

Code Summary	Parris St Lofts
Project address:	56 Parris St, Portland, ME
Project type:	23 Unit Multifamily Building
Square Foot:	13,000 SF
Building code:	MUBEC
	NFPA 101 2009
	IBC 2009
	Maine Human Rights Commission

NFPA	ALLOWED BY CODE	CODE REF.	PAGE	AS DRAWN
Occupancy	Apartment Building (3 or more dwelling units)	3.3.2.3, 6.1.8.1.5 & Chapt 30	101-42	
	Fire resistance rating may be reduced by 1 HR if Sprinklered NFPA 13	6.1.14.4.3	101-43	
Exit Access Corridor	Area w/ Occupant load > 30 = 1 Hour exit access corridors	7.1.3.1	101-44	1/2 HR - Load < 30
Exits	1 Hour Fire Resistance for 3 Stories or less	7.1.3.2.1 (1)	101-44	(1 or 2) HR
	2 Hour Fire Resistance for 4 Stories or more	7.1.3.2.1 (2)	101-44	
	Structural elements that support exit components & penetrate or are installed within a rated wall assembly protected per 7.1.3.2.1 (1) & (2)	7.1.3.2.1 (5)		
Headroom	Headroom in means of egress = 7'-6" min	7.1.5.1	101-46	7'-6" min.
	Headroom in spaces = 7'-6" min (1/3 max may be 6'-8")	7.1.5.2		6'-8" min.
	Headroom in stairs = 6'-8" min	7.1.5.3		
Door Openings	Door leaf in means of egress min width = 32" minimum	7.2.1.2.3.2	101-48	32" min.
Stairs	Min Width = 36" Clear (< 50 occupants per story)	7.2.2.2.1.2 (A)	101-55	(36" or 44") provided
	Min Width = 44" Clear (> 50 occupants per story)			
	Max height of risers = 7"			
	Min tread depth = 11"			
	Min headroom = 6'-8"			
	Max Height Between Landings = 12'-0"			6'-8" min.
Landings	Landing dimension = not less than width of stair	7.2.2.3.2.3	101-56	(36" or 44") provided
Guards & Handrails	Stairs & ramps handrailed both sides	7.2.2.4.1.1	101-56	Handrails on both sides
	Handrail within 30" of all portions of egress width	7.2.2.4.1.2 (1)		
	Handrails continue full length of stairs, continuous on inside face	7.2.2.4.2	101-57	Continuous on both sides
	Handrail continue 12" horiz beyond top riser & slope 1 tread beyond bottom riser	7.2.2.4.4.10		Extensions included
	Guards = 42" min (within dwelling units = 36")	7.2.2.4.5.2		42"
Fire Barriers	FB in horiz exit on 1 story only if separated from other stories by equal rating & discharge directly to outside	7.2.4.3.3	101-62	
	Outside walls <180 degrees @ horiz exit = 1 HR outside wall FRR & 3/4 HR opening protection for 10'-0" on each side of horiz exit.	7.2.4.3.4		
Ramps	Ramps in means of egress = 44" W, 1:12 slope, 30" max rise	Table 7.2.5.2 (a)	101-63	
Occupant Load	Residential Apartment Buildings (200 SF / person)	Table 7.3.1.2	101-70	3,700 SF / 200 = 19 Occupants/Floor
Egress Capacity	Width of any means of Egress = 36" min.	7.3.4.1 (2)	101-72	36" Min
# Means of Egress	2 means of egress except as under Chapter 11 -> 43	7.4.1	101-72	2 Means of Egress Provided
	Residential			
	Electrical Room # of means of egress w/ NFPA 70 (600V +/-)	7.4.2.1	101-72	(1 or 2) Means of Egress Provided
Arrangement of Means of Egress	Automatic sprinkler system per Sec 9.7 min separation distance between 2 exits = 1/3 diagonal distance	7.5.1.3.3	101-73	
Fire Barriers		8.3		
Concealed Spaces & Draftstopping	Concealed combustible spaces w/ Flame Spread > Class A shall be draftstopped. (2) Unoccupied shall be subdivided into spaces < 3,000 SF	8.6.10.1 (2)	101-88	All attic spaces < 3,000 SF
Number of Exits	New Apartment Buildings	CHAPTER 30		
Protection of Vertical Openings	Access to 2 Separated Exit per Dwelling Unit	30.2.4.1	101-248	Access Provided
Hazardous Area Protection	Sprinklered per 30.3.5, Vertical openings = 1 HR, Doors = 1 HR	30.3.1.1.4	101-249	
	Sprinklered: Boiler rooms = 1 HR, Laundry <100 SF = None, Laundry >100 SF = 1 HR, Maint Rm = 1 HR, Storage = None, Trash RM = 1 HR	Table 30.3.2.1.1	101-250	
Detection & Alarm	Four or more stories or > 11 units = Section 9.6	30.3.4.1.1	101-250	Detection, Alarm and Comm System Provided
Exit Access	Dead end corridors < 50' w/ sprinkler	30.2.5.4.2	101-250	xx'-x" Max
	Common Path of Travel Occupancy R-2: 50-0 Max	30.2.5.3.2	101-249	xx'-x"
Exit Access Travel Distance	Occupancy R: With sprinkler - 125' max within unit - 200' max from unit entry to nearest exit	30.2.6.3, 30.2.6.3.2	101-249	Within Unit: xx'-x", Unit entry to Exit: xx'-x"
Extinguishment Requirements	4 stories or fewer & Single Occupancy = NFPA 13R per Sect 9.7	30.3.5.2	101-251	NFPA (13 or 13R) sprinkler system
	Corridor	Sprinklers per 30.3.5.2 = Corridor 1/2 HR FRR	30.3.6.1.2	
	Doors	Doors that open into Exit Access Corridors = 20 minute FRR	30.3.6.2.1	

