

ITEM #	ITEM	2009 IBC	2009 NFPA 101	2009 NFPA 101 - Life Safety Code	PROPOSED COMPLIANCE
1.0	USE AND OCCUPANCY Primary: Residential (R-2) Floors 2-5 Secondary: Assembly (A-2), Floor 1 Secondary: Storage (S-2), Subgrade Other Accessory Uses	Chapter 3	30	New Apartment Buildings New Assembly Storage Occupancies (New)	
2.0	CONSTRUCTION TYPE & GENERAL BUILDING HEIGHT AND AREA LIMITATIONS Construction Type: Table 503 and 504.3 Area Limitation: Table 503 and 504.3 Story Limitation: Table 503 and 504.3 Height Limitation: Table 503 and 504.2	Type III-B R-2: 14,000 sq ft per story with a sprinkler increase up to 30,000 sq ft R-2: 14,000 sq ft per story with a sprinkler increase up to 5 stories R-2: 14,000 sq ft per story with a sprinkler increase up to 75 feet	Table A.8.2.1.2 Type III NFA 5000 Table not adopted by Maine State Fire Marshal Office NFA 5000 Table not adopted by Maine State Fire Marshal Office NFA 5000 Table not adopted by Maine State Fire Marshal Office	Proposed Building is 5 Stories Proposed Building is 58'-7" to top of upper parapet	Gross Floor Area at largest floor is 5,759 sq ft
3.0	BUILDING SEPARATION & EXPOSURE PROTECTION Exterior Walls: Load Bearing & Non-load bearing Exterior Openings Vertical Separation of Openings Separation of Occupancies Dwelling Unit Separation Accessory Use Separation	Table 705.8 Table 705.8 Table 705.8.5 Table 508.4 Table 508.2.4	NFA 220, Table A.11.1 NFA 220 Table not adopted by Maine State Fire Marshal Office Table 4.1.1.4.2 (1) NFA 5000 Table not adopted by Maine State Fire Marshal Office	All Exterior walls within 30'-0" of neighboring structure are either the rating or higher due to type III-B construction type 1 hour separation required between Assembly 5 300 occupants and Apartment Buildings in a sprinklered building. 1 hour separation required between Assembly 2 300 occupants and Storage Ordinary Hazard	All Exterior walls within 30'-0" of neighboring structure are either the rating or higher due to type III-B construction type Dwelling Unit Separation Provided
4.0	FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS Primary Structural Frames Exterior Bearing Wall Interior Bearing Wall Non-bearing Exterior Walls Non-bearing Interior Walls Floor Construction and Secondary Members Roof Construction and Secondary Members Protection of Exterior Structural Members	Table 601 Table 601 Table 601 Table 601 Table 601 Table 601 Table 704.10	Table A.8.2.1.2 NFA 5000 Table not adopted by Maine State Fire Marshal Office	2 hour Rated Load Bearing Exterior Wall provided via brick finish material or other wall assemblies per IBC Table 705.1(2) the majority of exterior walls of this project are non-load bearing. However, these walls also contain a steel structural frame on each load bearing wall with a 2 hr rated construction in accordance with IBC Section 704.10	
5.0	FIRE AND SMOKE PROTECTION FEATURES Automatic Sprinkler Systems Combustion Construction Exit Enclosure Interior Wall and Ceiling Finish Requirements (Class) Occupant Load	903 / 903.3 1018.1 1022.1 Table 803.9 Table 1004.1.1	7.1.3.2 7.3.1.2	Provided 1 hour wall provided Provided See Occupancy Chart	
6.0	MEANS OF EGRESS Egress Width per Occupant Minimum Door Widths Corridor/Star Width Common Path of Travel Travel Distance Dead End Corridor Minimum Number of Exits per Occupancy Type Exit Separation Exit Discharge	1005.1 1008.1.1 1018.2 1014.3 / 1028.8 Table 1016.1 / 1028.7 1018.4 Table 1021.1 Table 1015.1 1015.2 1027.1	7.3.1.1 7.2.1.2.3 7.2.3.8 Table A.7.6 Table A.7.6 Table A.7.6 7.5.1.3.2	Occupancy count does not exceed amount where widths above minimums is required. Min 32" for all egress doors and Min 34" for all stairs have been provided. Provided at all doors for egress passage Minimum widths have been provided. No stairs hold an occupancy greater than 49. Common Path Travel Distances between the most strict between IBC and NFPA has been provided. For the automated parking structure, we interpret the space as Storage of Ordinary Hazard. Travel Distances between the most strict between IBC and NFPA has been provided. For the automated parking structure, we interpret the space as Storage of Ordinary Hazard. Dead End Corridors between the most strict between IBC and NFPA has been provided.	

