')		
Floor 2,3,4 Const. Type	T 503	5B - combustible unprotected		V (000) combustible unprotected
Building Height	T 503 and 504.2	Sprinkler increase = 3 stories and 60' max.		
		The proposed building is 3 stories (on top of the 1 story podium)		
		The Proposed building height is 45'		
Building Area	T 503 and 506.3	Sprinkler Increase = 14,000 sf max per floor		
		Table 503 allows 7,000 sf max floor plate, utilizing 506.3		
		7,000 x 2 - 14,000 sf max per floor the project has a maximum		
		floor plate of 13,333 sf		
Building Elements	T 601	0 hr Structural Frame	30.1.6	No Minimum Construction requirements
	T 602	0 hr Bearing Walls Exterior (sep. dist >= 10')		
		The building is 10'-3" from the Northern Property Line		
		The building is 25'-2" from the centerline of Everett Street		
		The building is 25'-4" from the centerline of Anderson Street		
		The building is 26'-5" from the centerline of Fox Street		
	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 >= 10')		
		The building is 10'-3" from the Northern Property Line		
		The building is 25'-2" from the centerline of Everett Street		
		The building is 25'-4" from the centerline of Anderson Street		
		The building is 26'-5" from the centerline of Fox Street		
	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 (1hr between units)		
	T 601	0 hr Roof Construction		

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Separations				
	508.4	M and R-2 = 1 hr	6.1.14.4.1	Mercantile and Apartment = 1hr with spri
	508.4	M and S-2 = 1 hr	6.1.14.4.1	Mercantile and Storage (ord.) = 1hr with s
	508.4	M and B = 0 hr	6.1.14.4.1	Mercantile and Business = 1hr with sprinl
	508.4	M and A-2 = 1 hr	6.1.14.4.1	Mercantile and Assembly = 1hr with sprinkler
	508.4	A-2 and S-2 = 1 hr	6.1.14.4.1	Storage (ord.) and Assembly = 1hr with sprinkler
	508.4	S2 and R2 = 1 hr	6.1.14.4.1	Storage (ord.) and Apartment = 1hr with sprink.
	708.4	2 hr Elevator Shaft >= 4 stories	8.6.5	2 hr >= 4 stories
	708.4	1 hr Elevator Shaft < 4 stories	8.6.5	1 hr < 4 stories
	708	2 hr Mechanical Shaft >= 4 stories		
	708	1 hr Mechanical Shaft < 4 stories		
	1022.1	2 hr Stair Shaft >= 4 stories		
	1022.1	1 hr Stair Shaft < 4 stories		
	709.1	1 hr Between Dwelling Units		
	1018.1	1/2 hr Corridor	30.3.6.1.2	1/2 hr corridor
	508.2.5	1 hr Boiler Room	30.3.2.1.1	1 hr Boiler Room
	508.2.5	1 hr Trash Room	30.3.2.1.1	1 hr Trash Room
	508.2.5	1 hr Storage Room	30.3.2.1.1	1 hr Storage Room
	508.2.5	1 hr Laundry Room	30.3.2.1.1	1 hr Laundry Room
	3006.4	2 hr Elevator Machine Room		
	715.4	90 minute Stairwell Doors (2hr shaft)		
	715.4	20 minute Apartment Entry Doors (1/2 hr corridor wall)	30.3.6.2.1	20 minute Apartment Entry Doors
Distances and Exits	1021.1	2 Exits required	7.4.1.1	2 Means of Egress required
	1016.1	250' Travel Distance to exits with Sprinklers	30.2.6.3.2	200' Travel distance from apt. door to exit
		Proposed building has maximum 99' travel distance to exits		
	1014	125' Common Path of Travel	30.2.5.3.2	50' Common Path of Travel
		Proposed building has maximum 37'-5-3/4" common path		
	1018.4	50' Dead End	30.2.5.4.2	50' Dead End
		Proposed building has maximum 37'-5-3/4" dead end		
			30.2.6.2	125' Travel Distance within Dwelling to Corridor
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'		
		North wall has 8.1% unprotected openings		
	T 705.8	75% when exterior wall sep. dist. is 15'>20'		
	T 705.8	Unlimited when exterior wall sep. dist. is 25'>30'		

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		All other elevations are allowed to have unlimited unprotected openings		
	T 705.8	Unlimited when exterior wall sep. dist. is >30'		
Elevator Lobby	708.14.1.4	Not required as Sprinkled with 13		
Elevator as MoE	1007.2.1.1	Not req. as bldg. is not 4 stories above the level of exit discharge		
Egress Windows	1029.1.1	Not Required as Sprinkled with NFPA13		
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		
	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		
		Proposed Ceiling is R-52		
Residential		R-20 or 13+5c Framed wall		
		Proposed exterior wall is R-29.4		
		R-30 Floor		
		Proposed Floor over garage is R-38		

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			R-19 or 15c Basement wall		
			Proposed basement wall is R-20		
			R-10 to 4ft Slab		
			Proposed Slab is R-10		
Commercial		T 402.1.1	0.35 Fenestration U-Factor		
			R-20c Ceiling entirely above deck		
			R-38 Ceiling at Attic and other		
			R-13+7.5c Metal Framed wall		
			R-30 Floor		
			R-7.5c Basement wall		
			R-10 to 4ft Slab		
			U 0.45 Storefront		
			U 0.80 Entrance Door		
			U 0.55 Other		
Accessibility		Fair Housing Act Applies			
		All units are designed to meet the Fair Housing Act			
		Ch 11 of IBC 2009 does not apply as State of ME did not adopt it as part of MUBEC			
		Maine Human RIghts Act Applies			
		All units are designed to meet the Maine Human Rights Act			
		Retail Spaces must meet ADA 2010			
		All common spaces and retail areas are designed to meet ADA 2010			
		The residential units do not need to meet ADA as the project has no Public Funding			

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