

Toothaker (Turner Street), Portland, ME

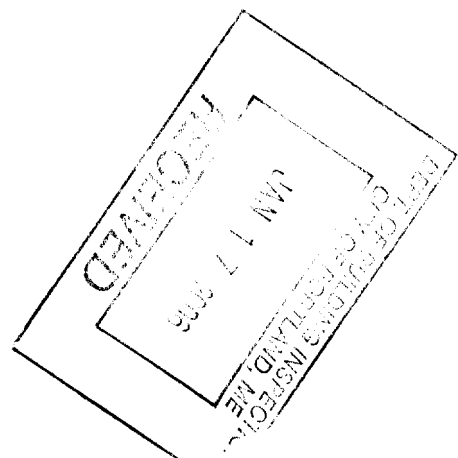
Building Code Summary

11.15.05

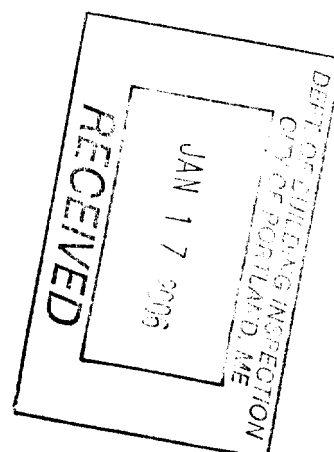
The City Portland Maine utilizes the IBC 2003 Edition and NFPA101 2000 Edition. This project is located in the R6 Zone and complies with City of Portland Code of Ordinances Section 14-139. Land use Chapter 14, Rev. 02-21-04.

Text highlighted in yellow indicates difference between IBC and NFP.

	NFPA Life Safety 101, ed. 2000 (Use Group New Apartment)	IBC 2003 (Use Group R-2, more than 2 dwellings)
Reviewer:	Capt. Greg Cass, Ptlld Fire Inspector – Phone 874-8400	Mike Nugent, Portland CEO Phone: 874-8300
Reviewer:	Capt. Greg Cass, Ptlld Fire Inspector – Phone 874-8400 on 10/20/2005	
Construction Type:		Type V B Woodframe max allowance 2 stories
Egress Windows	<i>Sec. 24.2.2.1,</i>	<i>Sec. 1025. D. 223</i>
	Sleeping room, living areas – one primary means and one secondary means of escape. Secondary not necessary if door leads to outside. Create egress windows in bedrooms new & existing if scope of work is extensive.	Basements and sleeping rooms below the fourth story above grade plans shall have at least one exterior emergency escape and rescue opening
Min. Net Clear Opening	5.7SF	5.7 SF
		5 SF (ground floor)
Height	24"	24" min.
Width	20"	20" min.
Sill	44"	44" above floor, maximum
	Window 240" from grade	
Stairways	<i>Sec., 7.2.2.2.1 Sec. 24.2.5</i>	<i>Sec. 1009, p. 204</i>
Maximum Riser	7"	7"
Minimum Tread	11"	11"
Minimum Width	36"	36" (Exception 1. Occuuant load under 50, 36" ok.)
Dimensional Uniformity		Stair treads and risers shall be of uniform size and shape. Tolerance between largest and smallest tread or riser shall not exceed 0.375 inches (3/8")
Headroom	80"	80"
Existing Structures		Alteration or replacement of existing stairway in existing structure shall not be required to comply with requirements of new stairway as outlined in Section 1009. (<i>Sec. 3403.4, p. 567</i>)
Doors		Section 1008.1.1, p. 199
Minimum Width		32", measured from face of door and the stop with door opening 90 degrees. In Group R-2, for egress doors only. <i>[B+ W Note: Hardware does not seem to count in 32".]</i>
Handrails	<i>Sec. 7.2.2.4.5</i>	<i>Sec. 1009.11, p.205</i>
		Within dwelling units, handrails needed on one side only
Height	34" – 38" above surface of tread	34" – 38" above surface of treads on one side of stairway
Landings	<i>Sec. 7.2.2.3.2</i>	<i>Sec. 1009.4, D. 205</i>