7.0	SPECIAL OCCUPANCY REQUIREMENTS	N/A	NFA 70.452.21	1 hour	No new interior transformers
	Electrical Closets w/ transformers > 112.5 kVA	N/A	NFA 70.452.21	0 Hour	No new transformers
	Electrical Closets w/ transformers < 112.5 kVA	N/A	NFA 70.452	2 Hour, or 1 hour with Automatic Extinguishing System	No no switches to be installed
	Mechanical Rooms	N/A	12.3.2.1	N/A	None in Project Scope
	Storage Rooms with Hazardous Materials	N/A	9.4 / ASME A17.1	1 Hour of Automatic Extinguishing System and smoke protection	
	Elevator Shafts	N/A	9.4.5		
	Elevator Machine Rooms	N/A			
8.0	STAIRWAYS	1009	7.2.2.1.2	48" Min (36" min for <30 Occupant)	See Stair Details and Sections for more info
	Stair Handrails	1009.12	7.2.2.4.1.1	Handrails required on both sides	See Stair Details and Sections for more info
	Handrail Height	1012.2	7.2.2.4.4.1	34" min and 34" max above stair tread nosing	See Stair Details and Sections for more info
	Handrail Graspability	1012.1.1		Must comply with Type 1	See Stair Details and Sections for more info
	Handrail Extensions	1012.6	7.2.2.4.4.10	Must extend 12" beyond top rise and depth of 1 tread beyond bottom rise and return to wall	See Stair Details and Sections for more info
	Guard Rails	1013.1		Required on landings > 30" high	See Stair Details and Sections for more info
9.0	INTERIOR ENVIRONMENT REQUIREMENTS	1203.1		Required to follow International Mechanical Code (not adopted by the State of Maine). Refer to ASHRAE 62.1 2007	Project to comply with ASHRAE 62.1 2007
	Ventilation	1207.2/1207.3		Minimum SIC separating dwelling units: 50 Minimum IC separating dwelling units: 50	At least minimum provided throughout. See wall types
	Sound Transmission	1209.2		Not less than 7'-6" in occupiable spaces, 7'-0" in bathrooms, kitchens, storage rooms	At least minimum provided throughout. See reflected ceiling plans
	Minimum Ceiling Heights	1209.2		Smoke alarms are to be installed on ceiling or wall outside of each separate sleeping area (and) in each room used for sleeping purposes in accordance with NFPA 72. These are to be interconnected per 907.2.1.3 and provided with battery backup per 907.2.1.4	
	Smoke Alarms, Multiple Station	907.2.1.1.2			
10.0	EMERGENCY SIGNAGE	1011.1		Exit Signs not required in rooms with only one required means of egress	Exit Signs provided where two means of egress are required

ACCESSIBILITY ANALYSIS (IBC - 2009, MAINE HUMAN RIGHTS ACT, ANSI 117.1 - 2009, FEDERAL FAIR HOUSING ACT)

Fully Accessible Building: Maine Accessibility guidelines per the Maine Human Rights Act, which is based on 2010 ADA Standards of Accessible Design published by the Department of Justice.

Elevators: Provided to allow accessible route to all dwelling units

Dwelling Units: (1) One Fully Accessible Type A Units is required per 2010 ADA Standards. This is identified as Unit 2E. When a building contains 4 or more dwelling units, all units are subject to Fair Housing Act Standards also regarded as ANSI A117.1 Type "B" minimally-accessible units. The intention that these units are "adaptable" in the future in the event the occupant becomes permanently or temporarily disabled. This is required per section 233.1 of the 2010 ADA Standards for residential facilities. Examples of "Type B" unit requirements:
 Min clear width of 32" for entry doors
 Min clear width of 31 3/4" for interior doors of passage
 Lever hardware on doors
 Light switches, electrical outlets, thermostats and other environmental controls at accessible mounting heights
 Min floor and maneuverability clearances in bathrooms/kitchens
 Blocking provided in bathrooms/showers for potential future grab bars

EGRESS LEGEND

- See Notes
- Exit Access Travel Distance (1016, Table A.7.6) Allowed Max = See Table Above
- Common Path of Travel (1014.3, Table A.7.6) Allowed Max = See Table Above
- Dead End Unit (1018.4, Table A.7.6) Allowed Max = See Table Above
- Separation Distance where Required (1015.2, 7.5.1.3.2) Allowed = Not less than 1/2 Overall diagonal of space

