

1027 Exit Discharge
1027.1 General - Exits shall discharge directly to the exterior of the building. Exit Stair is allowed to egress through the Main lobby per the following. Exceptions:

- A maximum of 50 percent of the number and capacity of the exit enclosure is permitted to egress through areas on the level of discharge provided all of the following are met:
 - Such exit enclosures egress to a free and unobstructed path of travel to an exterior exit door and such exit is readily visible and identifiable from the point of termination of the exit enclosure.
 - The entire area of the level of exit discharge is separated from areas below by construction conforming to the fire-resistance rating for the exit enclosure.
 - The egress path from the exit enclosure on the level of exit discharge is protected throughout by an approved automatic sprinkler system. All portions of the level of exit discharge with access to the egress path shall either be protected throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1, or separated from the egress path in accordance with the requirements for the enclosure of exits.

1028 Emergency Escape and Rescue
1028.1 General-Emergency Escape and Rescue Openings not required per Exception No. 1.

Chapter 11 Accessibility
 Compliance provided per requirements of Maine Revised Statutes, Title 5, Chapter 337- Human Right Act, Subchapter 4: Fair Housing

4582-C Multi-Family Housing
 Multi-Family Dwelling Units - Buildings of 4 or more units (These provisions only apply to ground floor common use spaces and ground dwelling units if there are no elevators, with elevators is applies to all units and common spaces)
 * all public use & common use spaces must be accessible
 * all doors into & within the premises and dwellings are sufficiently wide for wheelchair access
 * all dwelling units contain these adaptive features:
 a) an accessible route into & through the dwelling
 b) all light switches, elec outlets & environmental controls in accessible locations
 c) usable kitchen & bathroom layouts & sizes per Ansi 117.1 type B units

208 Parking Spaces for Dwelling Unit Occupants: Complies with 2010 ADA Standards for accessible design and is capable of providing sufficient spaces to meet needs of occupants and will be provided with required signage.

ADAAG 208 Parking Spaces
 Two levels of garage: 26 Total spaces, 2 accessible spaces provided per section 208.2. One of the 2 spaces is van accessible per section 502

Chapter 12 Interior Environment

1203.4.1 Natural Ventilation- a minimum of 4% of the floor area is provided in the Dwelling Units with operable windows and exterior doors. All other areas provided with mechanical ventilation.

1205.2 Natural Light-The minimum net glazed area provided is 8% or greater in rooms without light fixtures in the Dwelling Units including Living/Dining Areas, Bedrooms and Dens. All other areas are provided with artificial light.

1207 Sound Transmission
1207.2 Air-Borne Sound- Wall, partition and floor/ceiling assemblies separating dwelling units from each other and from public and service areas require a design STC rating of 50 minimum.
1207.3 Structure-Borne Sound- Floor/ceiling assemblies separating dwelling units from each other and from public and service areas require a design IIC rating of 50 minimum.

1208 Interior Space Dimensions- Compliance provided on the plans. Habitable spaces, other than kitchen, shall not be less than 7 feet in any plan dimension and with a ceiling height of 7'-6" min. (except at bathrooms, kitchens, storage, etc. with 7'-0" min. ceiling height)

Chapter 13 - Energy Efficiency
 The Project will be designed in accordance of the provisions of the 2009 IECC: International Energy Conservation Code

Chapter 14- Exterior Walls (Zone 5)

Section- 1404 Materials a vapor- permeable, air and water-resistant barrier will be provided behind the following exterior wall veneers.

1404.10 Fiber Cement Panels

1405.3 Vapor Retarders- Class 1 vapor retarders are provided.

1405.13.2 Window Sills- Group R-2 multi-family dwellings where the sill of window is more than 72" above the finished grade, the lowest part of the clear opening of the window shall be at a height not less than 24" above the finished floor surface. Glazing below shall be fixed or have openings through which a 4" sphere diameter cannot pass.

Chapter 15- Roof Assemblies and Rooftop Structures

1503.4 Roof Drainage - Provided.

1503.4.1 Secondary Drainage- Overflow drains provided.

1504.1 Wind Resistance of Roofs - Roof Decks and roof coverings shall be designed for wind loads in accordance with Chapter 16 and Sections 1504.3 and 1504.4.

1504.3 Wind Resistance of Non-Ballasted Roofs - Adhered roof coverings designed in compliance with wind load pressures per Section 1609 (see structural drawings).

1504.4 Ballasted Low-Slope Roof Systems- Compliance to be provided.

1505 Fire Classification
Table 1505.1 Minimum Roof Covering Classification- Construction Type 1A and Type IIIA - Class B.

1509.2 Penthouses
1509.2.4 Type of Construction: Exception #3: Type 3A construction- Construction of walls and roofs of penthouses with a fire separation distance of more than 5' and less than 20' shall be at least 1-hour fire-resistance rated construction. Walls with a fire-resistance distance of 20' or greater shall be or fire retardant treated wood construction. Roofs shall be also be framed with fire retardant treated wood.

Chapter 16- Structural Design
 See Structural Drawings

Chapter 17- Structural Tests and Special Inspections
 See Structural Drawings

Chapter 18- Soils and Foundations
 See Geotechnical Report in Project Manual

Chapter 19- Concrete
 See Structural Drawings

Chapter 21- Masonry
 See Structural Drawings

Chapter 22- Steel
 See Structural Drawings

Chapter 23- Wood
 See Structural Drawings

Chapter 24- Glass and Glazing

24006.1 Safety Glazing
 See Specifications and drawings

Chapter 25- Gypsum Board and Plaster
 See Specifications and Architectural and Structural Drawings

Chapter 26- Plastic
 See Architectural drawings and specifications

2603.1.5 Roofing
 See specifications and drawings

Chapter 27- Electrical
 See Electrical Plans

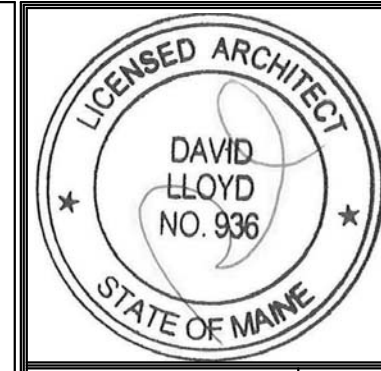
Chapter 28- Mechanical Systems
 See Mechanical Plans

Chapter 29- Plumbing Systems
 See Plumbing Plans

Chapter 30- Elevators- Maine hasn't adapted this chapter. Elevator to be compliant with the requirements of Maine State Elevator and Tramway safety code

Chapter 32- Encroachments Into the Public Right-of-Way
3202.3 Encroachments to be 8 feet or more above grade

3202.3.1 Awnings, canopies, marquees and signs- Canopies shall not extend into or occupy more than two-thirds the width of the sidewalk measured from the building. (The sidewalk on Newbury Street is +/- 9'-6" wide. The canopy on this side is 5'-2" wide, which is less than two-thirds of the sidewalk)



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CODE SUMMARY

AC.02