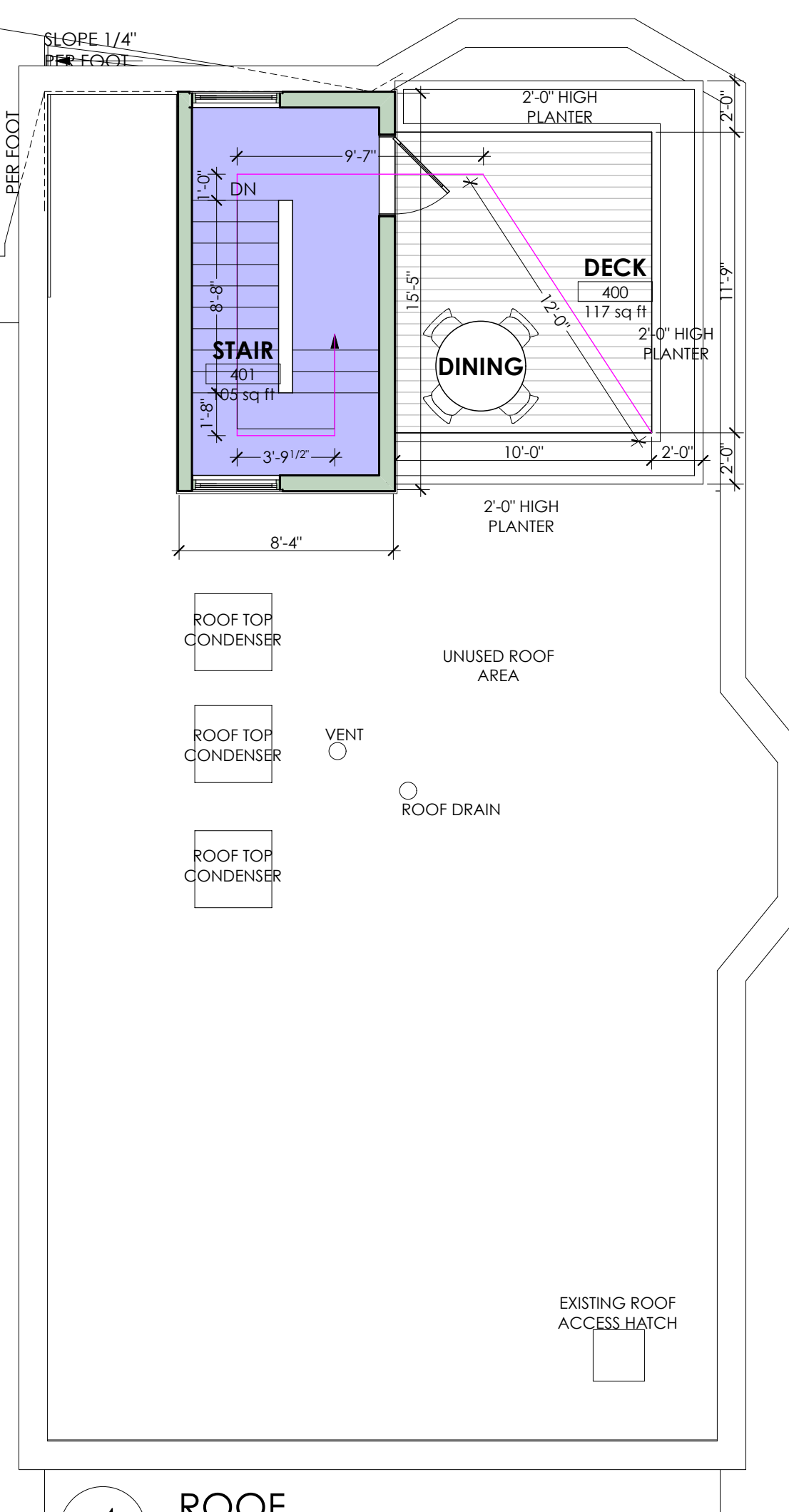
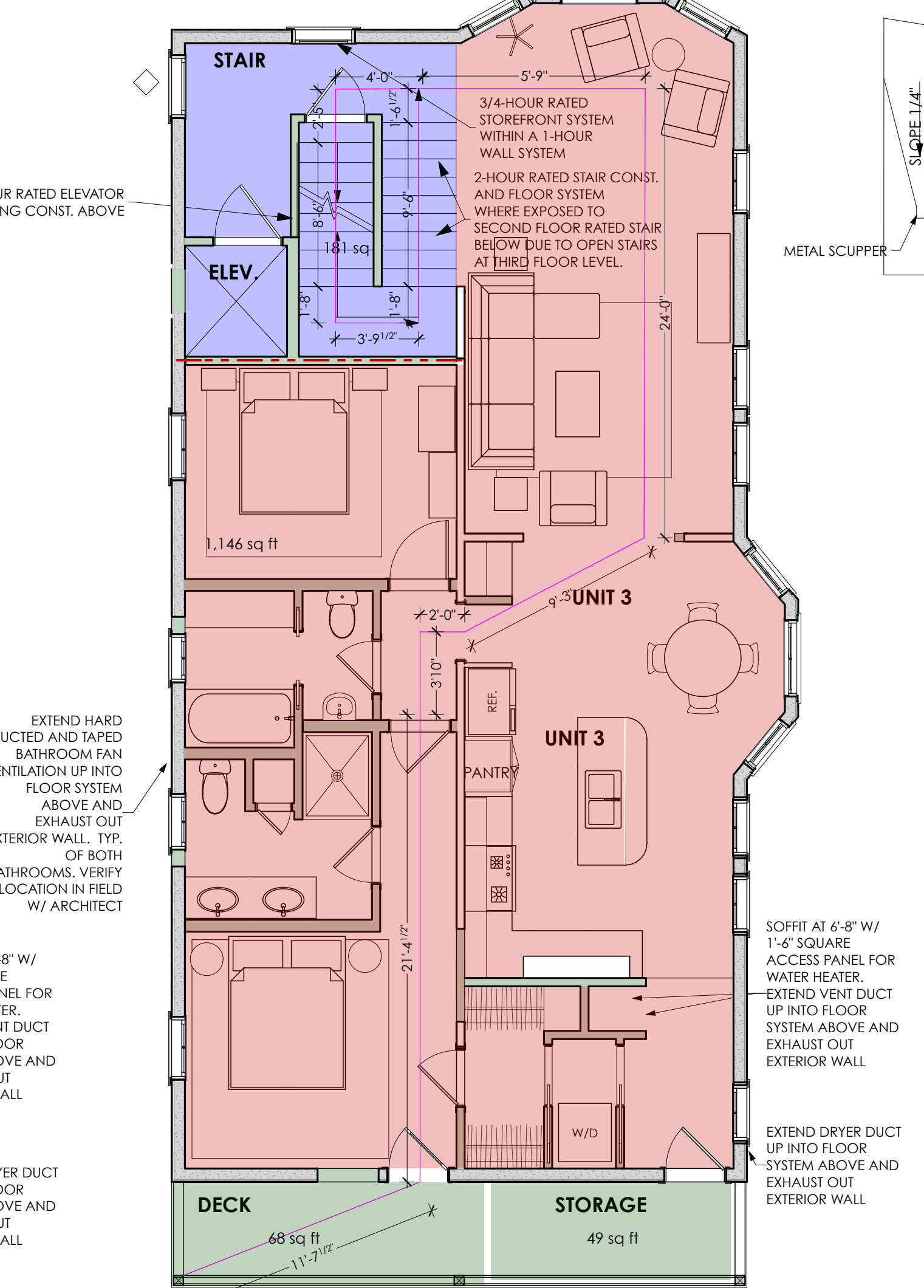
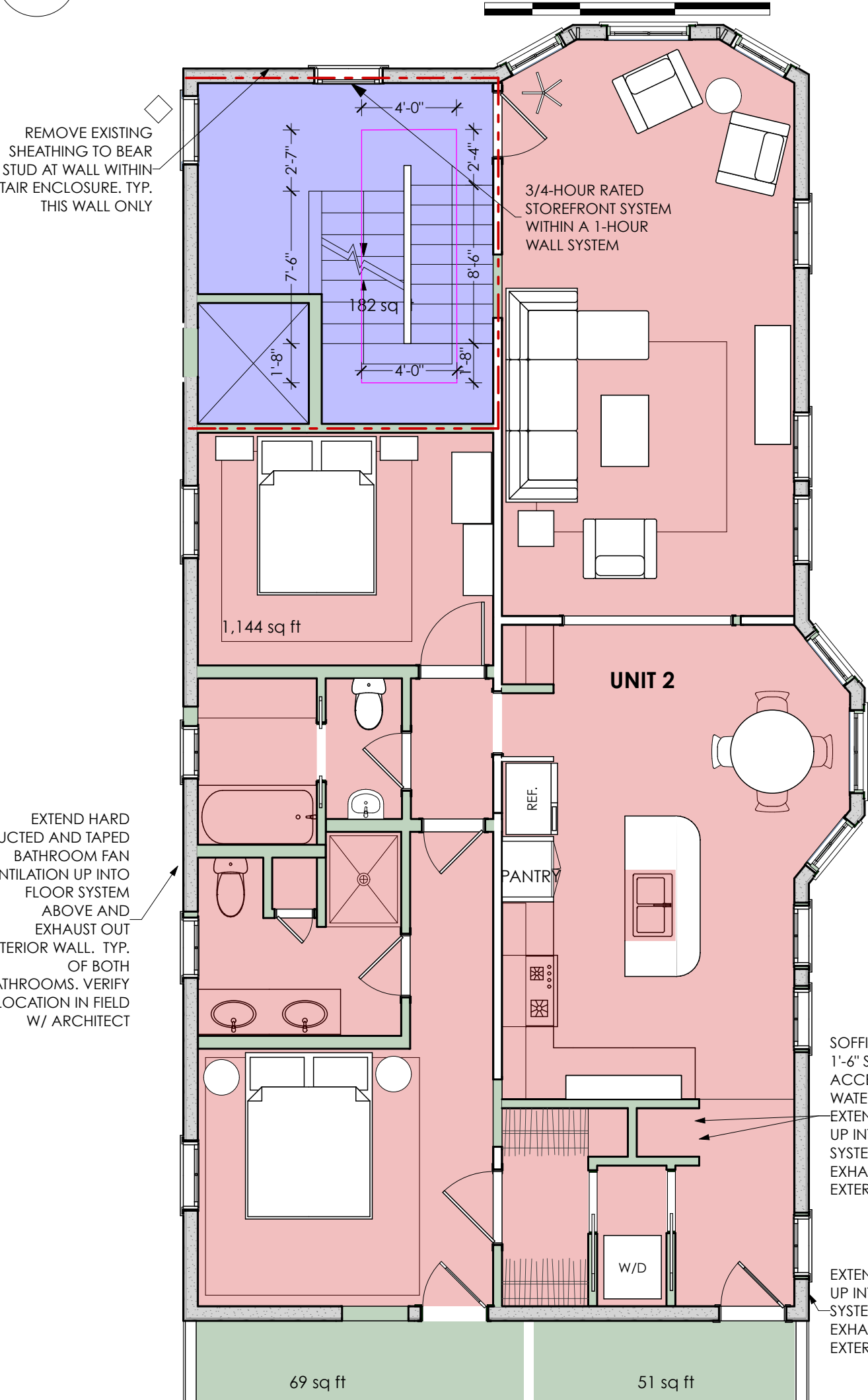
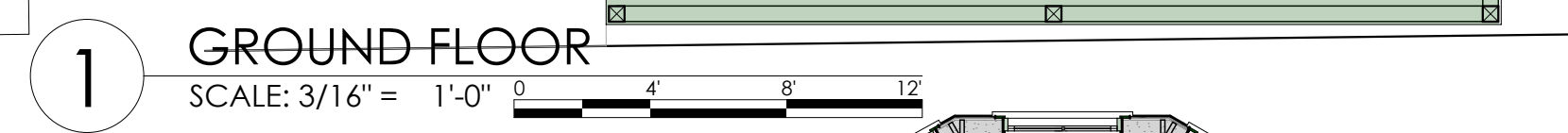
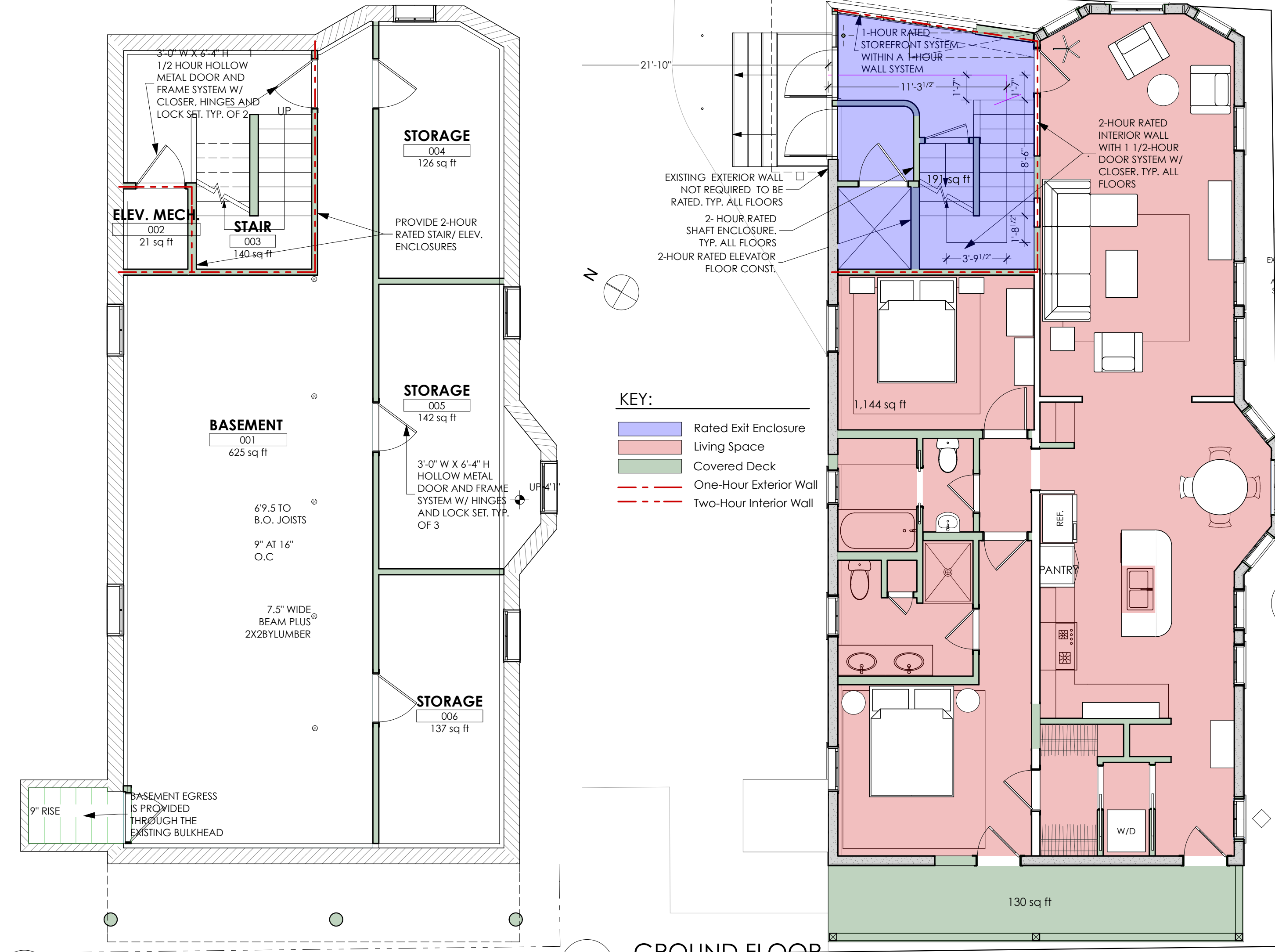


/Volumes/Network Files/CJAB/PROJECTS/B COMMERCIAL-STUDIO/1 Current Projects/Grisanti Munjoy S/1 DESIGN/DRAWINGS/S CD/ARCHCAD/Drawings/CD NEW EXIT STAIR OPTION 2.4.27.17.pln



**Applicable Codes:**  
 City of Portland, Maine Code of Ordinances  
 Maine Uniform Building and Energy Code (MUBEC)  
 2009 International Residential Code (IRC)  
 2009 International Building Code (IBC)  