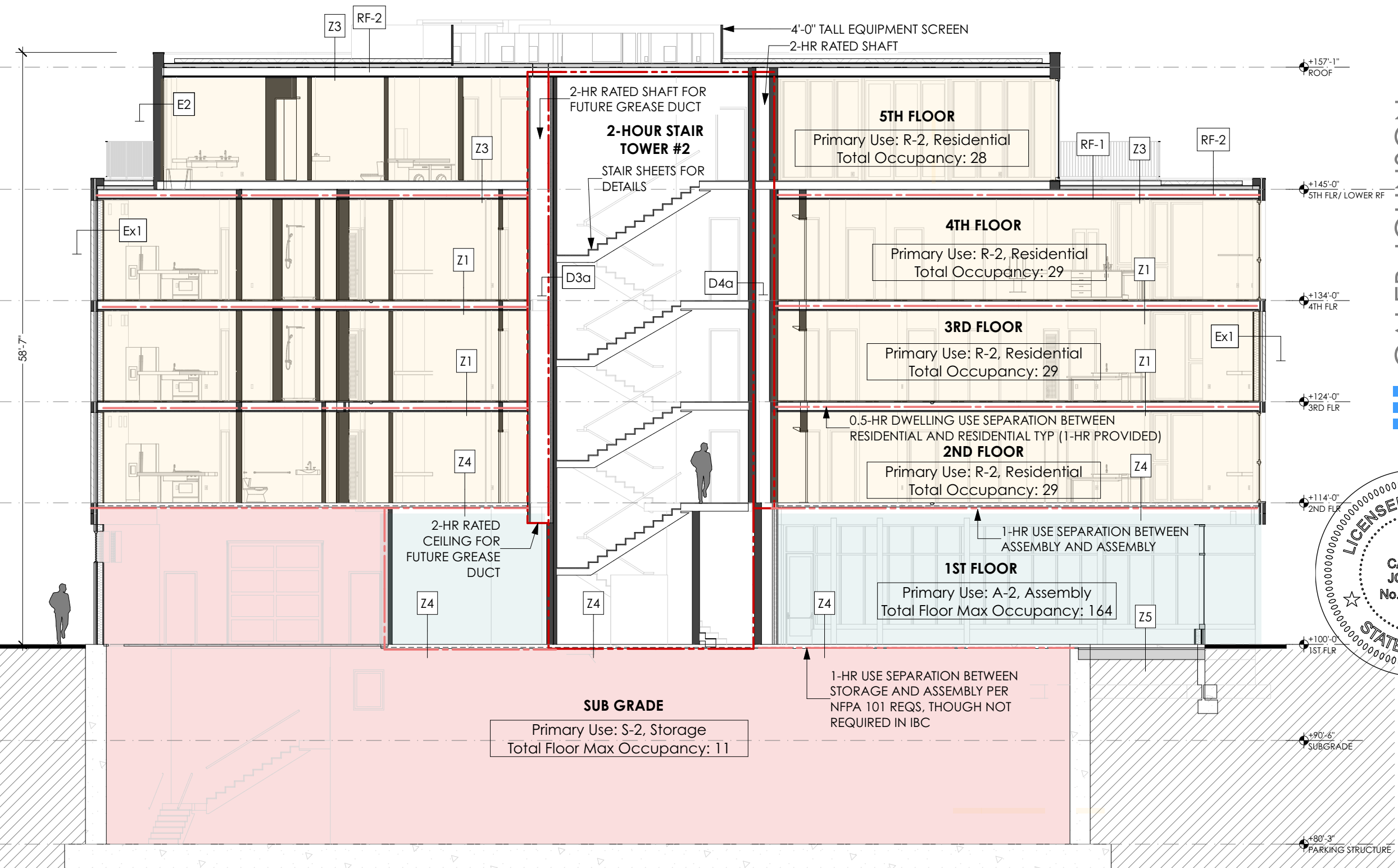
LIFE SAFETY LEGEND

- 1 Hour
- 2-Hour
- Exit Sign
- Emergency Lighting
- Fire Extinguisher
- Fire Strobe A/V Device
- Manual Pull Station