IBC	ALLOWED BY CODE	CODE REF.	PAGE	AS DRAWN
Occupancy Type	Residential R-2 (> 2 Dwelling Units)	Section 310	35	R-2
Detailed Requirements	Dwelling Units shall be separated by Fire Partitions per 709	420.2	76	In Compliance
	Floor Assemblies separating Dwelling Units shall be constructed as Horizontal Assemblies per Section 7.2	420.3	76	In Compliance
Allowable Building Height	Type VA: 50-0 max height (60-0 max height if NFPA 13R sprinkler)	Table 503, 504.2	80	xx'-x"
Allowable Area per Story	TYPE VA: (R-2) Max Stories: 3, Max Area: 12,000 (Max 4 Stories when Sprinklered w/ NFPA 13R)	Table 503, 504.2, 506.3	80	4 Stories & 3,700 SF / floor
Allow Area Increase	Additional 200% w/ NFPA 13	506.3	82	xx,xxx SF/Floor
Incidental Accessory Occupancies	Incidental Accessory Occupancies: 1 Hour OR Automatic Fire Extinguishing System: Furnace Rm over 400kbtu/hr; Laundry Rm > 100 SF, Waste Rm > 100 SF	Table 508.2.5	85	Sprinkler per 903.3.1.x provided (Type 13 or 13R)
Separated Occupancies	R to M & B: 1 HR w/ NFPA 13, 2 HR all others. Fire Barrier or Horiz Assembly	Table 508.4	86	
Construction Type	Type VA Sprinklered	Table 601	89	
	Primary Structural Frame: 1 Hour			1 HR Fire Resistance Rating (FRR)
	Bearing Walls, Exterior & Interior: 1 Hour			0 HR FRR
	Non-bearing walls & partitions: 0 Hour			1 HR FRR
	Floor Construction & Secondary Members: 1 Hour			1 HR FRR
	Roof Construction & Secondary Members: 1 Hour			
	NFPA 13 Sprinklers may be substituted for 1 hour rating if no floor area or height increase taken. 1 Hour exterior wall rating must be maintained.	Exception d	89	
Fire Separation Distance	Occupancy R, B, E Type VA:	Table 602	90	
	X < 5 = 1 Hour			NA
	5 < X < 10 = 1 Hour	Interior Lot Line or Centerline of Street		NA
	10 < X < 30 = 1 Hour			1 HR
Fire Protection: Exterior Walls	Corices, eave overhangs: 1/2 distance to lot line where all openings are permitted to be to be unprotected or automatic sprinkler system per Section 705.8.2	705.2.2	97	In Compliance
	Type V: Projections shall be of any Approved material	705.2.2	97	
	Exterior Walls: Fire separation > 10-0 rated from inside. Fire separation < 10-0 rated from both sides.	705.5	97	

