

# Clements - King Residence

## Portland, Maine



### Relevant Zoning Ordinances

46 Merrill Street, Portland, Maine	
Zone	R-6
Section 14-139.	Dimensional requirements
Setbacks	Front - 5' Back - 10' Side 2.5+ story - 5'
Lot Coverage	60% Structure 20% non-permeable Surfaces minimum of 20% of the lot must be maintained as "Landscape Open Space"
Maximum Height	45' portions of the building above 35' in height must be no closer than 10' from the side property line and 15' from the rear property line.
Minimum Lot Size	2,000 sf
Minimum Street Frontage	20'
Minimum lot Width	20'
Maximum Garage Opening	not to exceed the greater of 9' or 40% of front facades. not to exceed 20'

### Relevant MUBEC Codes

2009 IRC	
R302.5	dwelling/ garage opening/ penetration protection. Openings and penetrations through the walls or ceilings separating the dwelling from the garage shall be in accordance with sections R302.5.1 through R302.5.3
R302.5.1	Opening protection, openings between garage and residence shall be equipped with solid wood doors, not less than 1 3/8" in thickness, solid or honeycomb core steel doors not less than 1 3/8" thick, or 20 min fire-rated
R302.6	Dwelling/ garage fire separation. The garage shall be separated as required by Table R302.6.
Table R302.6	Separation - from all habitable rooms above the garage. Material - Not less than 5/8" Type X gypsum board or equivalent
2009 NFPA 101	
24.3.5.1	All new one- and two-family dwellings shall be protected throughout by an approved automatic sprinkler system in accordance with 24.3.5.2
24.3.5.2	Where an automatic sprinkler system is installed, either for total or partial building coverage, the system shall be in accordance with section 9.7; in buildings of four or fewer stories in eight above grade plane, systems in accordance with NFPA 13R, and with NFPA 13D shall also be permitted
2009 IECC Climate Zone 6	
-Penetration U-Factor 0.35	
-Ceiling R-Value 49	
-Wood Framed Wall R-Value 20 or R-13 in cavity +R-5 insulated sheathing, Mass wall R-Value R-15/19 the second R-value applies when more than half the insulation is on the interior of the mass wall	
-Floor R-Value 30 or insulation sufficient to fill the framing cavity R-19 min,	
-Basement wall R-Value 15/19 R-15 continuous insulated sheathing on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall.	
-Slab R-Value & depth R-10, 4ft	

### Relevant City of Portland - Code of Ordinances

Chapter 10 Fire Prevention and Protection	
Section 10-3 Amendments	
(g) Section 39.3.4.4. Fire department notification shall be accomplished in accordance with section 9.6.4.	
(h) Stair risers 7 3/4" max, guards 36" min, treads depth 10" min, and tread nosing 3/4" min. to 1 1/4" max.	
(i) New smoke alarm installations must use photoelectric technology. Further, in new single or multiple-station smoke alarm installations in buildings subject to NFPA 101, Chapter 31, the primary power source must be the building's electrical service and the smoke alarms must be provided with a secondary (standby) power source.	
(l) All residential occupancies, and all new multiple occupancies containing parking structures shall be protected in accordance with NFPA 720, Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.	

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