 2009 International Existing Building Code (IEBC)  
 2009 International Energy Conservation Code (IECC)  
 American Society of Heating, Refrigerating & Air-Conditioning Engineers (ASHRAE) Standards  
 2007 ASHRAE 62.1 - Ventilation for Acceptable Indoor Air Quality  
 2007 ASHRAE 62.2 - Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings  
 2007 ASHRAE 90.1 - Energy Standard for Buildings except Low Rise Residential Buildings w/out addenda  
 2006 E-1465 Standard Practice for Radon Control Options for the Design and Construction of New Low-Rise Residential Buildings

**CODE REVIEW SUMMARY:**  
**PORTLAND ORDINANCE REVIEW:**

ITEM	CITY OF PORTLAND, MAINE CODE OF ORDINANCES REQUIREMENTS	ACTUAL
Zoning	R-6	
Minimum Lot Size	2,000 sq ft / 750 sq ft per dwelling	3,122 sq ft (4 units allowable)
Minimum Street Frontage	20 ft	50 ft
Minimum Side Street Yard Setback	0 ft / 10 ft	0 ft and 21 ft
Minimum Rear Yard Setback	10 ft	0 ft - Nonconforming
Parking	0 in R-6 (otherwise 1 space per unit)	2
Maximum Building Footprint	60% / 1,873.2 sq ft	1,565 sq ft (not including street side deck & steps)
Minimum Landscaped Open Space (not parking)	20% / 624.4 sq ft	0% - Nonconforming
