IBC Brief Summary Area Table

Basement 2232sf 2254sf + Deck 180sf Second Floor 2276sf + Deck 180sf Third Floor 2237sf + Deck 180sf

7307sf not including basement TOTAL

1st Floor unit 924sf 2nd Floor units O 3rd Floor units

R-2

NFPA 13R Sprinkler System 18 per Side x 2 sides = 36 total Occupancy Load Construction Type

Number of exits 1 per Side

IEBC

405.1 Level 3 Alteration - Comply with Chapter 6,7 and 8

601.2 Conformance - Building shall not be altered to become less safe.

602 - Elements and Materials - Comply with Chp 8 of IBC 603 - Fire Protection - Maintain level of fire protection

604 - Egress - Maintain level of protection for means of egress

701.3 Compliance - New construction shall comply with requirements of IBC

IBC-420.2 Separation Walls - Walls between dwelling units comply with 709 IBC 420.3 Horizontal Separation - Floor assemblies separating units comply with 712

IBC 709.3 - Fire partitions shall have a fire-resistance rating of not less than

Exception - Dwelling Unit in buildings of Type VB construction shall have fire resistance rating of not less than 1/2 hour in buildings equipped throughout with an automatic sprinkler system.

IBC 712.3 - Horizontal assemblies separating dwelling units in same building shall be a min of 1 hour rated construction.

Exception - welling Unit in buildings of Type VB construction shall have fire resistance rating of not less than 1/2 hour in buildings equipped throughout with an automatic sprinkler system.

703.2.1 - 1 hour assemblies for vertical openings.

Exception 11 - In R2 min 30 min enclosure shall be provided. Not required if: Exception 11.2 - Building protected throughout by approved automatic sprinkler.

703.4 - Comply with IBC IBC Table 803.9

R-2 = Exit enclosure Class C materials Corridors Class C materials Rooms Class C materials

704.2.2 - R2 with corridor shared by more that one tenant with all the following -Required by IBC

> IBC-903.2.8 - Automatic sprinkler provided through out all buildings with a Group R fire area

-Work area exceeds 50% -Building has sufficient water supply for sprinkler system 704.4.1.6 Group R - Fire alarm system shall be installed in work areas as required by IFC for existing R2 occupancies.

704.4.3 Smoke Alarms - Individual sleeping units and dwelling units in any work area in R-3 shall be provided with smoke alarms in accordable with IFC

Exception #2 - Egress conforming to requirements under code in which building was constructed shall be considered compliant if in the opinion of code official they do not constitute a distinct hazard to life.

705.3.1 - Minimum Exists - Based on accordance with IBC

IBC 1015.1 Exits Exception - In R2 one means of egress is permitted within and from dwelling unit with a max occupant load of 20 where dwelling unit is equipped with automatic sprinkler.

IBC 1021.1 Number of Exits - Exits from Stories Third Story R2 = 4 dwelling units and 50' travel distance

705.9 - Handrails - Provided with handrails for full length of the run of steps on at least one

705.10 - Guards - If existing guards are judged to be in danger of collapsing

801.2 Compliance - Comply with Chp 6 & 7 including 703, 704, 705

803.1 - In accordance with 703.2.1

803.3 - Interior Finishes to comply with 703.4

804.1 - Automatic Sprinkler System - Provided when required by 704.2

804.2 - Fire Alarm and Detection System - Comply with 704.4.1 and 704.4.3

804.2.1 - Manual Fire Alarm Systems - Where required by IBC IBC 907.2.9.1 Manual fire alarm system - Not required due to automatic

804.2.2 - Automatic Fire Detection - Where required by IBC

805.1 - Means of Egress - Comply with 705

806.1 Accessibility - Comply with 605 and 706 605.1 Comply with Chp 11 of IBC

IBC 1103.2.2 Existing Buildings - Comply with 3411

3411.6 Alterations - Check Chp 10 1007.1 - Accessible means of egress not required in alterations

to existing buildings. 807.1 Structural

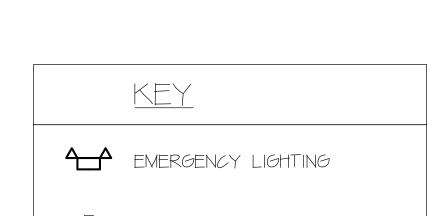
807.2 New Structural Elements - Comply with 707.2

707.2 - Comply with IBC 807.3 Existing Structural Elements - Comply with 707.4

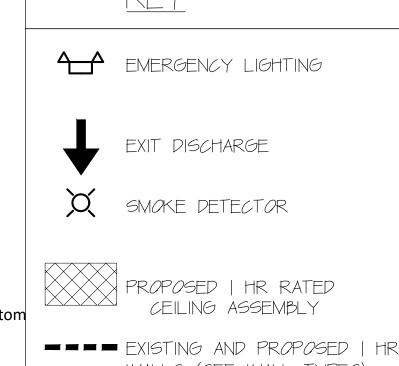
707.4 - Can not reduce capacity of existing gravity carrying elements