	-No decrease in width along direction of egress travel -Dimension in direction of travel shall not be less than width of stair, up to 48" -One, Two family dwellings – door at top of stairs shall be permitted to open directly to stair, provided that the door does not swing over the stair	-Width of landings shall not be less than the width of the stairways they serve... shall have a minimum dimension measured in the direction of travel equal to the width of the stairway. -Doors opening onto a landing shall not reduce the landings to less than one-half the required width. When fully open, the door shall not project more than 7 inches into a landing. 1008.1.4 Floor Elevation "There shall be a floor or landing on each side of a door." Mike Nugent & N. Barba interpret "floor" as safe amount of suace.
Guardrails	<i>Sec. 7.2.2.4.6</i>	<i>Sec. 1012.2, p. 208</i>
		Guards shall be located along open-sided walking surfaces, mezzanines, stairways, ramps and landings which are located more than 30" above the floor or grade above.
Height	42" Excpection No. 1: Existing guards within dwelling units shall be uermitted to be not less than 36" high.	42" (Exception 1... Within individual dwelling units in occupancies in Group R-2 . . . whose top rail also serves as a handrail shall have a height of not less than 34 inches and not more than 38 inches.)
Single Exit (Buildings w/ One Exit)	30.2.4 Number of Exits. Exception No. 2: Every dwelling unit shall have access to not less than two separate exits remotely located from each other as required by 7.5.1 (See also Section 7.4) ... Exception No 2: Buildings of four stories or less protected throughout by an approved, supervised automatic sprinkler system in accordance with 30.3.5, with not more than four dwelling units per story, shall be permitted to have a single exit under the following conditions: (a) The stairway is separated from the rest of the building by barriers having not less than a 1-hour fire protection rating protecting all openings between the stairway enclosure and the building. (b) The stairway does not serve more than one half of a story below the level of exit discharge. <i>[B+ W Note: Therefore, abandon existing basement stair and add bulkhead from outside.</i> (c) All corridors serving as access to exits have not less than a 1-hour fire resistance rating.	Table 1018.2 Group R-2 4 dwelling units and 50'; Exception C: w/sprinkler = max height 3 stories above grade. M.N. will check w/ICC folks; 903.1.1 NFPA 13; 903.1.2 NFPA 13R



