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SITE PLAN

0 16'-0" SCALE: 1/16" = 1'-0"

IBC Brief Summary

Area Table

Basement	2232sf
First Floor	2254sf + Deck 180sf
Second Floor	2276sf + Deck 180sf
Third Floor	2237sf + Deck 180sf
TOTAL	7307sf not including basement

1st Floor unit	939sf
2nd Floor units	924sf
3rd Floor units	1010sf

	IBC
Use	R-2,
Sprinkler System	NFPA 13R
Occupancy Load	18 per Side x 2 sides = 36 total
Construction Type	VB
Number of exits	1 per Side

	IBC
Use	S-1,
Sprinkler System	Not required by S-1 use, but will be sprinklered by NFPA 13R because of R-2 above
Occupancy Load	6 total
Construction Type	VB
Number of exits	1

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 1-hour
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

704.2.2.1 S-1 and R-2 occupancies separated by 1 Hour so S-1 occupancy does not need to be sprinklered.

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

705.2 Egress
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 side.
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 sprinkler system
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 IBC as they relate to new construction only

901.3.1 Where a portion of an existing building is changed to a new occupancy classification, Section 912 shall apply

912.1.1.2 S-1 occupancy will be separated by fire barriers. Fire Resistance as Required by IBC for the separation of occupancy. New occupancy will comply with 804.1 IEBC

912.21 Where a change in occupancy classification occurs that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with chapter 9 of IBC, such system shall be provided

IBC 903.2.9 - Building does not match any of the conditions

IBC 903.2.11.1 - Building will have openings located in each 50 linear feet, or fraction thereof, of exterior wall in the story on at least one side.

IBC 903.2.11.1.3 - Building complies with 75' rule.

912.4.2 Occupancy classification is lesser, so existing elements of the means of egress shall comply with the requirements of 805 for the new occupancy classification
IBC Table 1021.2 - Basement "S" allowed 1 exit with 29 occupants and 100' of travel distance.

IBC 1203.1 - Basement S-1 area will be mechanically ventilated in accordance with IMC

NFPA

3.3.32.5	Existing Building
6.1.8.1.5	Residential Occupancy - Apartment Building
7.1.3.1	Project has no exit access corridors with an occupant load over 30
7.1.3.2.1	Stairs connecting 2 stories shall have a 1-hour fire rating
7.1.5.1	Min headroom: 7'-6"
7.1.6.3	Cross Slope limited to 1:48
7.2.1.2.3.2	Egress door min clear width: 32"
7.2.1.4	Door swing and force to open shall comply with this section
7.2.1.5	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"
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.
7.2.12.1.1	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
7.6	Apartment Common Path Limit: 50' Apartment Dead-End Limit: 50' Apartment Travel Distance Limit 325'
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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bild ARCHITECTURE

LICENSED ARCHITECT
EVAN A. CARROLL
No. 3687
STATE OF MAINE

Reviewed for Code Compliance
Inspections Division
Approved as Noted
Date: 06/29/16

PROJECT NO.
15027
PROJECT NAME
15-17 MERRILL STREET
PORTLAND, ME

REVISIONS
1 | 16.6.16
2 | 16.6.27
3 -
4 -
5

PERMIT SET

DRAWN BY
EMW
SHEET TITLE
CODE REVIEW

ISSUE DATE
4/15/16
SHEET SCALE
1/4" = 1'-0"

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