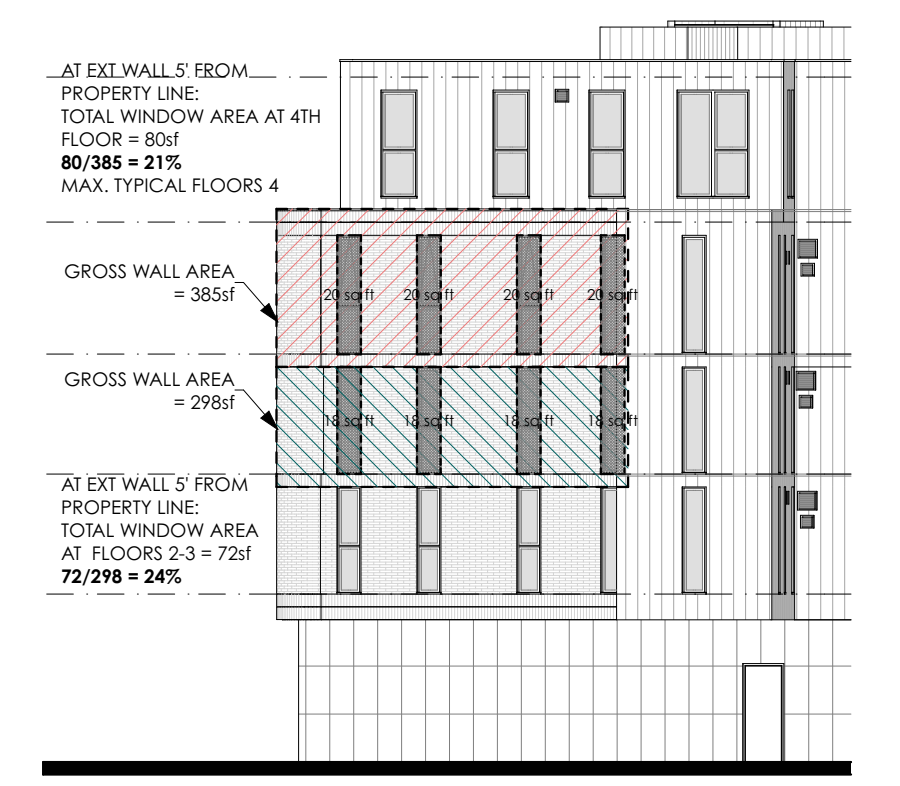
OCCUPANCY TYPES

Story	Key	Area Description	Use Type	Area [sf]	Factor	Occ.
SUBGRADE		STORAGE / MECH	Accessory Mech/ Storage (1)	1,282	300 gross (1)	5
SUBGRADE		CAR STORAGE	Warehouse (1)	2,565	500 gross (1)	6
1ST FLR		CAR WAITING AREA	Assembly, Loose	51	15 net	4
1ST FLR		COMMERCIAL (TBD)	Assembly, Loose	1,962	15 net	133
1ST FLR		LOBBY	Assembly, Loose	295	15 net	20
1ST FLR		PARKING GARAGE	Parking Garage (1)	1,053	200 gross (1)	6
2ND FLR		2ND FLOOR RESIDENTIAL	Residential	5,759	200 gross	29
3RD FLR		3RD FLOOR RESIDENTIAL	Residential	5,759	200 gross	29
4TH FLR		4TH FLOOR RESIDENTIAL	Residential	5,759	200 gross	29
5TH FLR / LOWER		5TH FLOOR RESIDENTIAL	Residential	3,919	200 gross	20

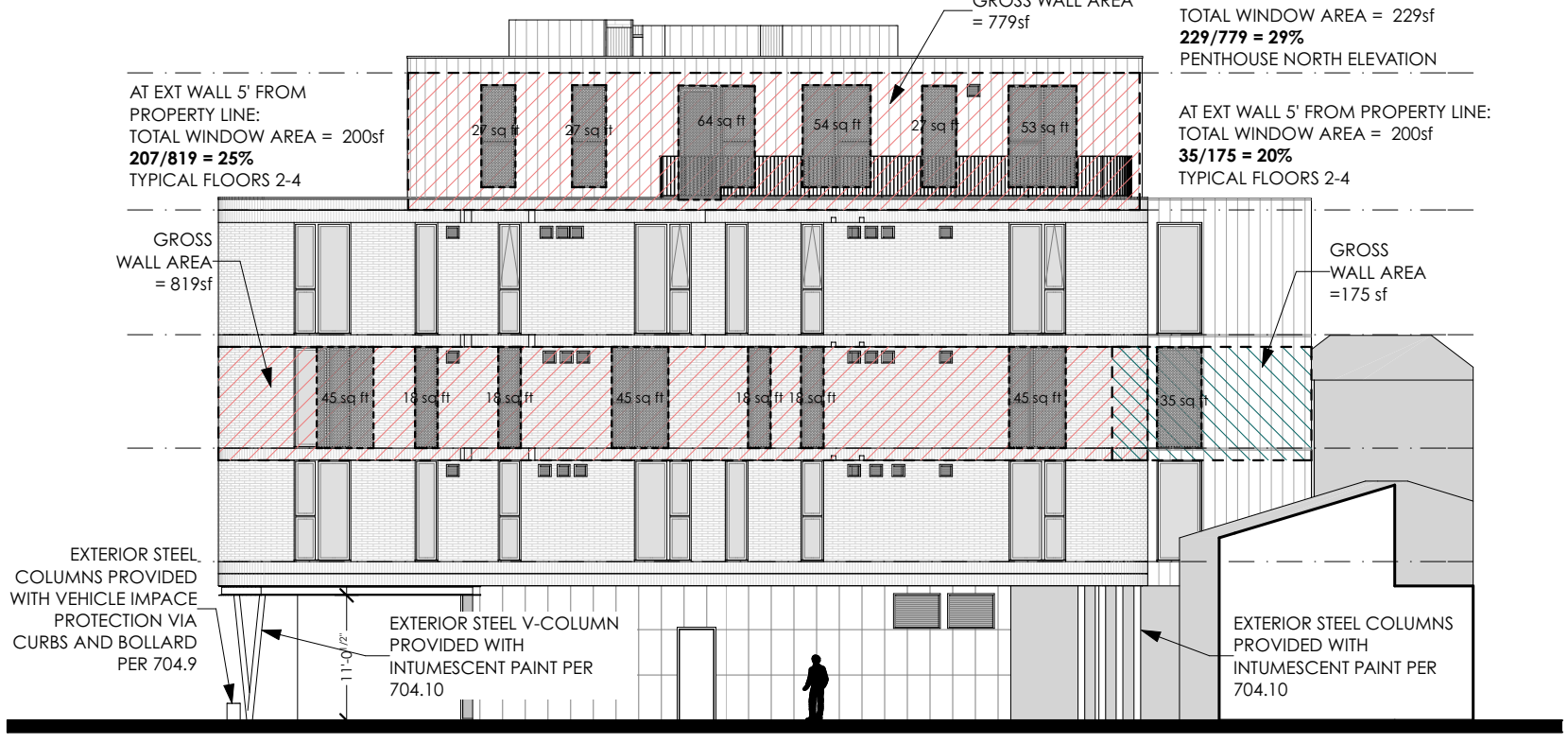
Total Calculated Building Max Occupancy = 281
 Per More restrictive/specific definition per IBC Table 1004.1.1
 Per More restrictive/specific definition per NFPA Table 7.3.1.2



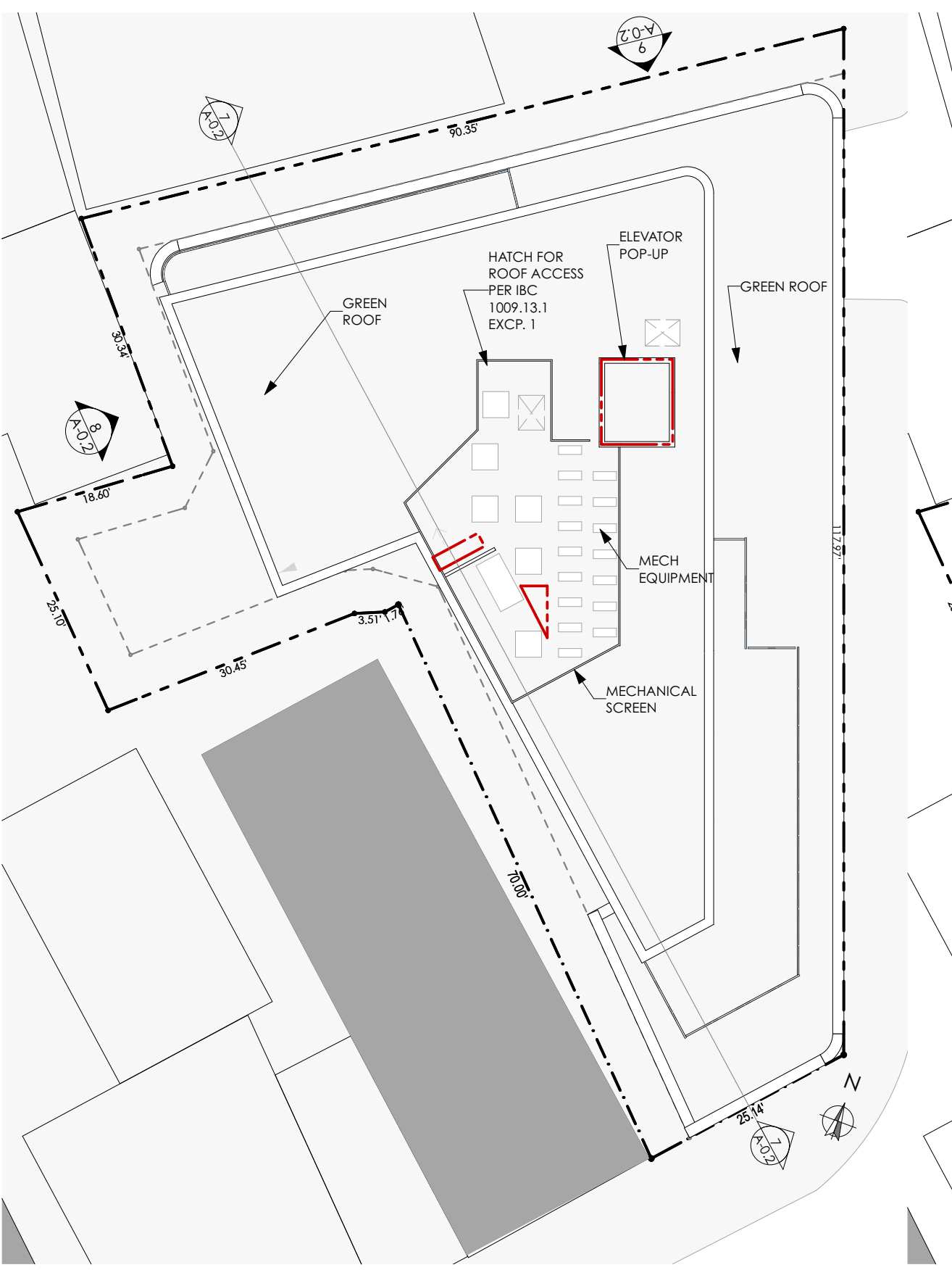
7 BUILDING SECTION LIFE SAFETY
SCALE: 3/32" = 1'-0"



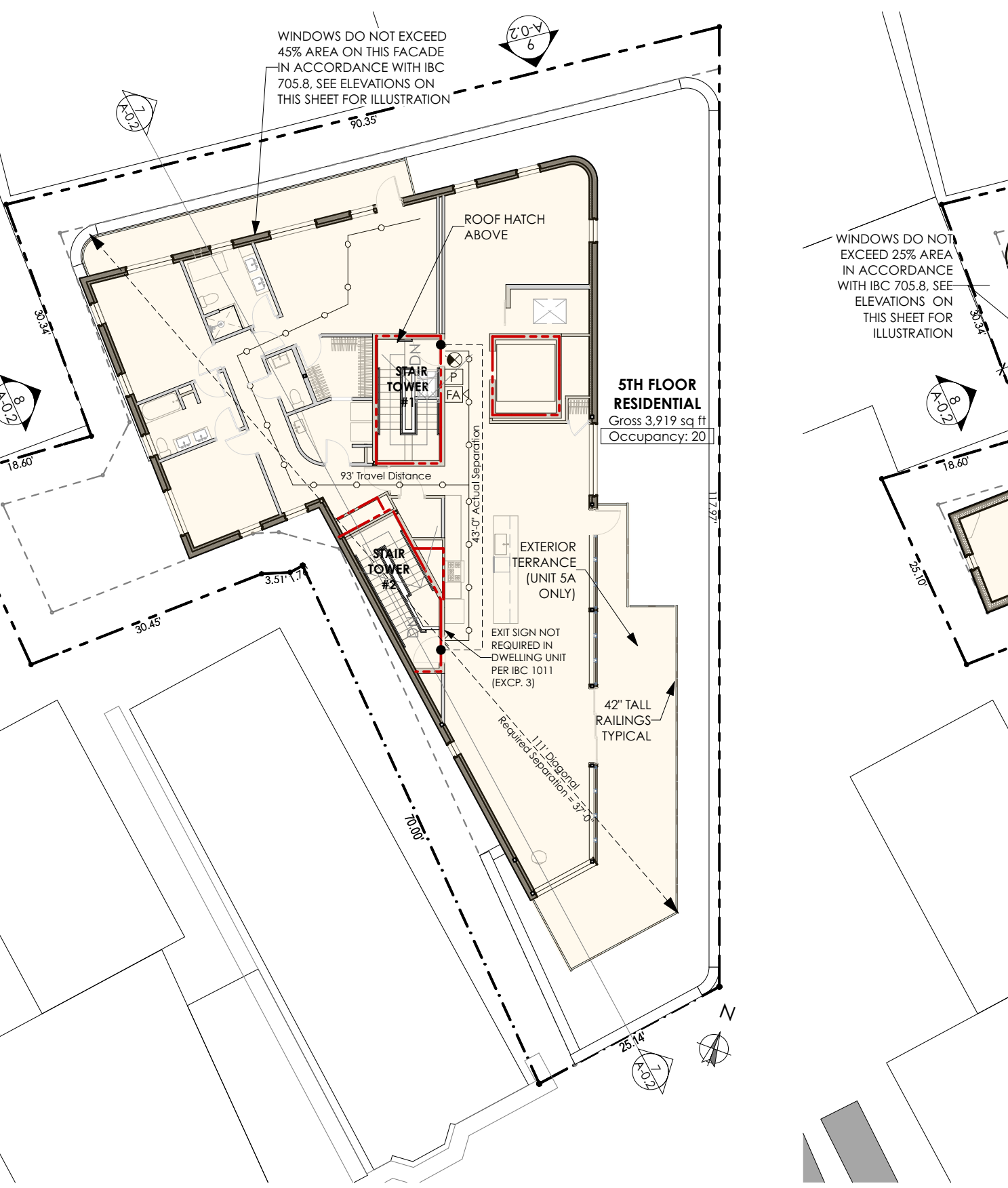
8 WEST ELEVATION - LIFE SAFETY
SCALE: 1/16" = 1'-0"



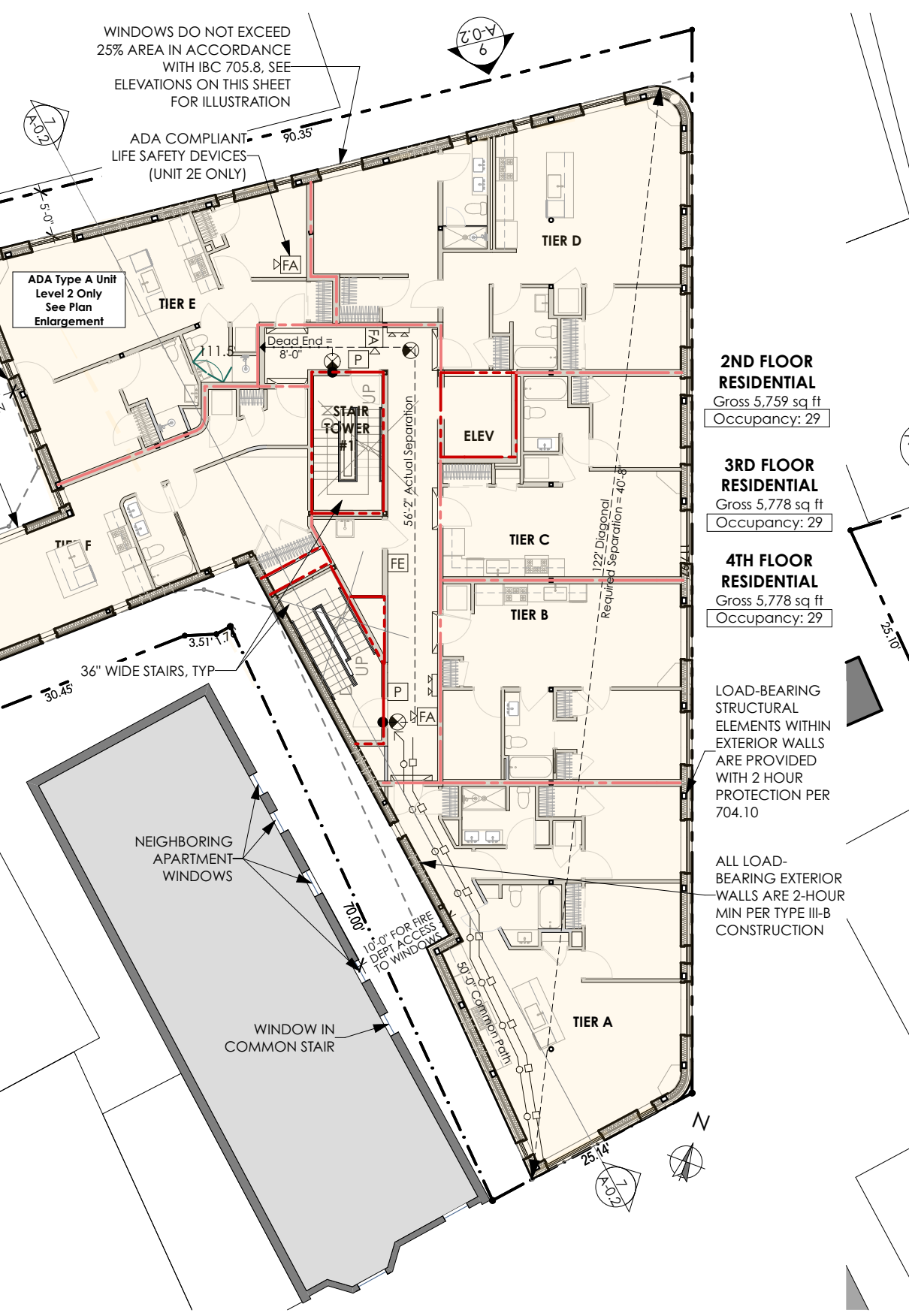
9 NORTH ELEVATION - LIFE SAFETY
SCALE: 1/16" = 1'-0"



