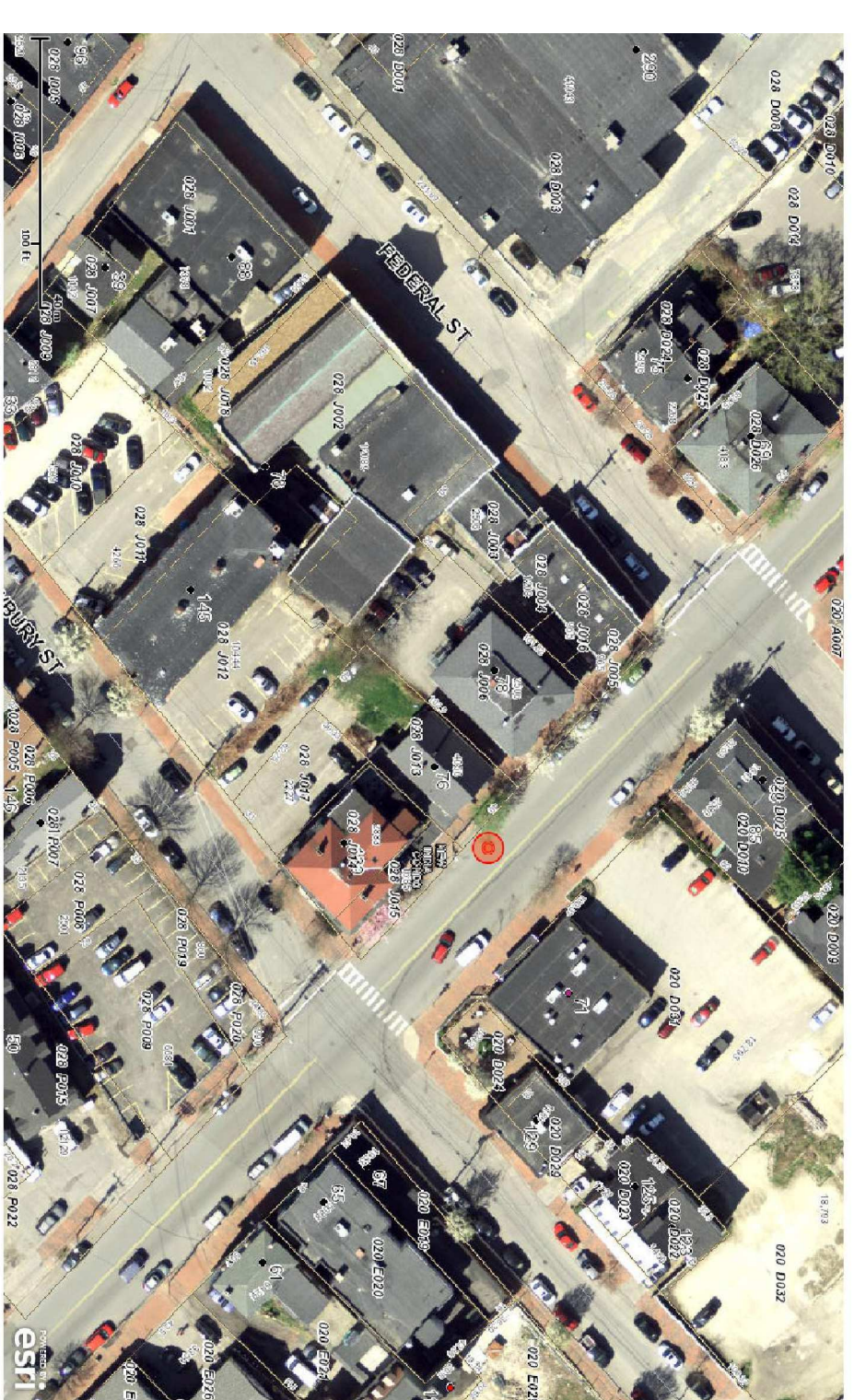


# 76 INDIA



## 76 INDIA STREET RENOVATION 76 INDIA STREET - PORTLAND, ME CBL 28-J-13

### PROJECT DESCRIPTION

76 India is an existing 2 1/2 story 2 family structure with a single story barber shop attached on the SE side. The barber shop is a business occupancy and the structure is evident in the 1924 tax photo. The entire structure is 12" thick triple wythe brick walls with wood frame floors and roof.

This application is for the renovation to the upper unit of the two family which consists of the second and third floor. These two floors will be completely renovated including mostly new systems. There is a recently updated boiler that will remain in service.

The front common stairway is currently not separated from the units. This will be separated with a one hour enclosure as part of the renovation. A new rated entry door will be added to the first floor unit and two additional doorways will be removed. The front stair will remain a common area and the rear stairs will be only part of the upper unit.

Renovation to the first floor unit will be limited to the new entry door, bringing the bathroom up to code and installing new interconnected smoke alarms.

There will be no renovation to the barber shop. The barber shop will get an exit sign over the front entrance, a fire extinguisher and interconnected smoke detectors.

### CODE SUMMARY

IBC 2009  
NFPA 101 2009

Building Type III, Unprotected

This project is a renovation to a two family dwelling, however because of the attached business use, it is considered a mixed occupancy and the IBC was applied. Chapters 24 and 39 of NFPA 101 were used for life safety review.

IBC Mixed use occupancy R-3, B  
Required Separation of Occupancies Table 508.4, 1 Hr.

