SPR
12/19/2013

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/20/13

Code Summary

Kaplan Thompson Architects

August 28, 2013

IBC 2009

Project address:	133 Spring St, Portland ME 04101	
Project type:	Mixed Use Mercantile & Residential (2 Units)	
Building code:	IBC 2009 (2 or more dwelling units, non Townhouse)	**Code Ref**
Primary use:	M (or Assembly < 50 persons) & R-2 (2 or more dwelling units)	304, 303.1 & 310.1
Accessory uses:		
Definitions:		
Occupied space:	Total area of all buildings or structures on a lot	R202
Habitable space:	Eating/living/cooking rm., ex. clgs. sloped<5' or furred<7'	R202
Nonhabitable spc:	Bathrms, toilets, closets, halls, storage, utility spaces etc.	R202
Kitchen:	Area used, or designated to be used, for food prep.	R202
Habitable area:	Habitable space excl. sloped clng. <5', &/or furred clng.7'	R304.2
Habitable room:	Min. 70sf (excl. kitchens, sloped clng. <5', furred clng.7')	R304.2
R-2 Separation	Walls separating Dwelling & Sleeping units = Fire Partitions per 709	420.1
	Floor assemblies separating Dwelling & Sleeping Units = Horizontal Assemblies per 712	420.3
Grade plane:	Average of finished ground at building exterior, Note: If ground slopes away, use lowest points within 6' of building (or at the lot line, if the lot line is <6' away)	502.1 Definition
Heights & Areas	R-2 more restrictive, controls	Table 503
	Type V B w/ sprinklers	504.2 Sprinkler
Max Height:	60'-0"	
Max Stories:	3 Stories	
Max Area / Fl:	7,000 SF	
Horizontal Separation:	Buildings separate & distinct (area, fire walls, # of stories, construction type) 1. Horizontal Assembly w/ 3 Hour Fire Rating 2. Below 3 Hour Assembly 1 Story Max (podium) 3. Below 3 Hour Assembly = Construction Type I A 4. Shaft & Stairway through 3 Hour Assembly = 2 Hour Rating 5. Building Above = Group B, M, R or S 6. Building below = Broub B, M, R, S-2 7. Max Building Height = Section 503 smaller building type	509.2
R-2 of Type III A:	max 3,000 SF areas w/ Fire Walls	509.5
Fire Resistance Ratings		Table 601
	Type V B	
	Primary Structural Frame (columns, girders & trusses)	0 hours
	Bearing Walls - Exterior	0 hours
	Bearing Walls - Interior	0 hours
	Nonbearing Walls: Exterior	Table 602
	Nonbearing Walls: Interior	0 hours
	Floor Construction (including supporting beams & joists)	0 hours
	Roof Construction (including supporting beams & joists)	0 hours
Exterior wall FRR:		Table 602
	X < 5' separation distance = 1 hour 5' to <10' separation distance = 1 hour 10' to 30' separtion distance = I B 1 hour, V B 0 hour > 30' seperation distance = o hour	
	Exterior Walls: >10' separation = rated for fire from inside	705.5
	Exterior Walls: <10' separation = rated for fire from both sides	705.5
Fire separation distance definition:		702.1
	Measured from building face to: 1. Lot line 2. centerline street 3. Imaginary line between 2 buildings on the property	
Eave projection:	1/2 distance face wall to lot line if unprotected & sprinklered	705.2.2
Exterior openings:		
	Unlimited unprotected openings if wall doesn't need a FRR	705.8.1.2
0 to < 3'	unprotected, sprinklered, Not Permitted	Table 705.8
3 to < 5'	unprotected, sprinklered, 15%	
5' to < 10'	unprotected, sprinklered, 25%	
10' to < 15'	unprotected, sprinklered, 45%	
Height of ext wall:	Exterior rated walls to have parapets except	704.6 & 704.11
Parapet not req:	At exterior walls that are not required to be rated	704.11 exceptn 1
Parapet not req:	If roof is class C & sheathg is noncombust./fire retard. wd.	704.11 exceptn 5.1
Parapet not req:	If roof is class C & protected below by Type X GWB 4' min.	704.11 exceptn 5.2
Parapet not req:	At exterior walls allowed ≥25% unprotected openings	704.11 exceptn 6
Shaft enclosures:	Shaft FR = 2hr min. if connecting ≥ 4 storeys	707.4
	Shaft FR = 1hr min. if connecting < 4 storeys	707.4
	Shaft FR = floor FR min. of floor being penetrated	707.4
Elevators:	Shafts to be per 707.4 & Chapter 30	707.14
Draftstopping:	Req. in ceiling/floor cavities in line wil FR separations	717.3.2
	Not req. in floor/ceiling spaces protected by NFPA-13R	717.3.2.2
Sprinklers:	All Group R buildings to be sprinklered	903.2.7
	Group R - up to 4 stories in height = NFPA-13R	903.3.1.2
Standpipes:	Class 3 required for Group R (except R-3 per 101.2) typ.	905.3
	Class 1 in buildings with NFPA-13R or NFPA-13D	905.3.1
	Class 1 in sprinklered basements	905.3.1
Smoke Alarms:	Outside of sleeping area, bedrooms, each story	907.2.10.1.2
Smoke Alarm:	Interconnection required for Group R	907.2.10.3
Exit:	Egress separated from other interior spaces by FR constr.	1002 Definition
Occupant load:	Group R = 200sf per person	
	Between all unit/unit, unit/public area, unit/service area	

