

IEBC - Classification of Work Method

405.1 Level 2 Alteration - Comply with Chapter 6 and 7
 406.2 Change of Occupancy - Comply with Chapter 9

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
 605.1 Accessible means of egress are not required to be provided in existing buildings.
 605.1.13 Max height of doorway threshold: 3/4 inch.

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 5 - In group B building not exceeding 3,000sf per floor.
 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

704.2.2.1 In works areas containing mixed uses, one more more which requires automatic sprinkler protection in accordance with Section 704.2.2, such protection shall not be required throughout the work area provided that uses are separated by a minimum 1-hour rating.

704.4.1 Existing alarm notification appliances shall be automatically activated throughout the building.
 Exception: occupancies with an existing, previously approved fire alarm system.

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 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.

706.3 Where dwellings are being added, Chapter 9 of IBC for visible alarms apply only to the quantity of spaces being added.

803.1 Existing shafts and vertical openings - Shall be enclosed in accordance with Section 703.2.1.

803.3 Interior finish in exits shall comply with Section 703.4

804.1 Automatic sprinkler system shall be provided when required by Section 704.2.

804.2 Fire alarm and detection system complying with Section 704.4.1 and 704.4.3 in accordance with IBC.

804.2.1 Where required by IBC, a manual fire alarm system shall be provided throughout the work area.
 Exception 2 - Visual alarm notification is not required, except where an existing alarm system is upgraded or replaced.

804.2.2 Where required by IBC, automatic fire detection shall be provided throughout the work area.

805.2 Means of egress lighting from the highest work area to the floor of exit discharge shall be provided in accordance with IBC.

805.3 Means of egress from the highest work area shall be provided with exit signs in accordance with IBC.

912.1.1.2 Where a portion of an existing building that is changed to a new occupancy classification and that portion is separated from the remainder of the building with fire barriers having a fire-resistance rating as required by IBC, that portion shall comply with Chapter 8 for the new occupancy classification.

912.2.1 Where a change in occupancy classification occurs that requires an automatic sprinkler system to be provided in accordance with Chapter 9 of the IBC, such system shall be provided throughout the area where the change of occupancy occurs.

912.2.2 Where a change in occupancy classification occurs that requires a fire alarm and detection system to be provided in accordance with Chapter 9 of the IBC, such system shall be provided throughout the area where the change of occupancy occurs.

912.4 Means of Egress Hazard Categories:

Relative Hazard	Occupancy Classification
4	R-3
4	B

912.4.2 Change of occupancy made to equal hazard category, existing means of egress shall comply with Section 805 for the new occupancy.

912.4.3 Egress Capacity - Meet or exceed occupant load specified in IBC.

912.4.4 Handrails - Existing stairs shall comply with Section 705.9.

912.4.2 Guards - Existing guards shall comply with Section 705.10.

912.5 Heights and Areas Hazard Categories:

Relative Hazard	Occupancy Classification
4	R-3
4	B

912.5.2 Change of occupancy classification made to equal hazard category, the height and areas of the existing building shall be deemed acceptable.

912.6 Exposure of Exterior Walls Hazard Categories:

Relative Hazard Occupancy Classification

3 R

3 B

912.6.2 Change of occupancy classification made to equal hazard category, existing exterior walls, including openings, shall be accepted.

912.7.2 A stairway enclosure shall not be required for openings serving one adjacent floor and that are not connected with corridors or stairways serving other floors.

912.8.1 Where a portion of the building is changed to a new occupancy classification, any alterations shall comply with Section 605 and 706.

IBC

903.2.2 Automatic sprinkler system not required for Business occupancy.
 907.2.2 Manual fire alarm not required for Business occupancy.

1004.1.1 Business Areas 577.1 SF 100 gross 6 occupants
 Residential Areas 749.4 SF 200 gross 4 occupants
 Assembly (unconcentrated) 49 max seating capacity

1006 Means of egress illumination shall comply with this section.
 1011 Exit signs shall comply with this section.

NFPA 101

3.3.32.5 Existing Building

6.1.2.1 First floor is not Assembly as it has less than 50 occupants
 -Restaurants with an occupancy load less than 50 people shall be Mercantile occupancies

classified as Residential Occupancy - 1 and 2 Family Dwelling Unit (second & third floor)

6.1.8.1.1 Business occupancy (first floor)

6.1.11.1 Storage Occupancy (basement)

6.1.13.1 Separated Occupancies

6.1.14.4 2Hr separation between Business and 1 and 2 Family Dwelling

6.1.14.4.1 2Hr separation between Mercantile and 1 and 2 Family Dwelling

6.2.2.3 Ordinary Hazard Contents

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)

7.2.2.4.4.1 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.

