Jnit 1 Jnit2	739SF 1,063SF
Use Sprinkler System Occupancy Load Construction Type Number of exits	NFPA 13 XXX XX
Use Sprinkler System Occupancy Load Construction Type	——————————————————————————————————————
Number of exits	——— <del>1</del> — IBC

Apartments (2nd & 3rd floor) NONE

Occupancy Load

Construction Type

Number of exits

Restaurant (1st floor & Bsmt) NFPA 13

(3) Unit 1

(5) Unit 2

VΒ

IEBC - Classification of Work Method

than 1-hour

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 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

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 accordable 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

705.3.1 - Minimum Exists - Based on accordance with IBC IBC 1015.1 Exits

constitute a distinct hazard to life.

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.

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 6.1.11.1 Business occupancy (first floor) 6.1.13.1 Storage Occupancy (basement) Separated Occupancies 6.1.14.4 6.1.14.4.1 2Hr separation between Business and 1 and 2 Family Dwelling 2Hr separation between Business and Storage Stairs connecting 2 stories shall have a 1-hour fire rating 7.1.3.2.1 Min headroom: 7'-6" 7.1.5.1 7.1.6.3 Cross Slope limited to 1:48 7.2.1.2.3.2 Egress door min clear width: 32" Door swing and force to open shall comply with this section 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) 7.2.2.4.4.1 Handrail height: 36" 7.2.2.4.4.6 Handrail shape: 1 ½" 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 Stairway identification shall comply with this section. 7.3.1.2 Occupancy Load 200 gross Residential

SEATING CAPACITY 50 Max

TOTAL OCCUPANT LOAD 3 occupants

300gross

Business (Seating) 7 to 15 net

Storage

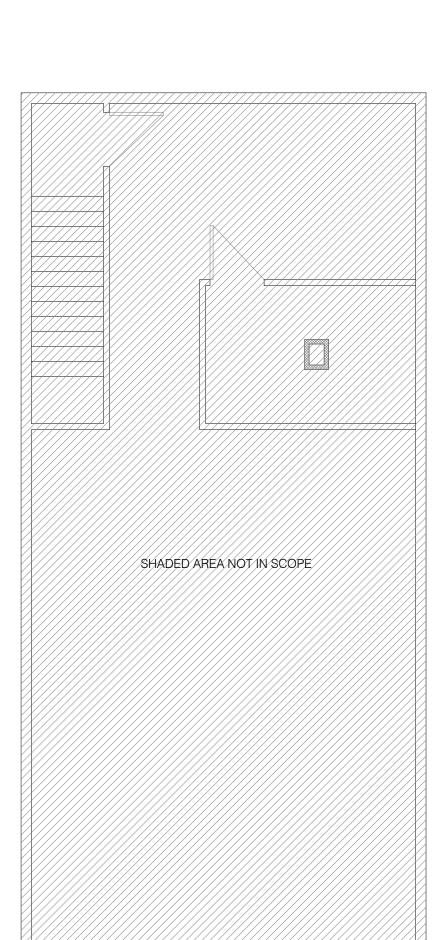
7.8 Egress Illumination shall be in accordance with this section. 7.9 Emergency Lighting shall be in accordance with this section. 7.10 Residential Occupancy - 1 and 2 Family Dwelling Unit (second & third floor) Marking for means of egress shall comply with this section. 24.2.1 Chapter 7 shall not apply 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 24.3.4.3 Smoke alarms powered by batteries are permitted. 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 Fire Alarm system required for buildings three or more stories high Fire extinguishers shall be required in every business occupancy 39.3.5 42.2.4.1 Ordinary hazard storage occupancies may have a single means of egress 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 Newly constructed elements shall comply with the requirements of other sections of this code applicable to new construction. TOTAL OCCUPANT LOAD 10 occupants, 5 per side