Maximum Area of Exterior Opening	5-0 to 10-0: Unprotected & sprinklered NFPA 13 = 25%	Table 705.8	99	xx%
	10-0 to 15-0: Unprotected & sprinklered NFPA 13 = 45%			xx%
	15-0 to 20-0: Unprotected & sprinklered NFPA 13 = 75%			xx%
	20-0 & greater: Unprotected & sprinklered NFPA 13 = No Limit			xx%
Fire Walls	Create separate building, 3 Hour typ. Type V construction = 2 Hour	Table 706.4	101	
	Occupancy R & B		103	
Fire Barriers	Exterior Walls as part of rated shaft or exit per 705 only (exception Section 1022.6 Exit Enclosures)	707.4	103	
Shaft Enclosures	Fire Rating: Connecting 4 stories = 2 Hours, <4 stories = 1 Hour	708.4	105	<4 Stories = 1 HR Shaft FRR
	Shaft FR = FR of floor being penetrated minimum, 2 hr max	708.4		Shaft FRR = 1 HR
	Openings protected per Section 715, doors self-closing.	708.7	105	No openings
Fire Partitions	Elevator lobby: not required with NFPA 13 or 13R sprinkler system	708.14.1 Exc 4	107	No lobby
	Dwelling Units: Fire Rating not less than 1 Hour (exception Corridor walls per 1018.1)	709.1, 709.3	107	1 HR FRR Unit Demising walls 1/2 HR FRR Corridor walls
Horizontal Assemblies	Separating Dwelling Units horizontally = 1 Hour	712.3	109	1 HR FRR
Penetrations	Penetrations through Fire Walls, Fire Barriers, Smoke Barriers & Fire Partitions firestopped ASTM E 814 / UL 1479	713.3.1.2	111	
	Membrane penetrations, max 2 HR: max 16 in2 steel elect box	713.3.2 Exc 1	111	
	Ducts & air transfer openings protected per 716	713.4.1.1 Ex 1	112	
	Shaft, Exit Fire Barriers: 1 HR Wall = 1 HR Door Assembly	Table 715.4	114	1 HR Door Assemblies @ 1 HR
Fire Door Ratings	Other Fire Barriers: 1 HR Wall = 3/4 HR Door Assembly			3/4 HR Door Assembly
	Fire Partitions: Corridor Walls: 1 HR wall = 1/3 HR door			No 1 HR Corridor Walls
	Other fire partitions: 1 HR wall = 3/4 HR door			1/3 HR Door
	Other fire partitions: 1/2 HR wall = 1/3 HR door			None Shown
	Exterior Walls: 1 HR wall = 3/4 HR door			None Shown
Ducts & Air Transfer Openings	Ducts & air transfer openings that penetrate Fire Partitions shall be protected w/ fire dampers except in buildings equipped with a NFPA 13 or 13R sprinkler and the duct is protected as through penetration per 713	716.5.4 Exception 1	120	No Fire Dampers @ corridor walls
	Horizontal Assemblies: protected by shaft enclosure per 708 unless 4" or less, direct to outside, open to only 1 dwelling unit (kitchen exhaust)	716.6 Exception 1-5	120	Ducts and Openings to comply with 708
	Membrane penetrations protected w/ Shaft Enclosure or Ceiling Radiation Damper	716.6.2	121	
Concealed Spaces	Groups R-2: Draftstopping in floors not req'd w/ NFPA 13 or 13R sprinkler if in all concealed spaces	717.3.2 Exception 2	123	Sprinkler per 903.3.1.2 provided (Type 13R)
	Draftstopping in Attics: openings in partitions protected by self-closing latches	717.4.1.1	123	
	Groups R-2: Less than 4 stories = <3,000 SF or 2 unit area max	717.4.2 Exception 2	123	
Interior Finishes	R-2: Wall, Ceiling, Exit Enclosures/Passageway Finishes: Class C throughout	Table 803.9	177	Class C Finishes Throughout
Sprinklers	All Group R buildings to be sprinklered	903.2.8	185	Sprinkler per 903.3.1.2 provided (Type 13R)
	Group R - up to & including 4 stories in height = NFPA-13R	903.3.1.1	187	
	Quick-response & residential sprinklers: Dwelling & sleeping Units Group	903.3.1.2	187	Sprinklered Dwelling Units
Standpipes	Height: Class 3 required for Group R if highest story > 30' above lowest level of fire dept vehicle access	905.3.1.1	190	Class 1 Standpipe, See exception
	Class 1 allowed if Sprinklered per NFPA 13 or 13R	905.3.1.1.2	190	Class 1 Standpipe
Fire Alarms & Detection Systems	Manual fire alarm box not required for R-2 unless required by fire code official	907.2 (Ex 2)	195	None
	Group R-2: Manual fire alarm req'd if any dwelling unit 3+ stories above	907.2.9.1	197	NA, 2 Stories only
	Manual fire alarm not req'd with automatic sprinklers & occupant notification upon a sprinkler waterflow	907.2.9.1 (Ex 2)	198	
	Group R-2: Smoke alarms outside of sleeping area, in bedrooms.	907.2.11.2	199	
	Interconnection required for Group R.	907.2.11.3	199	
	Visible Alarm in all Group R-2 req'd to have a fire alarm system	907.5.2.3.4	203	
Occupant Load				
	Group R-2	Floor 1: 200 SF / Occupant @ 2,000 SF	Table 1004.1.1	10 Occupants
		Floor 2: 200 SF / Occupant @ 3,700 SF		19 Occupants Each
		Floor 3: 200 SF / Occupant @ 3,700 SF		
		Floor 4: 200 SF / Occupant @ 3,700 SF		
		Total Occupancy:		67 Total Occupants
Egress Width	Stairways: Occ Load / 2 * 0.3' = 10"	1005.1	221	44" Minimum (per 1009.1)
	Other egress: Occ Load / 2 * 0.2' = 7"	1005.1	221	44" Minimum
Means of Egress Illumination	Illuminated at all times except dwelling units in Group R-2	1006.1 (Ex 3)	221	
Accessible Means of Egress	Elevator not accessible means of egress if <4 stories above discharge	1007.2.1	221	44" Minimum
	Clear width of 48" stairway not req'd if NFPA 13 or 13R & 1016.1	1007.3 (Ex 2)	222	No Area of Refuge
	Area of Refuge not req'd in Group R-2	1007.3 (Ex 7)	222	36" Egress Doors
Door Width	Minimum 32" Clear	1008.1.1	224	
	Exception: Group R-2 doors not part of Means of Egress	1008.1.1 (Ex 1)	224	
Stairways	Stairway Width: Minimum 44" (36" < 50 occupant load)	1009.1 (Ex 1)	230	44" Minimum
	Headroom stair & landing: 80" clear	1009.2	230	80" Clear maintained
	Max. stair riser = 7" min, stair tread = 11"	1009.4.2	231	Risers = xx" Max, Treads = 11"
	R-2 Inside Units: 7/4" rise, 10" tread	1009.4.2.5	231	No Treads inside units
	Landings top & bottom, min depth = stair width	1009.5	231	44" Minimum
	Max Stair Flight Vertical Rise = 12'-0"	1009.7	232	xx'-0" Maximum Rise
	Stairway to Roof: 4 Story = required. Roof hatch OK	1009.13	233	NA
	Guard req. if hatch <10' of roof edge, 21" min opening	1013.6	237	
Exit & Exit Access Doorways	R: Spaces w/ occupancy > 10 = 2 exits	Table 1015.1	239	No spaces > 10 occupancy
	Exit Separation shall be > 1/3 maximum diagonal distance	1015.2.1 (Ex 2)	239	1/3 Max Diagonal Distance = xx'-x"
Exit Access Travel Distance	Occupancy R = 250' max w/ NFPA 13 or 13R sprinklers	Table 1016.1	240	
Corridors	Fire Resistance Rating: Occ R NFPA 13 or 13R sprinklered = 1/2 HR	Table 1018.1	241	1/2 HR
	Width 44" min, width 36" if occupancy < 50	1018.2	242	52"
	Width 36" min within a dwelling unit	1018.2.3	242	36" MIN.
	Dead End in Corridor: R-2: Max 20'-0", 50' if NFPA 13 sprinklered	1018.4	242	48'-6"
Number of Exits & Continuity	Group R-2: Single exit in dwelling units occupancy < 20	1021.1 Ex 4	243	1 Exit per unit
	Min. # of exits per story: Occupant Load 1 - 500 = 2 Exits	Table 1021.1	243	2 Exits per story, Min.
Exit Enclosures	Min Fire Rating = 1 HR if connecting < 4 stories	1022.1	244	1 HR
	Exterior walls: Non-rated walls exposed <180 degrees 1 Hour rating	1022.6	245	NA
Exit Passageways	Width: 44" minimum. Occupancy Load <50 = 36" minimum.	1023.2	246	44" Minimum
	Construction: 1 Hour minimum or not less than Exit Enclosure	1023.3	246	1 HR
Emergency Escape & Rescue	Emergency Egress Opening not required with NFPA 13 or 13R sprinkler	1029.1 Ex 1		None

