

DAVID M. WHITE, ARCHITECT

54 TODD FARM LANE
P.O. Box 817
NEW LONDON, NH 03257
603-763-1335
EMAIL: DMWARCH@COMCAST.NET

BUILDING CODE SUMMARY

Project: Bay House Phase 2
Newbury Street
Portland, ME

Date: 2 August 2013

Only the items specific to the referenced project are addressed here.

ME State Building Code - International Building Code 2009				
Relevant Allowable Heights and Areas		Allowable and Provided Items		
Use Group	Type of Construction	Stories	Height	Area
Section 503 Heights and Areas				
S2	Type VA	4	50 ft	21,000 sf
R2	Type VA	3	50 ft	12,000 sf
Section 504.2 Building Height Modification w/ NFPA 13 Sprinkler				
S2	Type VA	5	70 ft	
R2	Type VA	4	70 ft	
Section 506 Building Area Modification w/ NFPA 13 Sprinkler				
S2	Type VA			63,000 sf
R2	Type VA			36,000 sf
506.4 Total Building Area				108,000 sf
Notes				
NFPA 13 Sprinkler System Details		Provided by Others		
Fire Alarm System Details		Provided by Others		
Emergency Lighting System		Provided by Others		
Mechanical & Electrical Systems		Provided by Others		

Building Summary	Garage Area Rear Floor 1	Floors 1 Front Floors 2-4
Use Groups	Storage 2 (S2)	Residential 2 (R2)
Construction Types	VA	VA
Buildings Heights & Areas		
Stories	1	4
Height	< 51 ft	< 51 ft
Floor Areas		
1 ST Floor	1,816 sf	7,534 sf
2 ND Floor		16,066 sf
3 RD Floor		16,243 sf
4 TH Floor		16,243 sf
Total Building Area	1,816 sf	56,086 sf
Section 506 Area Modifications		
Frontage Calculations 506.2	Not Needed	
NFPA 13 Sprinkler Increase	200%	200%
Allowable Building Area $A_a = \{A_t + [A_t \times I_s]\}$	189,000 sf	36,000 sf
Allowable Building Area ($A_a \times 3$)	567,000 sf	108,000 sf
Nonseparate Use Groups		
Table 601 Fire Resistant Ratings	S2 / VA	R2 / VA
Primary Structural Frame	1 hr	1 hr
Exterior Bearing Walls	NA	1 hr
Interior Bearing Walls	NA	1 hr
Interior Nonbearing Walls	0 hrs	0 hrs
Floor Construction & Secondary Members	1 hr	1 hr
Roof Construction & Secondary Members	NA	1 hr

ITEMS COMMON TO ALL USE GROUPS	
	Provided Compliance w/ IBC
Chapter 7	
Column Protection	
1 ST Floor S2 / VA	1 hour fire rated
1 ST Floor R2/ VA	NA
Protection of Primary Structural Frame	1 hour fire rated
Protection of Secondary Members	1 hour fire rated
Projections on Exterior Walls	
Along North Wall, 1/3 x 60" = 20"	< 20"
Fire Resistance Rating	
Along Alley at North Wall	1 hour rated from both sides
All Other Exterior Walls	1 hour rated from inside
Openings in Exterior Wall	
Along Alley at North Wall	
Opening/Wall Area limited to ≤ 25%	
1 ST Floor	0% of openings
2 ND Floor	??sf/??sf = ??% of wall
3 RD Floor	
4 TH Floor	
Fire Barriers	2 & 1 hour rated
Shaft Enclosures	2 hour fire rated
Fire Partitions	1 hour fire rated
Horizontal Assemblies	1 hour fire rated
Penetrations	2 and 1 hour fire rated
Fire-Resistant Joint Systems	1 & 2 hour rated
Opening Protectives	
Corridor Walls 1 Hour	20 min fire rated
Fire Barriers 2 Hour	1 1/2 hour fire rated
Fire Rated Door Hardware	Closer & Latchset
Wired Glass	< 100 sf & < 33" high & < 10"
Concealed Spaces	
Fireblocking	Wood blocking
Draftstopping	Sprinklered
Thermal-and-Sound-Insulating Material	Concealed, certified cellulose & < flame spread 25