Maximum Building Height	45 ft	32'-2" grade to bottom of cornice
Structure Setbacks	Above 35'-10" from side property line, 15' from rear property line when abuts residential zone. Does not apply to side yards on side streets	

**CODE REVIEW BY SECTION: IBC AND NFPA 101**

SECTION	REQUIREMENT/CONDITION	2009 IBC	2009 NFPA 101 - Life Safety Code	PROPOSED COMPLIANCE
1.0	USE AND OCCUPANCY	Table 103.1	Table 103.1	Proposed Compliance
2.0	CONSTRUCTION TYPE & GENERAL BUILDING HEIGHT AND AREA LIMITATIONS	Table 602.2	Table A.8.2.1.2	Proposed Compliance
3.0	BUILDING SEPARATION & EXPOSURE PROTECTION	Table 508.4	Table 508.4	Proposed Compliance
4.0	FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS	Table 708.1	Table 708.1	Proposed Compliance
5.0	FIRE AND SMOKE PROTECTION FEATURES	Table 903.2.8	Table 903.2.8	Proposed Compliance
6.0	MEANS OF EGRESS	Table 1004.1	Table 1004.1	Proposed Compliance
7.0	SPECIAL OCCUPANCY REQUIREMENTS	Table 1029.1	Table 1029.1	Proposed Compliance
8.0	STAIRWAYS (IN AREAS OF NEW WORK)	Table 1009.1	Table 1009.1	Proposed Compliance

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**ORDINANCE AND CODES**  
**A-0.1**  
**PERMIT SET**