

CODE SUMMARY
NFPA 101 2009

This project is an 8'x12' addition to the lower level unit of an existing two story 3 unit Dwelling.

Existing Unit 3 has one means of egress, and secondary means of egress including egress windows. A second egress exit door is being added.

An approved smoked detector and carbon monoxide alarm shall be installed outside of each sleeping area in the vicinity of the bedrooms. Interconnected smoke detectors are existing in the building.

NFPA 101

Chapter 31 Existing Apartment Buildings

31.1.7 200 sq.ft. per occupant, Unit 3 959 sq.ft., 5 occupants

31.2.1.2 Means of escape within the dwelling unit shall comply with 24.2 for one- and two-family dwellings.,

24.2.2.1 Number of means of Escape. Every sleeping room and every living room shall have not less than one primary means of escape and one secondary means of escape.

24.2.2.3.3 Secondary Means of Escape

It shall be an outside window or door operable from the inside, providing a clear opening of not less than 5.7 SF.

The width not less than 20 inches and the height shall be not less that 24 inches. The window shall be no more than 20 feet from the ground and accessible to the fire department rescue apparatus.

31.2.2.3 Stairs, 7.2.2.1.2 The requirements of 7.2.2.1.1 shall not apply to the following: (2) Approved existing noncomplying stairs

7.2.2.2.1(b) Existing Stairs

Minimum clear width 36", 44" provided

Maximum height of risers 8", 6 1/2" provided

Minimum tread depth 9", 10 3/4" provided

Minimum headroom 6'-8", 7'-0" provided

Maximum height between landings 12'-0", 4'-4" provided

31.2.3 Capacity of Exits

Stair width .3 in/occupant, 27 x .3= 1.5" required, 44" provided

Door width .2 in/occupant, 27 x .2=1" required, 36" provided

31.3.4.5.1 Smoke Alarms, Detection and Alarms- Smoke detectors required in: All sleeping rooms, Outside each sleeping area in the immediate vicinity of the sleeping rooms. On each level of the dwelling unit including the basement.

INTERNATIONAL EXISTING BUILDING CODE 2009

R-2

Section 403 Alteration -Level 1 Chapter 6 603.1 Alterations shall maintain the level of fire protection, 604.1 Repairs shall maintain the level of protection provided for means of egress. Section 407 Addition, Chapter 10 New addition shall comply with IBC requirements for new construction.

INTERNATIONAL BUILDING CODE 2009

R-2

Section 503 Building Type VB; 2 Stories allowed, 7,000 sq.ft. Per floor

SECTION 1009 STAIRWAYS

1009.4.2 Exception 5 In Group R-2 Maximum riser ht. 7 3/4" - 7 1/4" provided, Minimum tread depth 10" - 10" provided.

1016 EXIT ACCESS TRAVEL DISTANCE

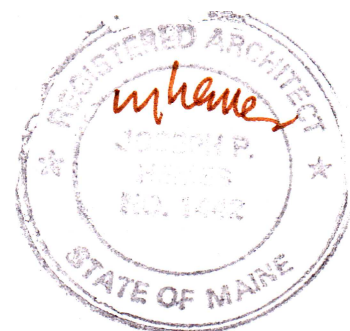
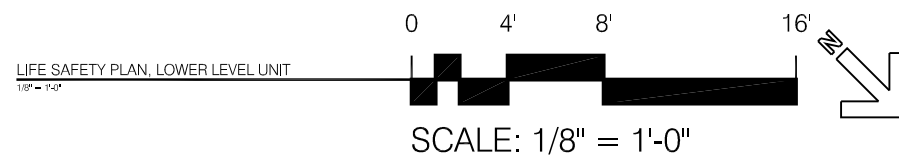
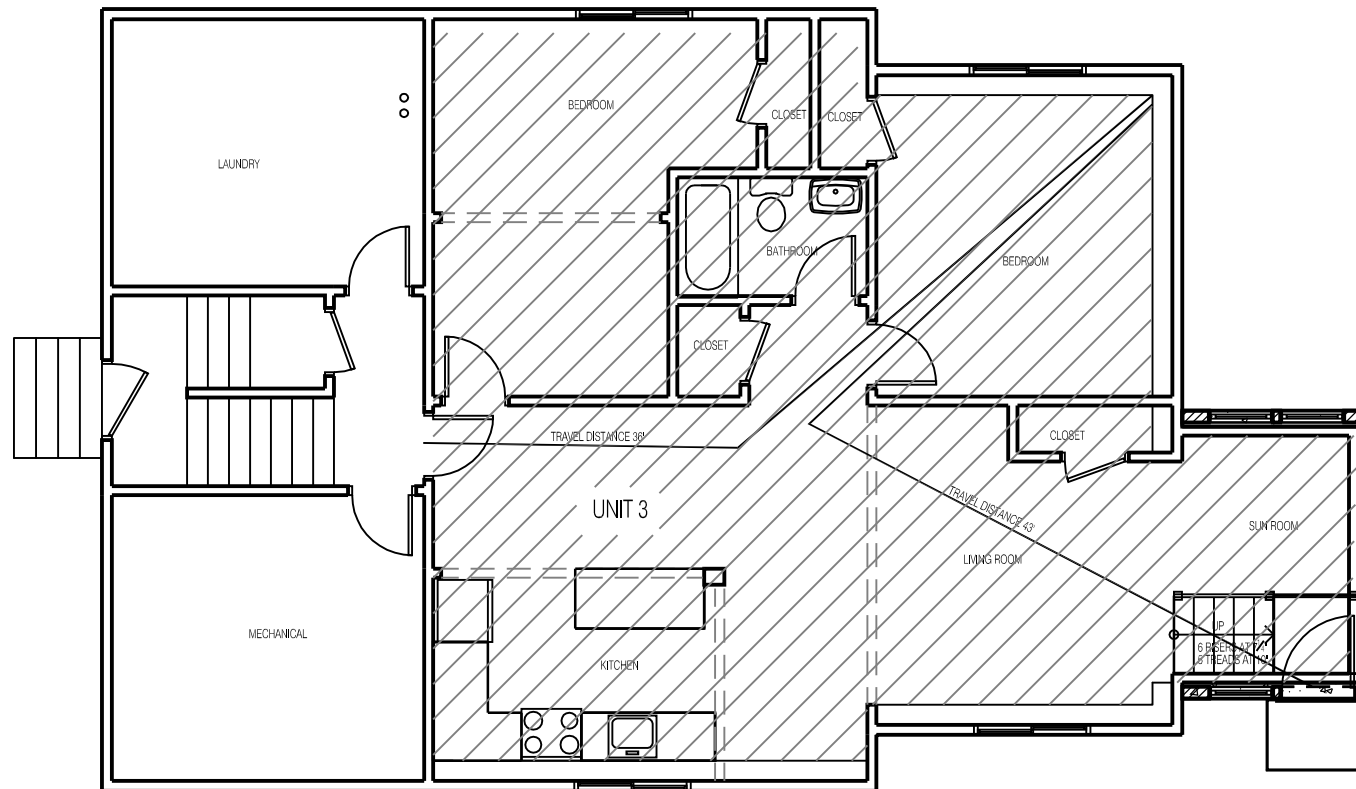
200' Permitted - 43' Provided

1021 NUMBER OF EXITS AND CONTINUITY

TABLE 1021.2 STORIES WITH ONE EXIT

First story or basement Occupancy R - 10 occupants and 75 feet travel distance

One exit required - two exits provided



LIFE SAFETY PLAN
95 CONGRESS STREET

DATE: 1.16.2018

DRAWN BY: BB

LS1