

PORT CITY ARCHITECTURE

65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000
fax: 207.761.2010
info@portcityarch.com



NOTE TO GC'S: REFER TO OWNER'S SCOPE OF WORK DOCUMENT PRIOR TO PROVIDING A COST ESTIMATE

Piergrossi/Coyne RESIDENCE
125 MORNING STREET
PORTLAND, MAINE

#	DATE	DESCRIPTION
REVISIONS		
	Date Issued:	03/01/10
	Project Number:	10003
	Drawing Scale:	1/4" = 1'-0"
	SHEET NAME	
	NFA CODE REVIEW	

Drawn By
JAP
Checked By
JCC

A0.1

ISSUED FOR PERMIT

CODE REVIEW

NFA USE: 618.15 EXISTING APARTMENT BUILDING CONSTRUCTION TYPE TYPE 000
IBC USE: 310.1 R-2 CONSTRUCTION TYPE 5B

BUILDING AREAS AS MEASURED BY OUTSIDE WALLS:

1ST: 1632
2ND: 1632
3RD: 1632
4TH: 1010
TOTAL: 6,086'

*TOTAL DOES NOT INCLUDE BASEMENT

NARRATIVE: THE BUILDING IS AND WILL REMAIN A 6 UNIT APARTMENT BUILDING WITH NO CHANGE IN USE. THE OWNER HAS ELECTED TO FINISH THE 4TH FLOOR ATTIC SPACE INTO LIVING ROOM, KITCHEN AND BATHROOM AREAS BY UTILIZING EXISTING STAIRS FROM THE THIRD FLOOR REAR UNIT (UNIT 6) TO THIS LEVEL TO MAKE ONE CONTINUOUS TWO STORY DWELLING UNIT. THE TWO LEVEL UNIT DESIGN PROVIDES TWO MEANS OF EGRESS, A PRIMARY AND A SECONDARY MEANS, FROM EACH LEVEL OF THE UNIT BY A COMBINATION OF INTERIOR STAIRS, EGRESS WINDOWS AND BALCONY ACCESS. THE BUILDING WILL BE EQUIPPED WITH AUTOMATIC FIRE DETECTION THROUGH A SEPARATE PERMIT WITH OTHER ELEMENTS BROUGHT UP TO CODE AS REQUIRED BELOW.

NFA CHAPTER 31 EXISTING APARTMENT BUILDINGS
NFA CHAPTER 43 BUILDING REHABILITATION
RENOVATIONS HAVE BEEN DESIGNED ACCORDING TO THE FOLLOWING PROVISIONS:

311.1 (2) BUILDING TO BE PROVIDED WITH AN AUTOMATIC FIRE DETECTION SYSTEM

312 MEANS OF EGRESS

312.1 EGRESS FROM DWELLING UNITS TO THE OUTSIDE MUST COMPLY WITH CHAPTER 7

722.2.1(1)(2) EXISTING STAIRS SHALL BE PERMITTED TO STAY IN USE
722.2.4 WINDERS MAY BE PERMITTED TO STAY IN USE. EXISTING STAIRS MEET THE REQUIREMENTS OF 722.2.4.3

312.1.2 MEANS OF ESCAPE WITHIN DWELLING UNITS SHALL COMPLY WITH SECTION 242.

242.2.1 DWELLING UNITS SHALL HAVE NOT LESS THAN ONE PRIMARY MEANS OF ESCAPE AND ONE SECONDARY MEANS OF ESCAPE.

242.2.2 PRIMARY MEANS SHALL BE A DOOR

242.2.3 SECONDARY MEANS MAY BE THE FOLLOWING:

242.2.3.1 DOOR TO THE OUTSIDE

242.2.3.2 PASSAGE THROUGH AN INTERIOR SPACE TO AN APPROVED MEANS OF ESCAPE

242.2.3.3 OUTSIDE WINDOW OR DOOR WITH A CLEAR OPENING OF 5'1"

NOTE: 4TH FLOOR COMPLIES BY EXITING TO THE REAR DECK AREA THAT IS ACCESSIBLE BY THE FIRE DEPARTMENT. 242.2.3.3(2) & (3). ALL OTHER AREAS COMPLY BY ACCESSING EGRESS WINDOWS TO THE APPROVED FIRE ESCAPE.