	(d) The travel distance from the entrance door of any dwelling unit to an exit does not exceed 35 ft (10.7m) (e) Horizontal and vertical separation with a fire rating of not less than ½ hour is provided between dwelling units. <i>[B+W Note: 5/8" Typex ceilings]</i>	
Buildings in the same lot		704.3 "Shall be considered as one building if the aggregate area of such buildings is within the limits specified in Chapter 5 for a single building." Chapter 5 Table 503. 7000 sf footprint
Fire Resistive Rating		10' or more distance from prop line = 0 ext rating Less than 10' = 1 hr rated Fire Resistive Ratings for Ext Walls Table 602 <10 feet = 1 hr > or equal to 10 feet = 0 hr (V B type)
Number of Exits	30.2.4: Exception No. 2: Buildings of four stories or less protected throughout by an approved, supervised automatic sprinkler system in accordance with 30.3.5, with not more than four dwelling units per story, shall be permitted to have a single exit under the following conditions: b) The stairway does not serve more than one-half of a story below the level of exit discharge. <i>[B+W Note: Therefore, abandon existing basement stair and add bulkhead from outside.]</i>	
Knox Box	On one building located at the physical address, with one master key for all. Fully addressable fire alarm w/sprinkler system alarm connected.	



JAN 18 2006

ARCHITECTURE
PRELIMINARY
DESIGN

500 CONGRESS STREET
PORTLAND, ME 04101
TEL: 207.772.2722

TOOTHAKER (TURNER ST.) PORTLAND, ME

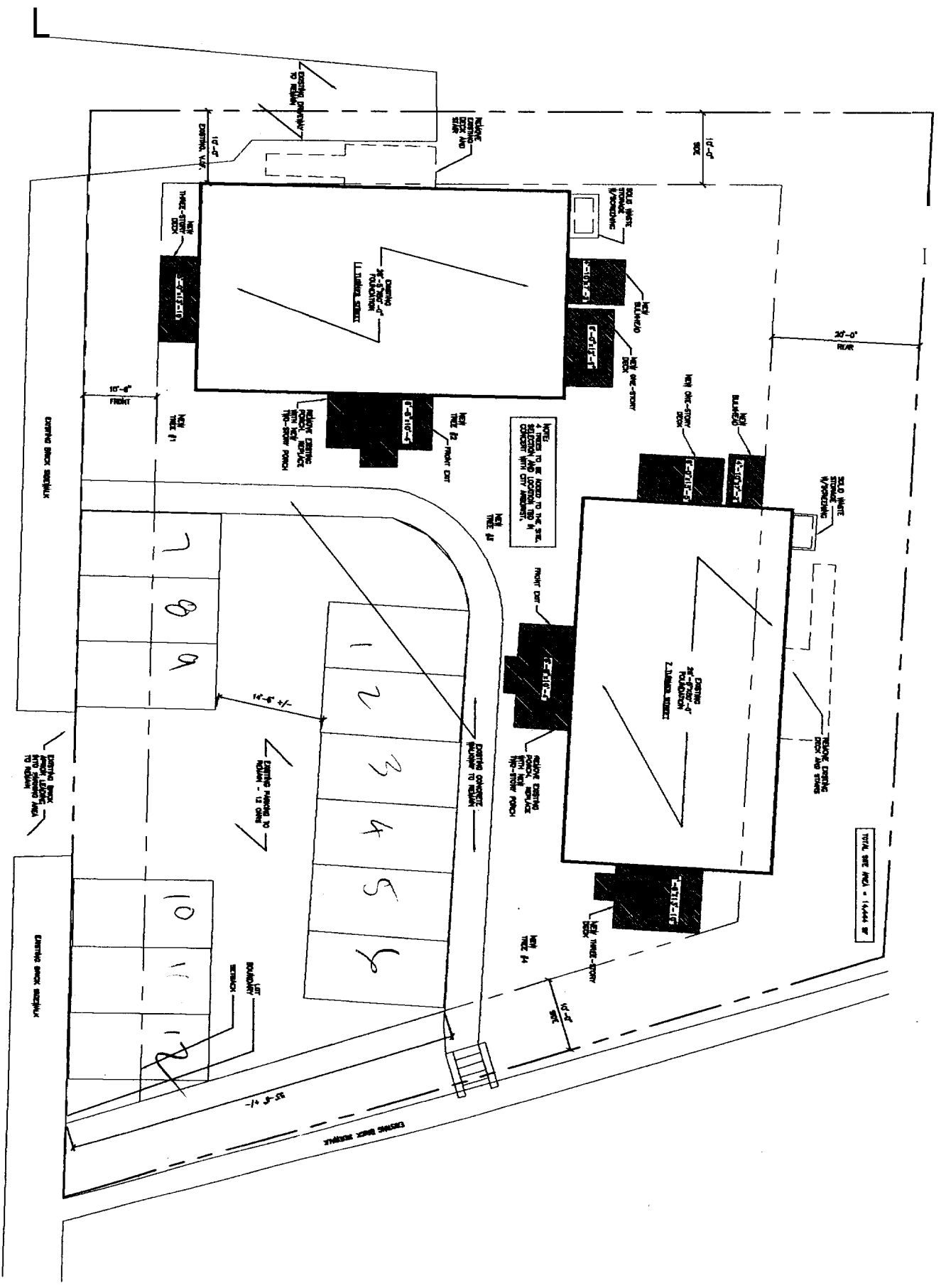
KEY/SITE PLAN

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

Project No: 200508
Date: 3 JANUARY 2006
Permitted: JAN 18 2006

RECEIVED

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KEY PLAN
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