NFPA 101

Chapter 24 Residential

24.1.2.3 Multiple Occupancies, 1 Hr. Separation

24.2.2.3.3 Secondary means of egress provided to bedrooms on third floor

24.3.4.1 Smoke alarms shall be installed in all sleeping rooms, outside of each sleeping area, and on each level of dwelling unit including basement.

Chapter 39 Existing Business

39.1.7 Occupant load: 679 sq.ft. @ 100 sq.ft. per occupant = 7 Occupants

39.2.4.3 Single exit permitted

39.2.5.2 Arrangement of means of egress: Dead end is less than 50'

39.2.9.1 Emergency lighting not required

39.2.10 Provide exit sign

39.3.4 Detection, alarm, and communication systems are not required

39.3.5 Provide fire extinguisher per 9.7.4.1

### DESIGNER

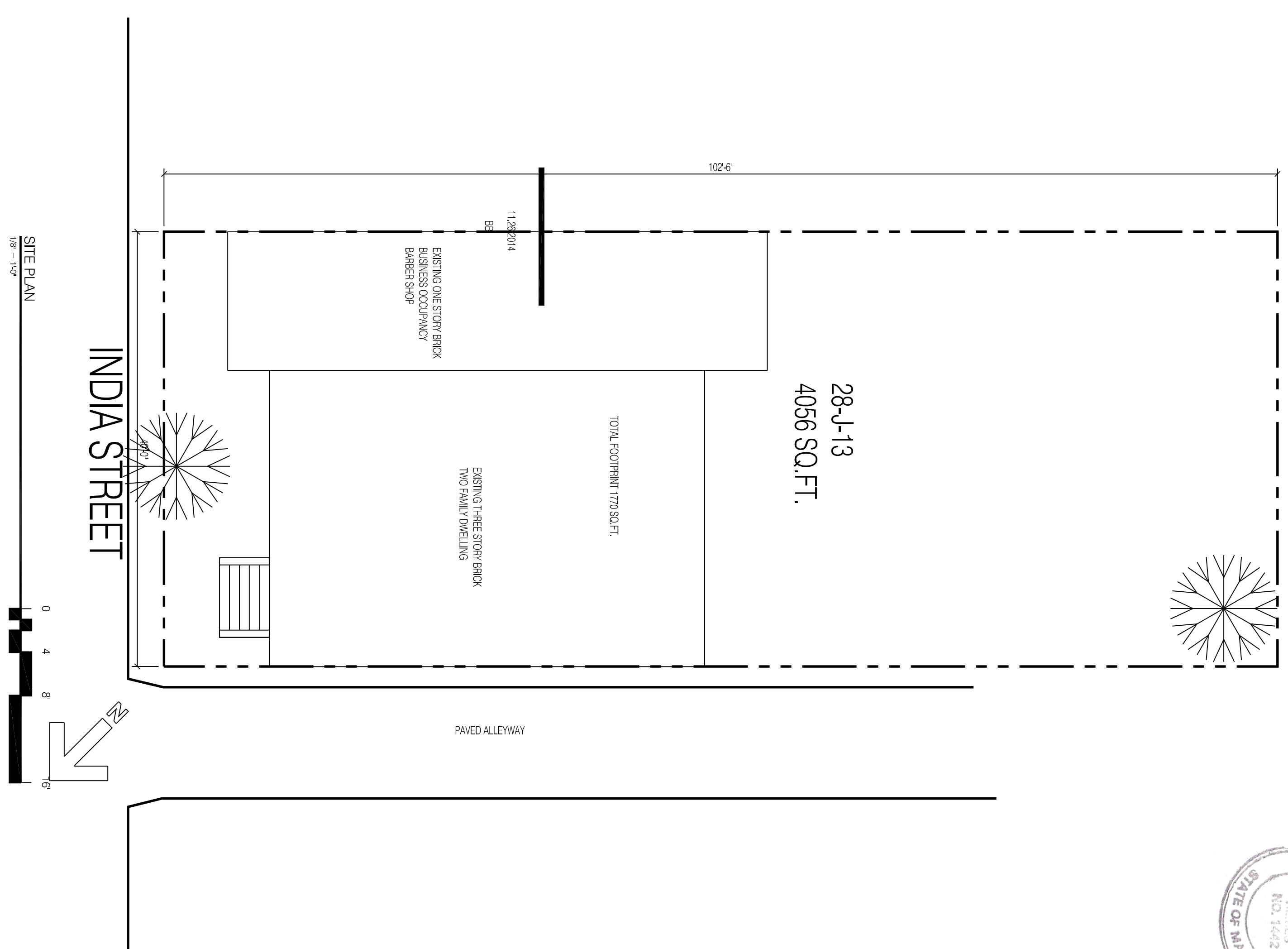
BREWSTER BUTTFIELD  
PROSPECT DESIGN  
207-749-7400  
brewster@prospectdesign.me

### OWNER

MARY EVELYN MCINTYRE  
76 INDIA STREET  
PORTLAND, ME 04101

**DRAWING INDEX**

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A-3.1	SECTION
A-3.2	DETAILS



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MCINTYRE  
76 INDIA STREET  
MOLLY MCINTYRE

COVER AND SITE PLAN

PERMIT SET

REVISION	SHEET TITLE

EXAMINER:	
DATE:	November 26, 2014

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