312.2.3.1 STAIRS CONNECTING TWO FLOORS WITHIN A SINGLE DWELLING UNIT ARE PERMITTED.

312.2.9 FIRE ESCAPE STAIRS ARE PERMITTED WHEN COMPLYING WITH 728.

728.1.1 EXISTING FIRE ESCAPE IS AN APPROVED EXISTING CONDITION.

312.3 CAPACITY OF MEANS OF EGRESS

713 ALL DWELLING UNITS MUST HAVE ACCESS TO TWO INDEPENDENT MEANS OF EGRESS. BUILDING COMPLIES AS AN EXISTING CONDITION.

312.4 NUMBER OF EXITS: 2 EXITS PROVIDED FROM EACH FLOOR.

715.13.2 WHERE TWO EXITS ARE PROVIDED THEY SHALL BE 1/2 THE OVERALL DIAGONAL DISTANCE OF THE AREA BEING SERVED.

312.5.3.1 COMMON PATH OF TRAVEL: NON SPRINKLERED BUILDING NOT MORE THAN 35' BUILDING COMPLIES

312.6 TRAVEL DISTANCE TO EXITS

312.6.1 TRAVEL DISTANCE WITHIN DWELLING UNIT: OPTION 2 - 125FT. BUILDING COMPLIES

312.6.2 FROM DWELLING UNIT ENTRY TO NEAREST EXIT: OPTION 2 - 150FT. BUILDING COMPLIES

312.7.3 DISTANCE OF TRAVEL FROM TERMINATION OF EXIT ENCLOSURE TO PUBLIC WAY MAY NOT EXCEED 100FT. BUILDING COMPLIES.

312.9 REQUIRED EMERGENCY LIGHTING SHALL BE PROVIDED BY ELECTRICIAN

313.4 A FIRE ALARM PLAN COMPLYING WITH THIS SECTION SHALL BE SUBMITTED AS A SEPARATE PERMIT FOR APPROVAL.

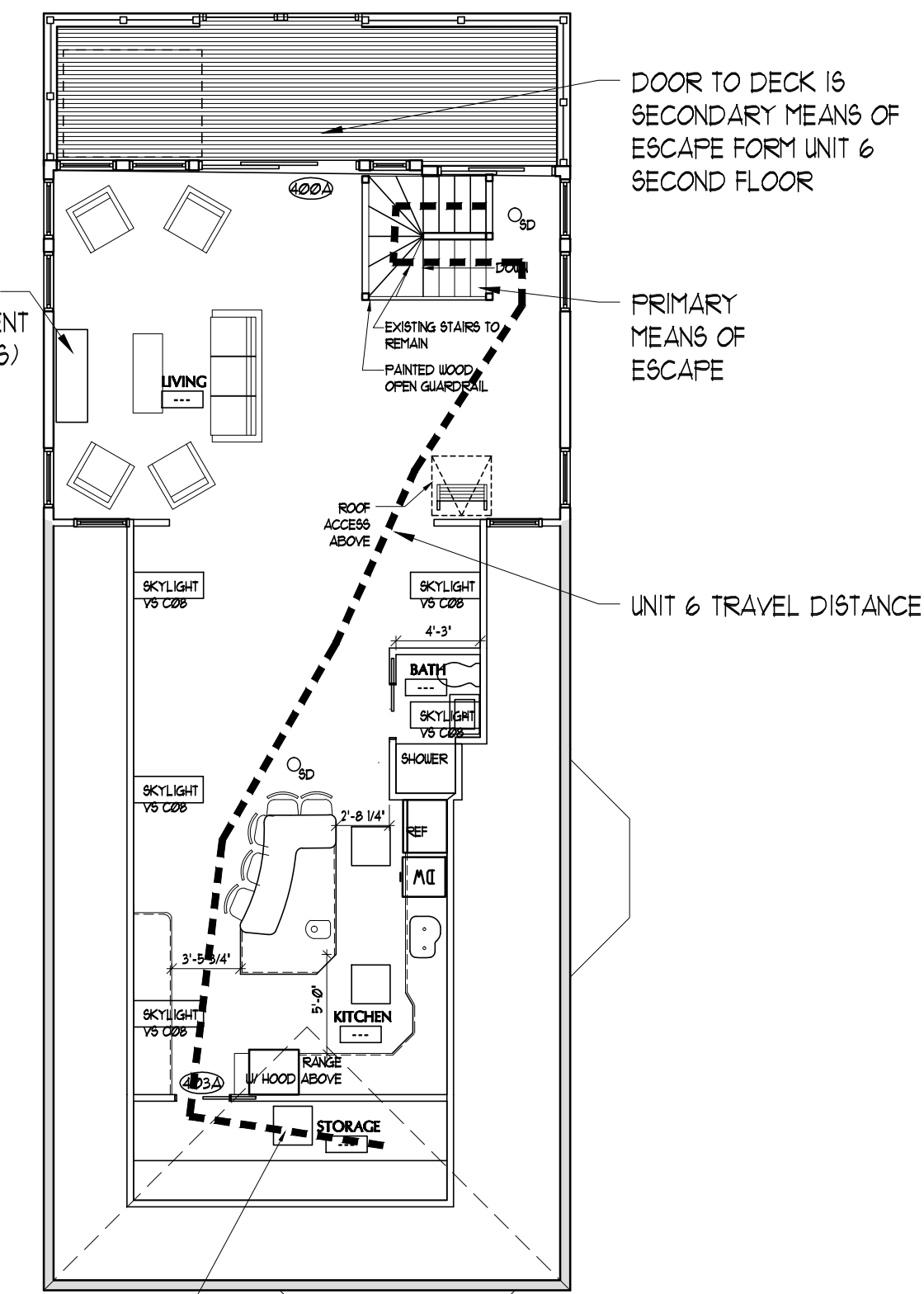
435.1 MODIFICATIONS

435.1.3 NEWLY CONSTRUCTED ELEMENTS, COMPONENTS AND SYSTEMS SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF NEW CONSTRUCTION.

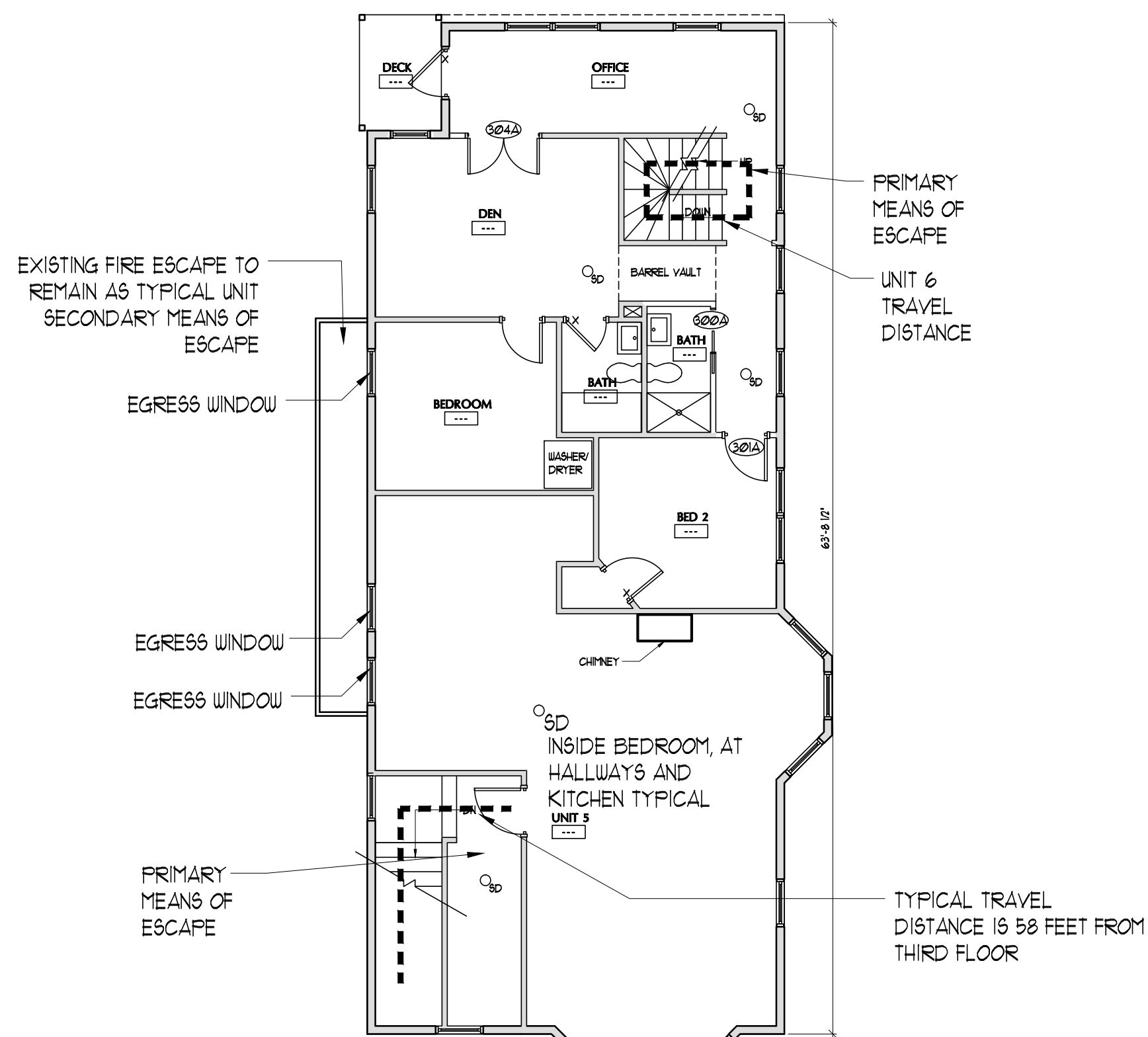
436.2.5.2 EXIT SIGNS SHALL BE PROVIDED AS REQUIRED BY EXISTING OCCUPANCY.