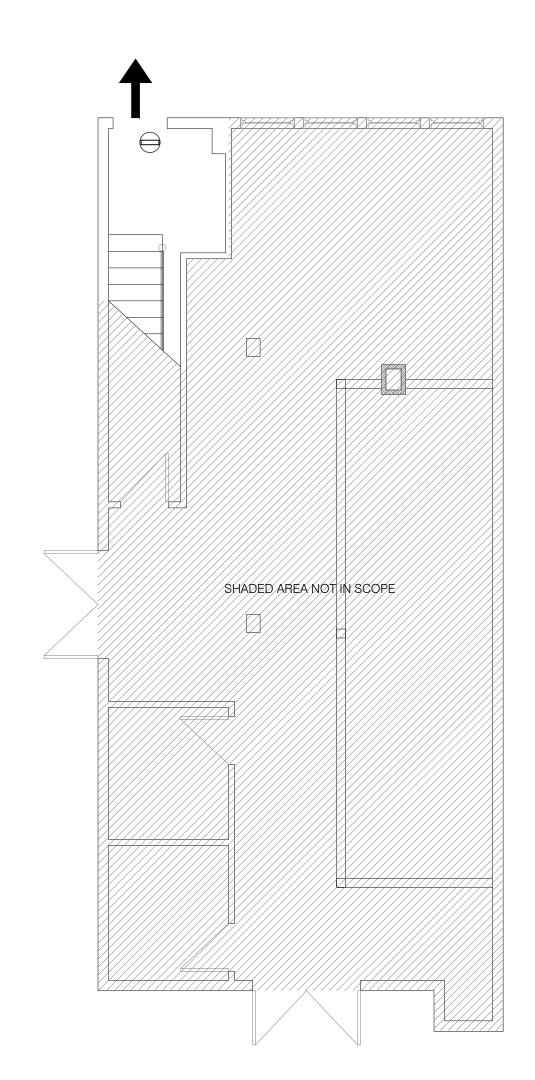
7.3.4

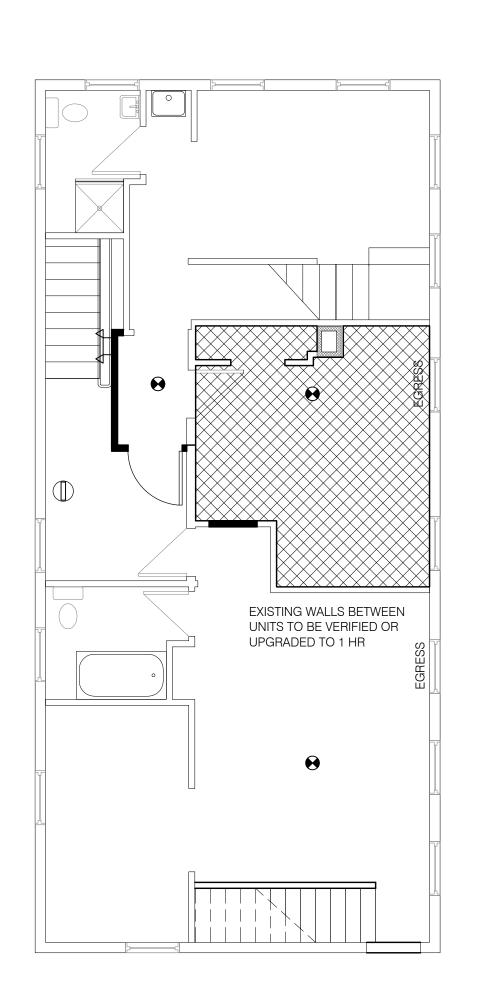
Min Egress width: 36"

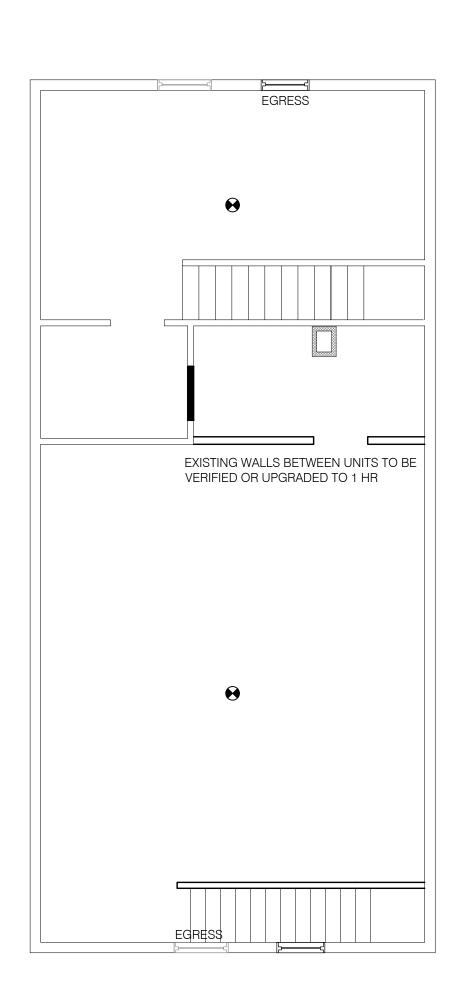
MAINE HUMAN RIGHTS ACT

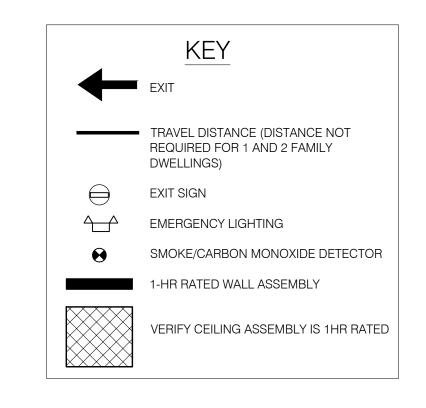
BUILDING IS EXISTING AND ACCESSIBILITY REGULATIONS OF MHRA DO NOT APPLY COST OF RENOVATION IS LESS THAN 75% OF BUILDING REPLACEMENT COST













REMODEL

<u>- αω4 σ</u>