7.3.1.2 Occupancy Load

Mercantile 1015 SF 30 gross 49 max seating capacity

Storage 1009 SF 300 gross 4 occupants

Business Areas 577.1 SF 100 gross 6 occupants

Residential Areas 749.4 SF 200 gross 4 occupants

Min Egress width: 36"

7.3.4.1 In existing buildings egress width: 28"

7.3.4.1.2 Egress illumination shall be in accordance with this section.

7.8 Emergency Lighting shall be in accordance with this section.

7.9 Marking for means of egress shall comply with this section.

7.10

8.6.8.1 A vertical opening connecting only two adjacent stories and piecing only one floor shall be permitted to be open to one of the two stories.

10.2 Interior finishes 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.

38.3.4.1 A fire alarm system is required if building is 3 or more floors in height.

38.3.4.2 Initiation of the required fire alarm system shall be manual or by means of an approved automatic detection system providing protection throughout the entire building.

38.3.5 Portable fire extinguishers shall be provided.

39.2.1.4 Floor levels below the street floor used for storage shall have means of egress in accordance with Chapter 42

39.2.4.2 Exit access, shall be permitted to include a single access path for the distances permitted as common paths of travel by 39.2.5.3

39.2.5.3.2 Common path of travel shall not be limited with an occupant load less

than 30.
 39.2.6.2 Travel distance shall not exceed 200 ft from any point in the building.

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 with ordinary contents not exceeding 100,000sf are not required to have fire alarm system

43.1.2.1 Chapter 24 shall apply

Chapter 39 shall apply

Chapter 42 shall apply

43.1.3.1 Work of more than one rehabilitation work category shall be permitted to be part of a single work project.

43.2.2.1.3 Modification

43.2.2.1.6 Change of Occupancy

43.4.2 Capacity means of egress: Determined by Section 7.3

43.4.3 New interior finish materials shall meet requirements for new construction.

43.5.1.3 Newly constructed elements shall comply with the requirements of other sections of this code applicable to new construction.

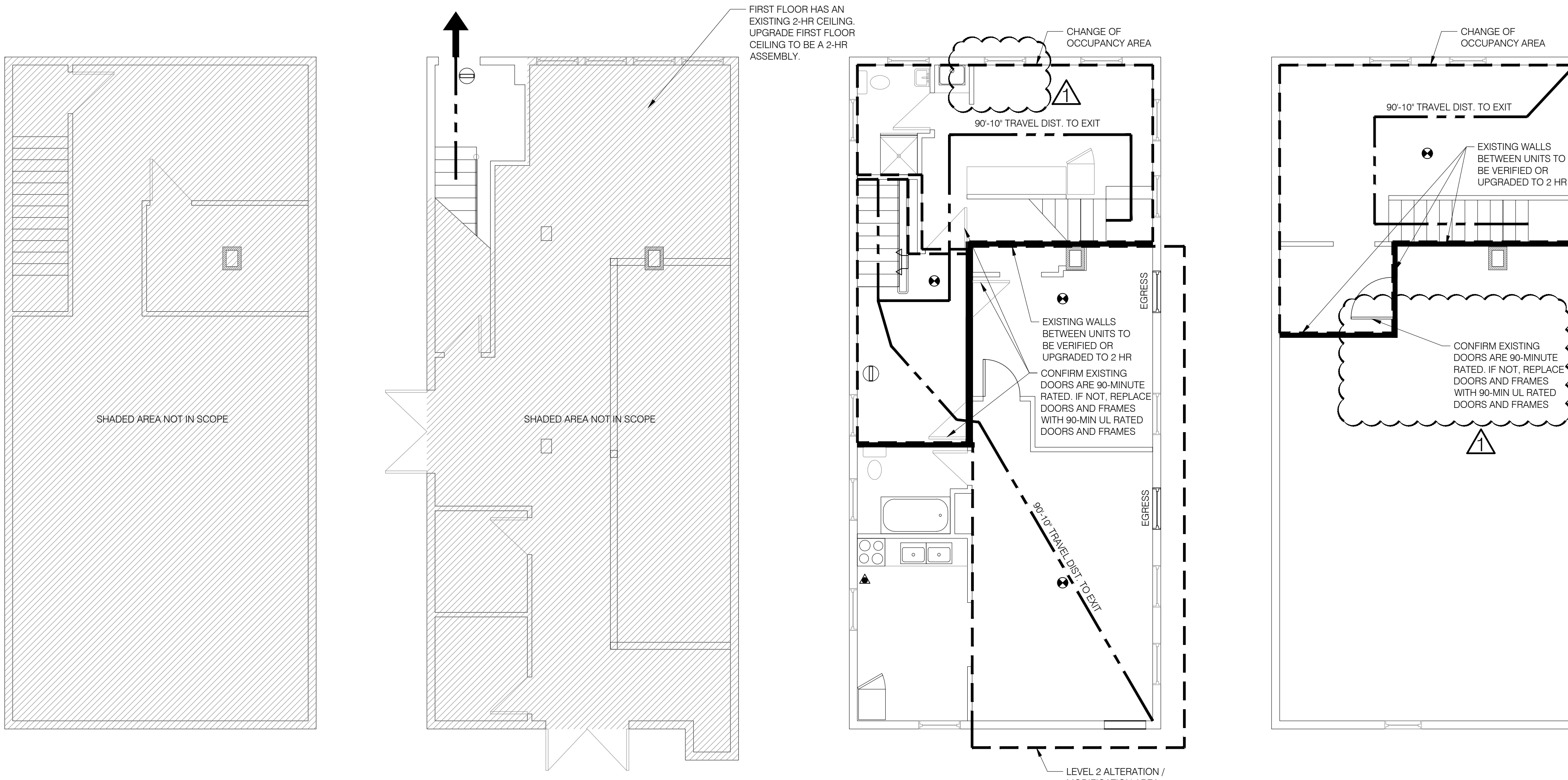
43.6.5 In dwelling units, area shall be provided with smoke alarms.