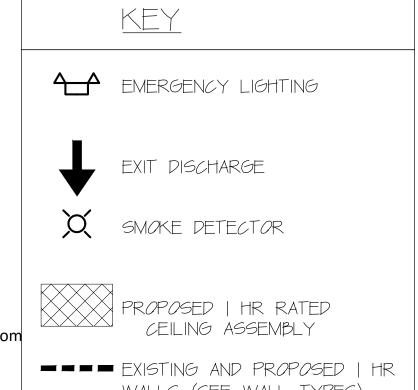
808.1 Energy Conservation - Alterations shall conform to the energy requirements of the ECC or IRC as they relate to new construction only

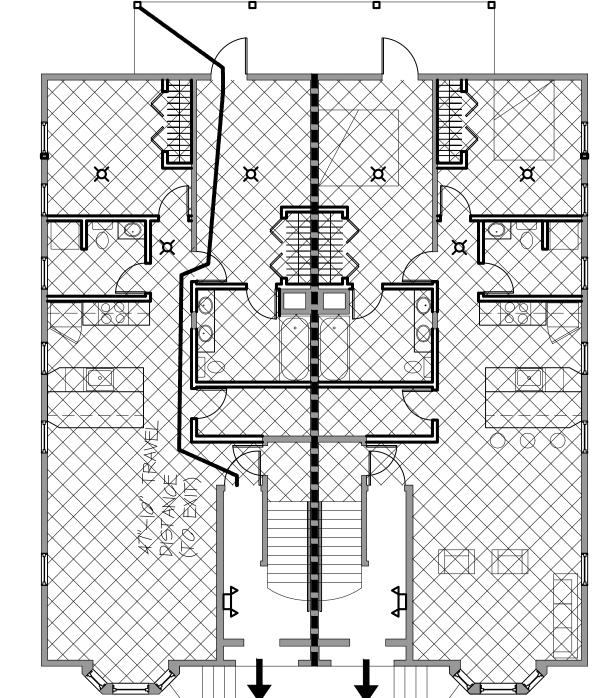




WALLS (SEE WALL TYPES)









Project has no exit access corridors with an occupant load over 30 Stairs connecting 2 stories shall have a 1-hour fire rating 7.1.5.1 Min headroom: 7'-6" Cross Slope limited to 1:48 Egress door min clear width: 32"

Door swing and force to open shall comply with this section

Residential Occupancy - Apartment Building

Door locks, latches and alarms shall comply with this section 7.2.2.2.1.1 Max riser height: 7"

Min Tread depth: 11" Min headroom: 6'-8"

Existing Building

NFPA

3.3.32.5

7.2.2.3.2.3 Min landing depth: stair width 7.2.2.2.1.2 Min stair width: 36" (for occupancy under 50) 7.2.2.4.4.1 Handrail height: 36"

7.2.2.4.4.6 Handrail shape: 1 ½" circular cross section 7.2.2.4.4.9 Handrails shall return to wall or newel post

7.2.2.4.4.10 Handrails shall extend 12" at top of stair and one tread length at bottom

7.2.2.4.5.2 Min guard height: 42" 7.2.2.4.5.3 Open guards shall not allow the passage of a 4" sphere 7.2.2.5.4 Stairway identification shall comply with this section.

Sprinkler precludes need for area of refuge in stair.

7.3.1.2 **Occupancy Load** Residential

200 gross TOTAL OCCUPANT LOAD 36 occupants, 18 per side

7.3.4 Min Egress width: 36" 7.4.1.1

Min number of means of egress: 2 50' 7.6 Apartment Common Path Limit: 50' Apartment Dead-End Limit:

325' **Apartment Travel Distance Limit** 7.8 Egress Illumination shall be in accordance with this section. 7.9 Emergency Lighting shall be in accordance with this section.

7.10 Marking for means of egress shall comply with this section.

31.1.1.1 Option 4: Sprinkler System throughout building 31.2.2.2 Single exit shall be permitted in buildings where the total number of stories does not exceed three, provided all the conditions are met.

43.7.2.1 Chapters for existing uses apply generally: Existing Residential Occupancy - Apartment Building (Chapter 31)

Chapters for new uses apply to sprinkler and alarm systems: Residential Occupancy - Apartment Building (Chapter 30)

MAINE HUMAN RIGHTS ACT

BUILDING IS EXISTING AND ACCESSIBILITY REGULATIONS OF MHRA DO NOT APPLY COST OF RENOVATION IS LESS THAN 75% OF BUILDING REPLACEMENT COST





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