



NFPA Code Summary

Building Area Information

Building Footprint: 1,104 SF
R-2 Net: 2,832 SF
Parking Net: 893 SF
Building Gross: 4,297 SF

NFPA Code Overview

Use: New Residential Apartment Building & New Storage
Construction: No minimum requirement
Sprinkler: NFPA 13R (Supervised to meet standards set forth in Chapter 10 Article VIII of the City of Portland)
Occupancy: 19 Occupants

NFPA 10

NFPA 10 6.2.1.1 Each floor shall have a single (2) unit Class A Fire Extinguisher

NFPA 101

3.3.32.3 Apartment Building
6.1.8.1.5 Residential Occupancy – Apartment Building (Chapter 30)
6.1.13.1 Storage – Enclosed Parking Structure (Chapter 42)
6.1.14.4.3 1 hour separation required in sprinkled building
6.2.2.3 Ordinary Hazard Contents

7.1.3.1 Exit access corridors shall have one-hour fire resistance rating
7.1.3.2.1 Stairs three stories or fewer shall have one-hour fire rating
7.1.5.1 Min headroom: 7'-6"
7.1.6.3 Cross Slope limited to 1:48
7.2.1.2.3.2 Egress door min clear width: 32"
7.2.1.4 Door swing and force to open shall comply with this section
7.2.1.5 Door locks, latches and alarms shall comply with this section
7.2.2.2.1.1 Max riser height: 7"
Min Tread depth: 11"
Min headroom: 6'-8"
7.2.2.2.1.2 Min stair width: 36" (for occupancy under 50)
7.2.2.3.2.3 Min landing depth: stair width
7.2.2.4.4.1 Handrail height: 36"
7.2.2.4.4.6 Handrail shape: 1 1/2" circular cross section
7.2.2.4.4.9 Handrails shall return to wall or newel post
7.2.2.4.4.10 Handrails shall extend 12" at top of stair and one tread length at bottom
7.2.2.4.5.2 Min guard height: 42"
7.2.2.4.5.3 Open guards shall not allow the passage of a 4" sphere
7.2.2.5.4 Stairway identification shall comply with this section.
7.2.6.3 Stair discharge shall have a 1-hr fire resistance rating.



- 7.2.12.1.1 Sprinkler precludes need for area of refuge in stair.
- 7.3.1.2 Occupancy Load
 - Residential Apartment: 200 gross at 3,399 SF is 17 occupants
 - Storage: 500 gross at 893 SF is 2 occupants

 - Total Occupant Load: 19 occupants**
- 7.3.4 Min Egress width: 36"
- 7.4.1.1 See 30.2.4.4
- 7.8 Egress Illumination shall be in accordance with this section.
- 7.9 Emergency Lighting shall be in accordance with this section.
- 7.10 Marking for means of egress shall comply with this section.
- 30.1.2.3 Dwelling units allowed over parking when either:
 - Parking is sprinkled with NFPA 13 system or
 - Uses are separated with a 1-hour fire resistance rating.
- 30.1.6 No minimum construction requirements
- 30.2.1.1 Means of Egress shall comply with Chapter 7 and Chapter 30
- 30.2.4.4 Single stair permitted from building given
 - Less than 3 stories
 - Less than 3 units/floor
 - No basement
 - No distance from unit door to stair
 - 1-hr rated stair
 - Self-closing doors
 - No corridors
 - ½ hr rating between units
- 30.2.5 Common Path Limit: 50'
- 30.2.5.4.2 Dead-End Limit: 50'
- 30.2.6.2 Max Travel Distance within unit (sprinkled): 125'
- 30.2.6.3.2 Max Travel Distance from unit door to exit (sprinkled): 200'
- 30.3.4 Fire detection and alarm system shall comply with this section.
- 30.3.4.5 Smoke alarms shall be installed:
 - In every sleeping area
 - Outside every sleeping area
 - At least one on each level
- 30.3.5.2 Sprinkler system NFPA 13R permitted for four or fewer stories.
- 30.3.6.1.2 Corridor walls (sprinkled): ½ hour
- 30.3.7.2 Dwelling unit separation (sprinkled): ½ hour
- 42.1.6 No minimum construction requirements
- 42.2.4.1 Single means of egress allowed within common path of travel limit.
- 42.2.5 Dead End Corridor: 100'
 - Common Path of Travel: 100'
- 42.2.6 Maximum Travel Distance: 400'