

## 155 Sheridan Residences

	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 = 1500 sf Residential accessory (200 gsf/oc) = 8 Floor 1 = 7,120 sf Parking (200 gsf/oc) = 36 Floor 2 = 8,812 sf Residential (200 gsf/oc) = 45 Floor 3 = 9,569 sf Residential (200 gsf/oc) = 48 Floor 4 = 7,045 sf Residential (200 gsf/oc) = 36 Floor 4 = Common Roof Deck 550 sf / 15 = 37 <b>Total Building Occupant Load = 210</b>	7.3.1.2	Floor 1 = 1500 sf Residential accessory (200 gsf/oc) = 8 Floor 1 = 7,120 sf Parking (200 gsf/oc) = 36 Floor 2 = 8,812 sf Residential (200 gsf/oc) = 45 Floor 3 = 9,569 sf Residential (200 gsf/oc) = 48 Floor 4 = 7,045 sf Residential (200 gsf/oc) = 36 Floor 4 = Common Roof Deck 550 sf / 15 = 37 <b>Total Building Occupant Load = 210</b>
Use Group(s)	311.3 310.1	Floor 1 and 2 - Parking (S2) Floors 2, 3, 4 - Apartments (R2)	6.1.13.1 6.1.8.1.5	Storage (Vehicles) Apartment Building
Horizontal Separation	509.4 509.2	Parking Below R - maximum 1 story above grade plane S-2 parking garage of type 1 construction, the number of stories shall be measured from the floor above such parking area 3 hr fire separation between 1A and 5B Building below the 3hr is of 1A construction Height measured from Grade Plane for 5B maximum		
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
	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)		
Building Area	T 503	14,000 sf max with 503 sprinkler increase of 100% The proposed largest story is 9,569 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')		
	T 601	0 hr Bearing Walls Interior		
	T 601	0 hr Non-Bearing Walls Interior		
	T 601	0 hr Floor Construction ( 1hr between units )		
	T 601	0 hr Roof Construction		
Separations				
	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
		1014.3	125' Common Path of Travel	30.2.5.3.2	50' Common Path of Travel
		1018.4	50' Dead End	30.2.5.4.2	50' 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	25% when exterior wall sep. dist is 5'>10'		
		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'		
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		
<b>Zone 6</b>			R-49 Ceiling		
Residential			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		
			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		