NFPA 101 2009

		Code Ref
Occupancy:	Existing Building	3.3.32.5 & 3.3.178.13
	Multiple Occupancy	3.3.178.11
	Residential Occupancy	3.3.178.13
and	Separated Occupancy	3.3.178.14
Separation:	Apartment -> Mercantile = 2 Hour (1 Hour if Sprinklered)	Table 6.1.14.4.1(b)
Exit Access Corridor:		7.1.3.1
	Occupant load > 30 (6,000 SF) = 1 Hour exit access corridors	
Exits:	If Exit is separated, 1 Hour for 3 or less stories, or sprinklered	7.1.3.2.1
Occupant Load:	Residential Apartment Buildings = 200 SF / person	Table 7.3.1.2
# Means of Egress:	2 means of egress except as under Chapter 11 -> 43	7.4.1
Number of Exits:	New Apartment Buildings 2 Means of Egress per Dwelling Unit	30.2.4.1
	Single Exit / Unit if: 1. Exit Door opening directly to street or yard	30.2.4.2
	2. Direct access to an outside stair serving max 2 units on same story 3. Direct access to interior 1 hour stair	
	Single exit for 4 Story or less Building if: 1. 4 or fewer units per Story 2. Sprinklered 4. Travel Distance from Unit Door to Exit < 35'-0" 5. Exit Stairway = 1 Hour rating 6. All openings = 1 hour rating 7. Corridors to exits = 1 hour rating 8. 1/2 hour rating horz & vert between units	30.2.4.4
Means of Egress:	Common Path of Travel < 50'. Not count inside dwelling unit	30.2.5.3.2
	Dead end corridors < 50' w/ sprinkler	30.2.5.4.2
Travel Distance:	Within dwelling unit < 125'-0"	30.2.6.2
	Unit entrance door to nearest exit < 200'-0" w/ sprinkler	30.2.6.3.3
Detection & Alarm:	Four or more stories or > 11 units = Section 9.6	30.3.4.1.1
Exit:	Clear width, ceiling height, protrusions	1003
	Exits serving >1 floor, only occupant load per floor used	1004.4
	Accessible egress	1007
Egress stair:	Min. clear stair width = 44" (or 36" if occupant load<50)	1009.1
	Min. clear stair & landing headroom = 80"	1009.2
	Max. stair riser = 7", min. stair tread = 11"	1009.4.2
	R-2 Inside Units: 7 3/4" rise, 10" tread	1009.4.2.5
	Landings top & bottom, min depth = stair width	1009.5
	Max Stair Flight Vertical Rise = 12'-0"	1009.7
Roof access:	4 Story + = Stair access to roof required. Roof hatch OK	1009.13
	Roof hatch to have min. 16sf area, & min. 2' dimension	1009.13.1
	Guard req. if hatch <10' of roof edge, 21"o min.opening	1013.6 - IBC 2006
Exit Access:	Max. Group R-2 common path of egress travel = **125' sprinklered**	1014.3.4
Number of Exit from Spaces:		1015.1.1
	Group R, Two Exits required if Occ Load >10 (2,000 SF) / Space	
	or if Common Path Egress Travel > 125'-0"	1015.1.2
	If 2 exits req'ed, separation = 1/3 of max diagonal	1015.2.1.2
Exit Access Travel Distance:		1016.1
	Exit Access Travel Distance: 250' w/ sprinkler	
Corridors:	1/2hr min. Fire Rating	Table 1018.1
	44" min width except	1018.2
	36" min width if occupant capcity is ≤50	1018.2.2
	36" min width within a dwelling unit	1018.2.3
	Dead End corridors = max 50'-0" R-2 Sprinklered	1018.4
Number of exits:	Exit access for all spaces on each story to Table 1021.1	1021
	Occupant load 1-500 = **2** exits min.	Table 1021.1
per unit:	R-2: **1** means of egress from Unit max 20 Occ. (4,000 SF)	1021.1 Ex 4
per story:	**1** exit for Units max 10 Occ. (>2,000 SF) if Exit direct to exterior	1021.1 Ex 5
Stories w/ 1 exit:	First Floor: Group R max 10 Occ. or Units & 75' travel Second Story: R-2: max 4 dwelling units & 50' travel dist. Third Story: R-2: max 4 dwelling units & 50' travel dist.	Table 1021.2
Exit enclosure:	Min Fire Rating = 2hr if connecting ≥ 4 storeys	1022.1
	Min Fire Rating = 1hr if connecting < 4 storeys	1022.1
	Walls & soffits of enclosure under exit stair FR = 1 hour	1022.15
Emergency Escape & Rescue	Sleeping rooms below the fourth story = 1 emergency escape & rescue opening	1029.1
	Net clear area 5.7 SF (min clear 24" H, 20" W) < 44" above finish floor	1029.2
Sound transmission:	Min. 50 STC for all wall, ceiling, floor separations	1207.2
	Min. 50 IIC for all wall, ceiling, floor separations	1207.3

1 2 3 4

LICENSED ARCHITECT
JAMES JESSE THOMPSON
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STATE OF MAINE

FOR CONSTRUCTION

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PROJECT:
133 SPRING ST
CECILE STADLER
133 SPRING ST
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DRAWING: LIFE SAFETY (CONT.)
SCALE:
DRAWN BY: JB
DATE: AUGUST 28, 2013 2013
REVISED:

A-0.2