436.2.6.1 HANDRAILS SHALL BE EXTENDED FOR FULL LENGTH OF STAIRS ON ONE SIDE

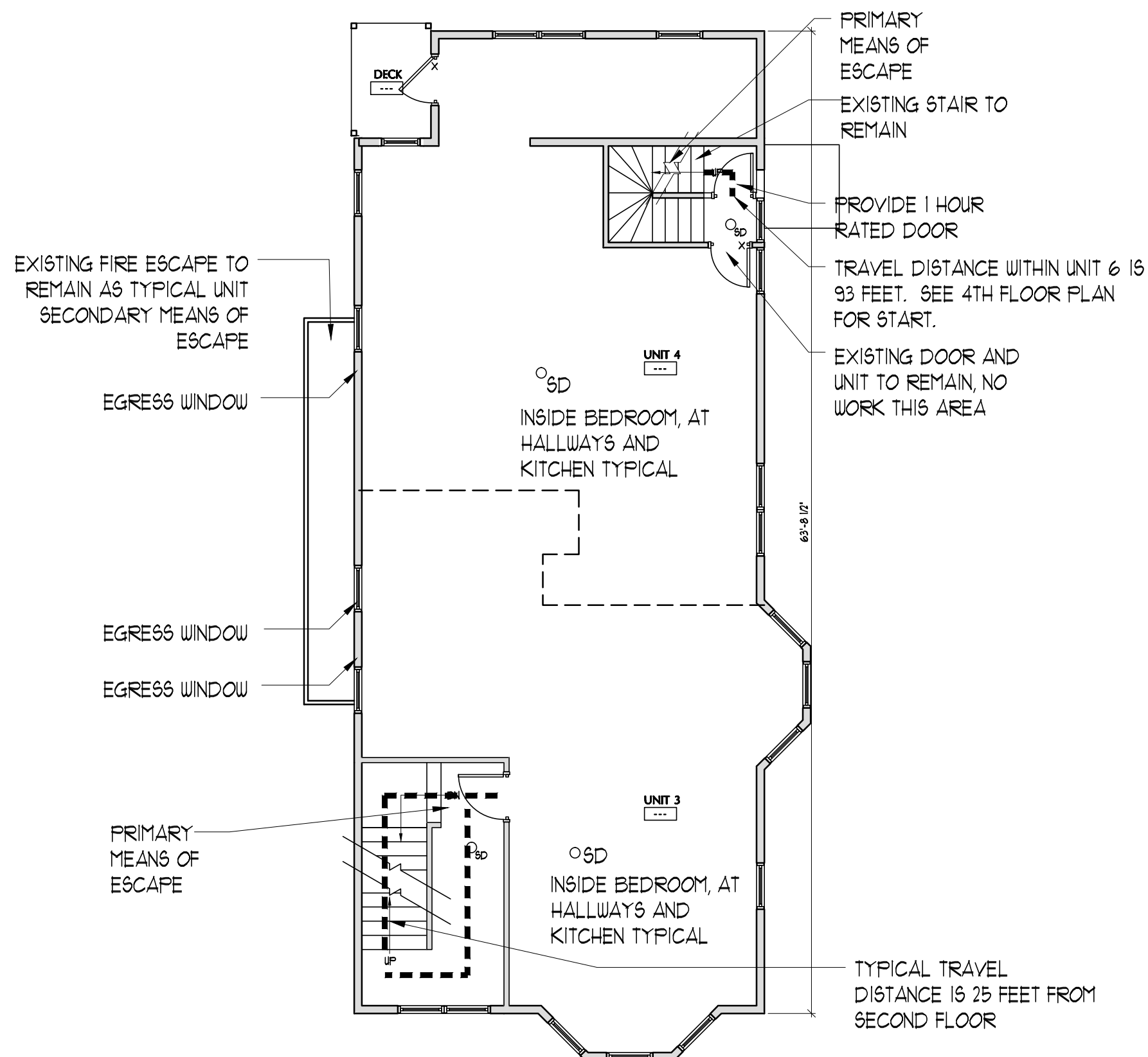
436.5.1 SMOKE ALARMS SHALL BE PROVIDED IN ALL SLEEPING ROOMS. IN RENOVATED AREAS, SMOKE ALARMS SHALL BE PROVIDED AS PER 313.4.4.