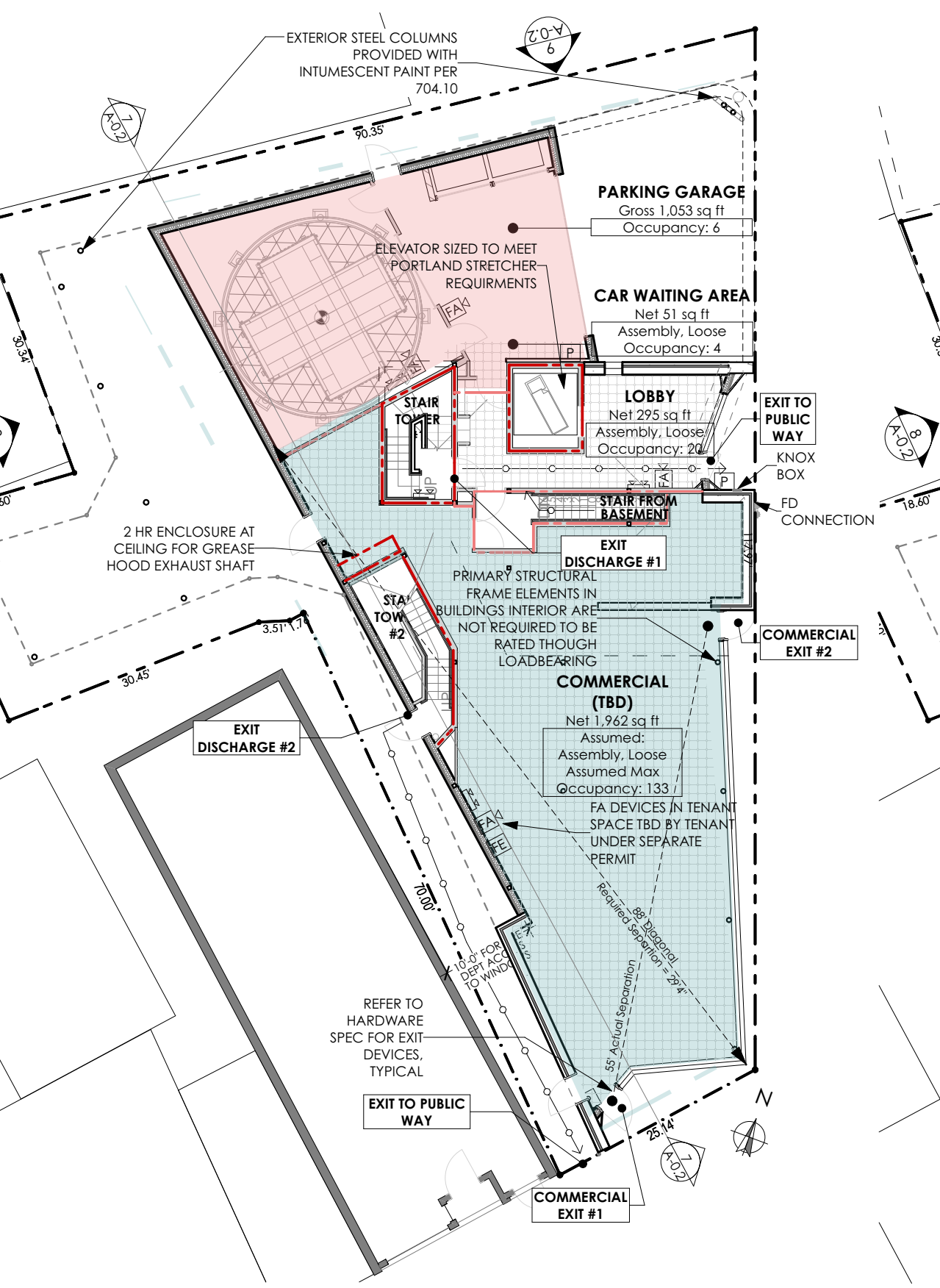
6 ROOF LIFE SAFETY PLAN
SCALE: 1/16" = 1'-0"