Chapter 8	
Interior Wall and Ceiling Finishes	Class A
Interior Floor Finishes	> Class II
Trim and Incidental Finish	< 10%
Chapter 9	
Portable Fire Extinguishers	4A:60B:C fire extinguishers
Chapter 10	
Ceiling Height	> 7'-6" in all means of egress
Occupant Load	
Parking Garage	47 (actual much less, only 26 spaces)
Storage/Mechanical	3
Residential per 1 ST Floor	27
Residential per Upper Floors	73
Egress Width, Worst Case	
Stairways $.3 \times 83 = 24.9"$	> 25"
Other Egress Components $.2 \times 83 = 16.6"$	> 17"
Accessible Means of Egress	
Level of Exit Discharge	Floor 1
Accessible Egress Stairways	2 w/ sprinkler
Doors	
Doors within Dwelling Units	> 32" clear width
Door Swing	> 78" high
Power-Operated Doors	Swing type
Access-controlled Egress Doors	Provided
Door Arrangement @ Vestibules	Provided
Electrical Room Doors	> 7' apart
Stairways	
Stairways Width	1 door required
Stairways Headroom	> 36" & > 44"
Nosing	> 80"
Stairway Landings	$\leq 1"$
Vertical Rise	> 44"
Stairway to Roof	< 12'
Stairway to Roof	1 in each building
Roof Access	Alternating tread device
Egress Door Tactile Signage	Roof hatch > 16 sf
	@ each Exit door

Handrails Height	> 34" & < 38"
Handrail Diameter	> 1 1/4" OD & < 2" OD
Handrail Top Extension	12" Horiz & Return to Wall
Stair Handrail Bottom Extension	11" Sloped & Return to Wall
Ramp Handrail Bottom Extension	12" Horiz & Return to Wall
Guard Height	> 42"
Baluster Opening	< 4"
Exit Access Common Path of Travel	
Storage/Garage (S2 Use)	< 100'
Dwelling Units	< 125' with sprinkler
Exit Access Doorway from Dwelling Units	1 w/ ≤ 20 occupants
Exit Access Travel Distance	
S2 Use	< 400'
R Use	< 250'
Corridors Fire Resistance Rating	
S Use	0 hour fire rating w/ sprinkler
R Use	1 hour fire rating w/ sprinkler
Corridor Width, Common Area	> 44"
Corridor Width, within Dwelling Unit	> 36"
Corridor Dead Ends	< 50' w/ sprinkler
Exits	≥ 2 for all stories
Exit Enclosure Fire Resistance Rating	2 hour fire rating
Exit Discharge Area on Level of Discharge	Provided w/ sprinkler
Emergency Escape & Rescue	Exception w/ sprinkler
Chapter 12	
Sound Transmission Class	> 50 for all assemblies
Impact Insulation Class	> 50 for all horizontal assemblies
Habitable Space Widths	> 7'
Habitable Space Heights	> 7'-6"
Dwelling unit Room Area	> one room > 120 sf & others > 70 sf
Efficiency Dwelling Unit Room Area	> 220 sf
Showers	Nonabsorbent surface to height > 70"

IECC 2009	
Building Envelope Requirements	Provided through prescriptive items
Air Leakage	Comply w/ standards indicated
Outdoor Air Intake	Energy dampers in hoistways
Vestibules	Doors w/ closers
Chapter 14	
Exterior Window Sills	Window limiter or guard.
Exterior Side of Exterior Walls	masonry, fiber cement, metal panels
Balconies	Sprinkler protection
Chapter 15	
Roofing Fire Classification	> Class B
Chapter 17	
Statement of Special Inspection	Contained in Contract Documents
Chapter 24	
Safety Glazing	panels of sliding doors, patio swing doors, shower doors, swing doors, all windows in stair enclosures, and in windows within 24" of either vertical edge of a door.
ME State Elevator Code	
Accommodate Ambulance Stretcher	Car sized for 24"x76" stretcher
Hoistway Venting	≥ 3 sf opening
Chapter 32	
Encroachment below 8'	Awning > 7' above grade
Encroachment > 15' above grade	Not limited