43.7.2.1 Where a change of occupancy classification occurs within the same classification hazard category, the building shall meet the following:

(1) Requirements of Chapter 39.

(2) Automatic sprinkler and detection, alarm, and communication system requirements of Chapter 38.

43.7.3 Residential and Business Occupancy Classification: Hazard category 3.



IBC Brief Summary

Building Area Information	
Basement	1009sf
First Floor	1015sf
Second Floor	1009sf
Third Floor	1009sf
TOTAL	4042sf

Restaurant (1st floor & Bsmt)	Remains unchanged
Office (2nd & 3rd floor)	577.1SF
Unit 1 (2nd & 3rd floor)	749.4SF

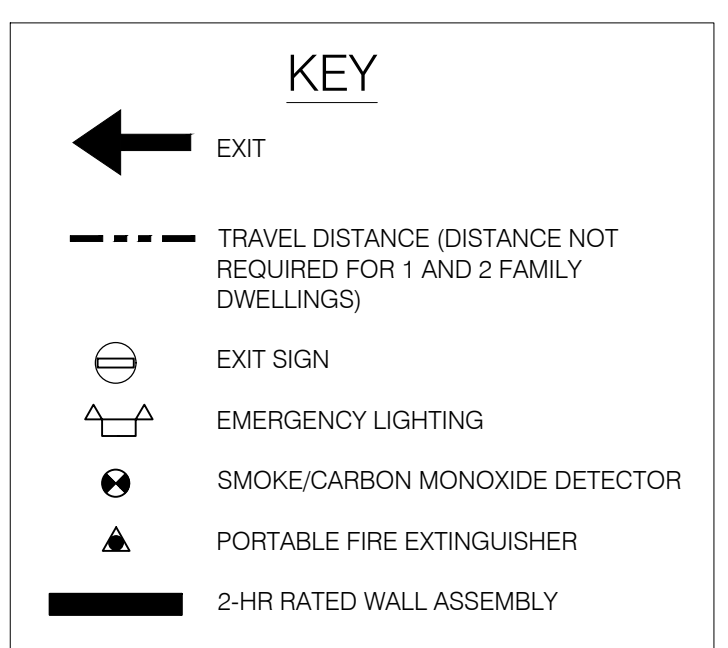
IBC Code Overview

	Existing	Proposed
Use	S, A-2, B?, R-3	S, A-2, R-3, B
Sprinkled	No	No
Occupancy Load	No	(6) Office (4) Unit 1
Construction Type	VB	VB
Number of exits per occupancy	1	1

NFPA Code Overview

	Existing	Proposed
Use	Storage, Mercantile, Business, Single-Family	Storage, Mercantile, Single Family, Business
Sprinkled	No	No
Occupancy Load	No	(4) Storage (49) Mercantile (6) Office (4) Unit 1 VB
Construction Type	VB	VB
Number of exits per occupancy	1	1

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



Build Architecture
 PO Box 8235
 Portland, ME
 04104
 207.408.0168
 evan@buildarchitecture.com



PROJECT NO.
 16024
 PROJECT NAME
 38 WASHINGTON APT REMODEL
 PORTLAND, ME

REVISIONS	DATE	DESCRIPTION
1	7/14/2017	
2		
3		
4		
5		

PERMIT DOCUMENTS

DRAWN BY
 EMW

ISSUE DATE
 05/01/2017
 SHEET SCALE
 3/16" = 1'-0"

