

PROJECT CODE SUMMARY

BUILDING CLASSIFICATION:

OCCUPANCY CLASSIFICATION AND CONSTRUCTION TYPES PER IBC CHAPTERS 3, 4, 5, AND 6

- BASIC OCCUPANCY GROUP(S): [PER IBC CHAPTER 3]
- O GROUP A-1
 - O GROUP A-2
 - O GROUP A-3
 - O GROUP A-4
 - O GROUP A-5
 - O GROUP B
 - O GROUP E
 - O GROUP F-1
 - O GROUP F-2
 - O GROUP H-1
 - O GROUP H-2
 - O GROUP H-3
 - O GROUP H-4
 - O GROUP H-5
 - O GROUP I-1
 - O GROUP I-2
 - O GROUP I-3
 - O GROUP I-4
 - O GROUP M
 - O GROUP R-1
 - O GROUP R-2
 - GROUP R-3
 - O GROUP R-4
 - O GROUP S-1
 - O GROUP S-2
 - O GROUP U

MIXED USE AND OCCUPANCY: [PER IBC SECTION 508 & 509]

ACCESSORY OCCUPANCIES [IBC 508.2]

[Accessory Occupancies <10% of Story]

INCIDENTAL USES [IBC SECTION 509]

NONSEPARATED OCCUPANCIES [IBC 508.3]

SEPARATED OCCUPANCIES [IBC 508.4]

*REFER TO FIRE AND LIFE SAFETY PLANS FOR SEPARATION REQUIREMENTS

TYPE(S) OF CONSTRUCTION: TYPE I: OA OB

[PER IBC CHAPTER 6] TYPE II: OA OB

TYPE III: OA OB

TYPE IV: OHT OB

TYPE V: OA ●B

SPECIAL DETAILED REQUIREMENTS:

● HIGH-RISE BUILDING [PER IBC SECTION 403]

● ATRIUM [PER IBC SECTION 404]

● OPEN PARKING GARAGE [PER IBC SECTION 406.5]

● GROUP I-2: [PER IBC SECTION 407]

● SMOKE COMPARTMENTS

● REFUGE AREA

● HAZARDOUS MATERIALS: [PER IBC SECTION 414]

● CONTROL AREAS

● MEZZANINE [PER IBC SECTION 505]

● EQUIPMENT [PER IBC SECTION 505]

● PLATFORM

BUILDING AREA CALCULATIONS:

PER IBC CHAPTER 5

○ UNLIMITED AREA ALLOWED [PER IBC TABLE 503]

○ UNLIMITED HEIGHT ALLOWED [PER IBC TABLE 503]

○ UNLIMITED AREA BUILDING [PER IBC SECTION 507]

○ NONSPRINKLERED, ONE-STORY, 60 FOOT YARDS

○ SPRINKLERED, ONE-STORY ABOVE GRADE PLANE, 60' YARDS

● SPRINKLERED, TWO STORIES ABOVE GRADE PLANE, 60' YARDS

○ AUTOMATIC SPRINKLER SYSTEM INCREASE USED FOR ALLOWABLE HEIGHT MODIFICATION [PER IBC 504.2]

○ 20 FEET AND ONE STORY

● NO ALLOWABLE HEIGHT OR AREA MODIFICATIONS USED

○ ALLOWABLE AREA MODIFICATIONS USED PER THE ALLOWABLE AREA CALCULATIONS ON THIS SHEET:

○ BUILDING AREA [PER IBC EQUATION 5-1]

○ MODIFICATIONS FRONTAGE INCREASE [PER IBC EQUATION 5-2]

ACTUAL AREA (Gross Building)		
LEVEL	AREA TYPE	GROSS AREA (SF)
BASEMENT	MECHANICAL SPACE	1,199 SF
FIRST FLOOR	RESIDENTIAL	1,325 SF
SECOND FLOOR	RESIDENTIAL	1,257 SF
ATTIC	SHELL SPACE	707 SF
Grand total		4,488 SF

MINIMUM FIRE-RESISTANCE REQUIREMENTS:

FIRE-RESISTIVE RATING REQUIREMENTS FOR BUILDING ELEMENTS: [PER IBC TABLE 601, INCLUDING FOOTNOTE D]

TYPE OF CONSTRUCTION: VB

PRIMARY STRUCTURAL FRAME 0 HOURS

BEARING WALLS (EXT): 0 HOURS

BEARING WALLS (INTR): 0 HOURS

NON-BRG WALLS AND PARTITIONS (EXT) 0 HOURS

PER IBC TABLE 602: 0 HOURS

NON-BRG WALLS AND PARTITIONS (INTR) 0 HOURS

FLOOR CONSTR AND SECONDARY MEMBERS 0 HOURS

ROOF CONSTR AND SECONDARY MEMBERS 0 HOURS

FIRE-RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (X): [PER IBC TABLE 602]

CONSTRUCTION TYPE / OCCUPANCY VA / B

X < 5 FT 1 HOURS

5 FT < X < 10 FT 1 HOURS

10 FT < X < 30 FT 0 HOURS

X > 30 FT 0 HOURS

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE: [PER IBC TABLE 705.8]

FIRE SEPARATION DISTANCE (UP_NS) DEGREE OF PROTECTION (UP_S) (P)

0 < 3 FT NP NP NP

3 < 5 FT NP 15% 15%

5 < 10 FT 10% 25% 25%

10 < 15 FT 15% 45% 45%

15 < 20 FT 25% 75% 75%

20 < 25 FT 45% NL NL

25 < 30 FT 70% NL NL

30 FT > NL NR NR

ADDITIONAL FIRE-RESISTIVE RATINGS:

DESCRIPTION CODE SECTION RATING (HR)

SHAFT ENCLOSURES IBC 708.4 NA

LESS THAN FOUR STORIES: NA

EXIT ENCLOSURES IBC 1022.2 NA

FOUR STORIES OR MORE: NA

LESS THAN FOUR STORIES: 01

EXIT PASSAGEWAYS: IBC 1023.3 NA

HOISTWAY ENCLOSURES: IBC 3002.1 NA

ELEVATOR MACHINE ROOMS: IBC 3006.4 NA

CORRIDORS: [IBC TABLE 1018.1] SPRINKLERED: ●

OCCUPANCY: R-3 OCC LOAD SERVED: >30

RATING (HR): NA

OPENING FIRE PROTECTION ASSEMBLIES, RATING AND MARKINGS [PER IBC TABLE 716.5]

MEANS OF EGRESS:

*REFER TO THE LIFE SAFETY PLANS FOR ACTUAL MEASURED DISTANCES.

DOORS: [PER IBC 1008.1.1]

THE MINIMUM CLEAR WIDTH AND HEIGHT OF A DOOR SHALL NOT BE LESS THAN 32 INCHES AND 80 INCHES RESPECTIVELY.

[PER IBC 1008.1.2]

DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY.

COMMON PATH OF EGRESS TRAVEL (IBC 1014.3)

OCCUPANCY | SPRINKLERED | MAX. DISTANCE

R-3 | YES | 75'-0"

EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1016.1)

OCCUPANCY | SPRINKLERED | MAX. DISTANCE

R-3 | YES | 250'-0"

DEAD ENDS (IBC 1016.4)

OCCUPANCY | SPRINKLERED | MAX. DISTANCE

R-3 | YES | 50'-0"

MIN. NUMBER OF EXITS FOR OCCUPANT LOAD (IBC TABLE 1021.2)*

OCCUPANT LOAD | MIN. # OF EXITS PER STORY

1-20 | 1

* IBC 1021.1 EX. 4

EXIT CAPACITY FACTORS:

[PER IBC 1005.1]

MINIMUM REQUIRED EGRESS WIDTH: 0.3

STAIRWAYS 0.2

OTHER EGRESS COMPONENTS 0.2

*REFER TO THE LIFE SAFETY PLANS FOR COMPLIANCE WITH MEANS OF EGRESS WIDTH REQUIREMENTS.

LIFE SAFETY SYSTEMS: [PER IBC AND IFC CHAPTER 9]

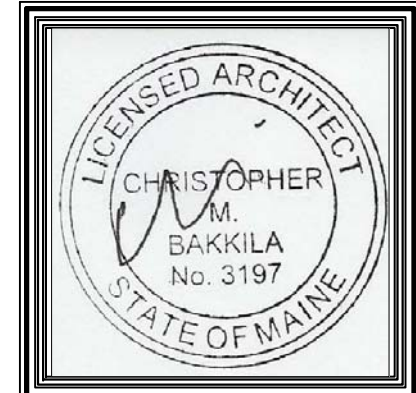
AUTOMATIC SPRINKLER SYSTEM: ● PROVIDED PER NFPA 13D

ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHING SYSTEMS: ○ PROVIDED - REFER TO FIRE PROTECTION DRAWINGS

STANDPIPE SYSTEM: ○ PROVIDED PER NFPA 14: CLASS I

PORTABLE FIRE EXTINGUISHERS: ● PROVIDED PER NFPA 10

FIRE ALARM SYSTEM: ○ PROVIDED PER NFPA 72



NO.	DATE	DESCRIPTION
REVISIONS		

CODES / STANDARDS

APPLICABLE CODES/CRITERIA/DESIGN POLICY:

AUTHORITY HAVING JURISDICTION: CITY OF PORTLAND

CODE	BUILDING CODES	YEAR
IBC	INTERNATIONAL BUILDING CODE	2009
MUBEC	MAINE UNIFORM BUILDING AND ENERGY CODE	
NEC	NATIONAL ELECTRICAL CODE (NEC)	2014
ASTM E 1465	RADON CODE	2006
UPC	UNIFORM PLUMBING CODE	2009
PCC	PORTLAND CITY CODE, CHAPTER 10	

REFERENCED NATIONAL FIRE PROTECTION ASSOCIATION

NFPA 1	FIRE CODE	2009
NFPA 101	LIFE SAFETY CODE	2009

ACCESSIBILITY GUIDELINES

ADA	ADA STANDARDS FOR ACCESSIBLE DESIGN BY THE U.S. DEPARTMENT OF JUSTICE	2010
ICC/ANSI 117.1	ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES	2009

BUILDING OCCUPANCY SUMMARY

OCCUPANT LOAD BY FUNCTION OF SPACE

AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	AREA COUNT	NOTES
BASEMENT				
ACCESSORY STORAGE/MECH.	1,129 SF	300	gross	4 1
FIRST LEVEL				
R-3 RESIDENTIAL	944 SF	200	gross	5 1
SECOND LEVEL				
R-3 RESIDENTIAL	1,076 SF	200	gross	6 1
FIRST LEVEL				
ACCESSORY STORAGE/MECH.	550 SF	300	gross	2 1

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PROJECT: PENSCO APARTMENT FIT-OUT
 DRAWING TITLE: BUILDING CODE SUMMARY
 OWNER APPROVAL:

JOB NUMBER: 9283-17
 DRAWN BY: CMB
 SCALE: N.A.

Design Documents
 Development Documents
 Preliminary Design
 Client Review
 Construction Estimating