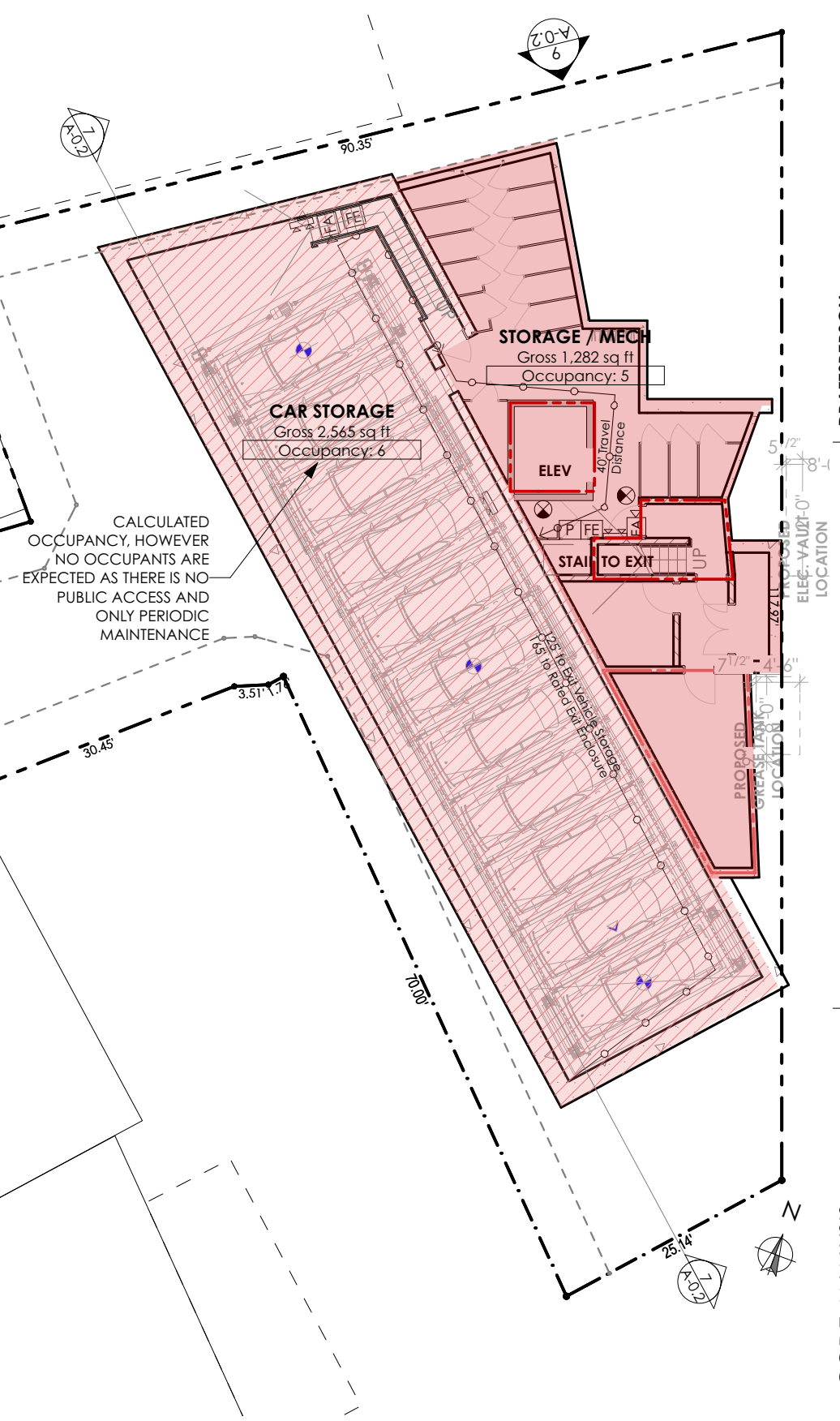
5 5TH FLOOR LIFE SAFETY PLAN
SCALE: 1/16" = 1'-0"



234 2ND/3RD/4TH FLOOR LIFE SAFETY PLAN
SCALE: 1/16" = 1'-0"



1 1ST FLOOR LIFE SAFETY PLAN
SCALE: 1/16" = 1'-0"



1 SUBGRADE LIFE SAFETY PLAN
SCALE: 1/16" = 1'-0"

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A-0.2
 CODE ANALYSIS