Zoning Summary
Kaplan Thompson Architects

Chapter 14

Project address: 56 Parris St, Portland, ME, 04101
Tax ID: 033 A014
Project type: Multi-family Housing 20 - 23 Units

City Zone: B2b Business Zone
Lot Area: 10,213 SF / 0.2345 Acre / 110' x 95'
Permitted Uses: Multifamily Housing
Site Plan review by Planning Board

Existing Uses: Vacant Land, Car Parking
Proposed Use: Multifamily Housing
Guidelines:

Dimensional Requirements
Min Lot Size: None
Min Land Area per Dwelling Unit: 435 SF per unit w Active Street Frontage
Min Street Frontage: 20'-0"
Min Front Yard: None, Max 10'-0"
Min Rear Yard: 10'-0", Above 35' setback 15' from side
Min Side Yard: None, Above 35' setback 5' from side

Max Structure Height: 85'-0" Bayside Height Overlay, 45'-0" B2b Residential, None. 90% other.
Max Impervious Area:

Other Requirements
Off-street Auto Parking: Per Div 20: 1 space for each dwelling unit
Front Yard Parking: None allowed except driveway



PROJECT:
PARRIS TERRACES
60 PARRIS ST.
PORTLAND, ME 04101

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ISSUE NO.	DESCRIPTION	DATE
1	PLANNING BOARD SUBMISSION	12/13/17
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