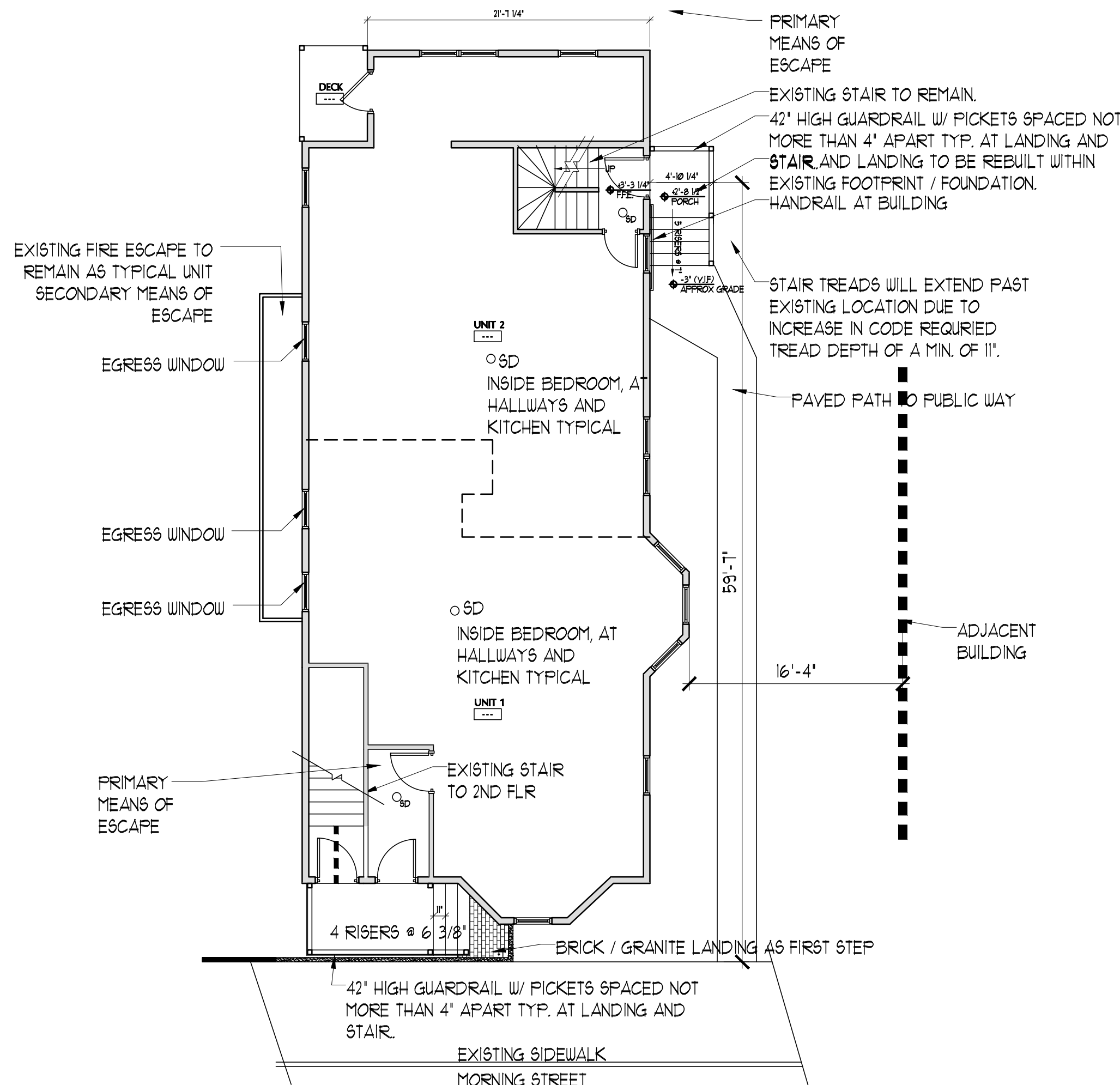
3 FOURTH FLOOR - CURRENT ATTIC
SCALE: 1/4" = 1'-0"



2 THIRD FLOOR
SCALE: 1/4" = 1'-0"



1 SECOND FLOOR
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY