

IBC Brief Summary

Area Table	
Basement	1009sf
First Floor	1015sf
Second Floor	1009sf
Third Floor	1009sf
TOTAL	4042sf

Unit 1	739SF
Unit2	1,063SF

IBC	A-2
Use	A-2
Sprinkler System	NFPA 13
Occupancy Load	XXX
Construction Type	XX
Number of exits	2-

IBC	S-2
Use	S-2
Sprinkler System	NFPA 13
Occupancy Load	3 total
Construction Type	VB
Number of exits	1-

IBC	R-3
Use	R-3
Apartment (2nd & 3rd floor)	NONE
Restaurant (1st floor & Bsmt)	NFPA 13
Occupancy Load	(3) Unit 1 (5) Unit 2
Construction Type	VB
Number of exits	1

IEBC - Classification of Work Method

405.1 Level 2 Alteration - Comply with Chapter 6 and 7

601.2 Conformance - Building shall not be altered to become less safe.
 602 - Elements and Materials - Comply with Chp 8 of IBC
 603 - Fire Protection - Maintain level of fire protection
 604 - Egress - Maintain level of protection for means of egress

701.3 Compliance - New construction shall comply with requirements of IBC

IBC-420.2 Separation Walls - Walls between dwelling units comply with 709
 IBC 420.3 Horizontal Separation - Floor assemblies separating units comply with 712

IBC 709.3 - Fire partitions shall have a fire-resistance rating of not less than 1-hour

IBC 712.3 - Horizontal assemblies separating dwelling units in same building shall be a min of 1 hour rated construction.

703.2.1 - 1 hour assemblies for vertical openings.
 Exception 12 - In one and two-family dwellings

703.4 - Comply with IBC
 IBC Table 803.9

R-3 = Exit enclosure Class C materials
 Corridors Class C materials
 Rooms Class C materials

703.5 - Guards - installed where required by IBC

704.4.3 Smoke Alarms - Individual sleeping units and dwelling units in any work area in R-3 shall be provided with smoke alarms in accordance with IFC

705.2 Egress -
 Exception #2 - Egress conforming to requirements under code in which building was constructed shall be considered compliant if in the opinion of code official they do not constitute a distinct hazard to life.

705.3.1 - Minimum Exits - Based on accordance with IBC
 IBC 1015.1 Exits
 R-3 Occupant Load is not over 10 (table 1015.1) so one exit is sufficient

705.9 - Handrails - Provided with handrails for full length of the run of steps on at least one side.

705.10 - Guards - If existing guards are judged to be in danger of collapsing shall be provided with guards.

NFPA

3.3.32.5 Existing Building

6.1.2.1 First floor is not Assembly as it has less than 50 occupants
 6.1.8.1.1 Residential Occupancy - 1 and 2 Family Dwelling Unit (second & third floor)
 6.1.11.1 Business occupancy (first floor)
 6.1.13.1 Storage Occupancy (basement)
 6.1.14.4 Separated Occupancies
 6.1.14.4.1 2Hr separation between Business and 1 and 2 Family Dwelling
 2Hr separation between Business and Storage

7.1.3.2.1 Stairs connecting 2 stories shall have a 1-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"

7.2.2.3.2.3 Min landing depth: stair width
 7.2.2.2.1.2 Min stair width: 36" (for occupancy under 50)
 7.2.2.4.1 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.

Occupancy Load
 Residential 200 gross
 TOTAL OCCUPANT LOAD 10 occupants, 5 per side
 Business (Seating) 7 to 15 net
 SEATING CAPACITY 50 Max
 Storage 300gross
 TOTAL OCCUPANT LOAD 3 occupants

7.3.4 Min Egress width: 36"
 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.
 24.2.1 Chapter 7 shall not apply to means to escape.
 24.2.2.1.1 In dwelling units of two rooms or more, every sleeping room and every living area shall not have less than one primary means of escape and one secondary means of escape
 24.2.2.3.3 Outside window as Secondary means The width shall be not less than 20 and the height shall be not less than 24 in. The bottom of the opening shall be not more than 44 in. above the floor.
 24.3.4.1 Smoke alarms installed in all sleeping rooms, outside each sleeping room and on each level.
 24.3.4.3 Smoke alarms powered by batteries are permitted.
 39.2.1.4 Floor levels below the street floor used for storage shall have means of egress in accordance with Chapter 42
 39.3.2.3 Cooking equipment shall be protected in accordance with 9.2.3
 39.3.4.1 Fire Alarm system required for buildings three or more stories high
 39.3.5 Fire extinguishers shall be required in every business occupancy
 42.2.4.1 Ordinary hazard storage occupancies may have a single means of egress
 42.3.4.1.3 Storage occupancies sprinklered not required to have fire alarm system
 43.1.2.1 Chapter 24 shall apply
 Chapter 39 shall apply
 Chapter 42 shall apply
 43.2.2.1.3 Modification
 43.5.1.3 Newly constructed elements shall comply with the requirements of other sections of this code applicable to new construction.

MAINE HUMAN RIGHTS ACT
 BUILDING IS EXISTING AND ACCESSIBILITY REGULATIONS OF MHRA DO NOT APPLY
 COST OF RENOVATION IS LESS THAN 75% OF BUILDING REPLACEMENT COST

