

January 13, 2016

Building Inspections and Fire Department  
City of Portland  
379 Congress Street  
Portland ME 04101



Re: 2009 IBC/ NFPA101 Code Review  
**Office to Apartment Conversion**  
17 Chestnut Street  
Portland ME 04101

**2009 IBC/ IEBC REVIEW**

(w/ references to NFPA 101 Life Safety Code)

Project Description: renovation of the third floor of an existing (3) story building. Third floor occupancy change from Business B to Residential R-3.

Address:

CBL: 027 C002 001

Zone: B-3

Existing Use Group: Business B

Existing Construction Type: IIIB

Is there a fire alarm system present?	NO
Is there an automatic sprinkler system present?	NO
Is the Building in an Historic District?	YES

Proposed Use Group: (IBC 306.3)

Mixed: Business B  
Residential R-3 (change in occupancy)

Allowable Heights and Areas: (IBC Table 503)

Business B:	55 feet/3 stories
Residential R-3:	55 feet/4 stories
<u>Existing Building Height:</u>	24 feet
Business B:	19,000 s.f. per floor
Residential R-3	Unlimited
<u>Existing Building Area:</u>	1080 s.f. per floor

Required Separation of Occupancies: (2009 IEBC section 912)

Business B to Residential R-3: NO SEPARATION REQUIRED

Automatic Spinkler System: (2009 IEBC section 912)

NOT REQUIRED

Occupancy Load: (table 1004.1.1)

Proposed Residential Areas: 1106s.f. / 200 gross s.f. = 6 occupants

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Required number of exits: (IBC table 1015.1 & 2009 IRC section R311)

Residential occupant load < 10 : (1) exit allowable                      1 exit provided

Emergency Escape & Rescue: (IBC section 1029)

(1) egress opening per sleeping room                      (1) 34"x46" egress window provided

Minimum Allowable Egress Widths: (IBC section 1005)

Doors:                      (0.2 x 6) = 1.2 inches req'd.                      34 inches provided

Stairs: (0.3 x 6) = 1.8 inches req'd 38 inches provided

Exit Access Travel Distance: (IBC table 1016.1)

Residential R-3 unsprinklered:                      200 feet maximum    86.8' as designed

Respectfully submitted,

**ALPHAarchitects**



Mark Sengelmann, NCARB  
Maine Licensed Architect

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