

135 Congress Street

	IEBC 2009	Level 3 Alteration 405	NFPA 101 2009
3 floors above grade	502.1		
Sprinklers		NFPA 13 at Merc. and NFPA 13R at R-2	NFPA 13 at Merc. and NFPA 13R at Apartment
Occupant Load	T 1004.1.1	Basement = 3,092 sf Mercantile Storage (300 gsf/oc) = 11 Floor 1 = 1,360 sf Mercantile (30 gsf/oc) = 46 Floor 1 = 396 sf Mercantile Storage (300 gsf/oc) = 2 Floor 1 = 929 sf Kitchen (200 gsf/co) = 5 Floor 1 = 250 sf Mercantile business area (100 gsf/oc) = 3 Floor 1 = 290 sf Residential (200 gsf/oc) = 2 Floor 2 = 2,430 sf Residential (200 gsf/oc) = 13 Floor 3 = 1,490 sf Residential (200 gsf/oc) = 8 Roof Deck (accessory to Resi.) = 241sf (5gsf/oc) = 49 Total Building Occupant Load = 139	7.3.1.2 B 3,092 sf Mercantile Storage (300 gsf/oc) = 11 1,360 sf Mercantile (30 gsf/oc) = 46 396 sf Mercantile Storage (300 gsf/oc) = 2 929 sf Kitchen (100 gsf/co) = 10 250 sf Mercantile business area (100 gsf/oc) = 3 Floor 1 = 290 sf Residential (200 gsf/oc) = 2 Floor 2 = 2,430 sf Residential (200 gsf/oc) = 13 Floor 3 = 1,490 sf Residential (200 gsf/oc) = 8 Roof Deck (acc. to Resi.) = 241sf (7gsf/oc) = 35 Total Building Occupant Load = 130
Use Group(s)	309.1 310.1	Floor 1 - Mercantile (M) Floors 2, 3 - Apartments (R2)	37.1 Existing Mercantile (Class C - sales area < 3,000 sf) 31.1 Existing Apartment Building
Floor 2,3 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.	
Building Area	T 503 and 506.3	Sprinkler Increase = 14,000 sf max per floor	
Building Elements	T 601 T 602 T 602 T 601	0 hr Structural Frame 0 hr Bearing Walls Exterior (sep. dist >= 10') 1 hr Bearing Walls Exterior (sep. dist <10') 0 hr Bearing Walls Interior	31.1.6 No Minimum Construction requirements

		T 601	0 hr Non-Bearing Walls Interior		
		T 602	0 hr Non-Bearing Walls Exterior (sep. dist >= 10')		
		T 602	1 hr Non-Bearing Walls Exterior (sep. dist <10')		
		705.5	Exterior Wall with >10' sep. needs rating only from inside		
		T 601	0 hr Floor Construction (1hr between units)		
		T 601	0 hr Roof Construction		
Separations					
		508.4	M and R2 = 1 hr per IEBC 704.2.2.1	T 6.1.14.4.1	Mercantile and Apartment = 1hr with sprinkler
		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	31.2.4.3.7	1/2 hr vertical and horizontal sep. between dwellings
		1018.1	1/2 hr Corridor	31.2.4.3.6	1/2 hr corridor
		508.2.5	1 hr Boiler Room	T 31.3.2.1.1	0 hr Boiler Room w/sprinklers
		508.2.5	1 hr Trash Room	T 31.3.2.1.1	0 hr Trash Room w/sprinklers
		508.2.5	1 hr Storage Room	T 31.3.2.1.1	1 hr Storage Room w/sprinklers
		508.2.5	1 hr Laundry Room	T 31.3.2.1.1	0 hr Laundry Room w/sprinklers
		715.4	90 minute Stairwell Doors (2hr shaft)		
		715.4	20 minute Apartment Entry Doors (1/2 hr corridor wall)	31.2.4.3.5	1hr Apartment Entry Doors
Distances and Exits		E - 705.3.1.1.9	Single Exit from R-2 with smokeproof encl.	31.2.4.3	Single Exit from Apts. (stair can't go to basement)
		T 1021.1	1 Means of egress required from Mercantile as occ. < 49	37.2.4.4	1 Means of Egress required from Mercantile C
		1016.1	250' Travel Distance to exits with Sprinklers	31.2.6.2.3	200' Travel distance from apt. door to exit
		1014.3	125' Common Path of Travel	31.2.5.3.2	50' Common Path of Travel
		1018.4	50' Dead End	31.2.5.4	50' Dead End
				31.2.6.1.2	125' Travel Distance within Dwelling to Corridor
				37.2.1.2	0 hr open stair allowed from basement
				37.2.4.4	Single Exit from Mercantile C if Common Path travel and travel distance is < 100'
				37.2.6.1	250' travel distance w/sprinkler

Unprotected Openings	T 705.8	15% when exterior wall sep. dist. is 3'>5'			
	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'			
	T 705.8	Unlimited when exterior wall sep. dist. is >30'			
Egress Windows	1029	Required			
Egress Stairs	1009.1	Occ. Load >50 = 44" min width			
	1009.1	Occ. Load <=50 = 36" min width	7.2.2.2.1.2(B)	36" min.	
	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(b)	6'-8" min. headroom	
	1009.3	max. riser NA (existing stair)	7.2.2.2.1.1(b)	8" max. riser	
	1009.3	min Tread depth NA (existing stair)	7.2.2.2.1.1(b)	9" min. tread	
	1009.6	12' max. total rise between floors or landings	7.2.2.2.1.1(b)	12' max. height between landings	
Ramps	1010.2	1:12 (8%) Max slope	7.2.5.2(a)	1:8 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			
Accessibility	Ch 11 of IBC 2009 does not apply as State of ME did not adopt it as part of MUBEC				
	Retail Spaces must meet ADA 2010				
	Maine Human Rights Act does not apply as there are only 3 residential units.				