Building Code Analysis Form

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/12/16

Project Name: Mixed Use York Street Parking Structure	Project No.: 1502
Project Location: York Street, Portland, Maine	Prepared By: Keith A Kelley
Applicable Code: 2009 International Building Code	
	Date: 03-11-2016

Code Requirements		**Code Reference No.**
Principle Occupancy / Use Group:	Low–hazard storage, Group S-2	311.3

Gross Floor Area (actual)					
Floor Area	= 35,206 Sq. ft.				
Maximum Gross Building					
Area allowed	Sq. Ft:	26,000	Sq. ft.(sprinkled):	104,000 (300%)	Table 503 and Section 506.3
Maximum Height Allowed	No. of stories: Sprinkled	3 4	Height in ft.: Sprinkled	55' 75'	Table 503 and Section 504.2
Construction Type	allowed: IA, IB, IIA, IIB, IIIA, IIIB, IV		used:	IIB	Table 503

Fire-resistance Rating T601				
Combustibility	Non-combustible			
Type	IIB			
Protected/Non-protected	Non-protected			
Structural Elements				
Exterior walls	Loadbearing	=	0 hrs	
	Nonloadbearing	=	0 hrs	
Fire Walls and Party Walls		=	2 hrs	706.4
Structural Member supporting wall		=	0 hrs	
Floor construction including beams		=	NA	
Floor and Ceiling Assembly		=	NA	
Roof construction, including beams, trusses and framing, arches and roof deck	15' or less in height to lowest member	=	0 hrs	

NOTES: A 2 hour fire wall separating the parking garage structure from the retail/residential building is determined by Table 706.4. The fire wall will also conform to section 706.6.1 Stepped Buildings.

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Occupancy Load (Calculated)					
a. Parking Garage Sq. ft. ÷ 35, 206	200	Sq. ft. / person	=	176	1004 1004
Total Occupancy			=	176	

Exit Requirements - General						
Minimum No of Exits	=	2	Provided	=	2	1021.1.2
Maximum Dead-end Length	=	50’		=	<50’	1018.4
Maximum Distance to Exit	=	300’		=	< 300’	1016.1
Minimum Width of Egress	=	44” min	Provided	=	48”	1018.2

Exit Requirements - Stairs Sections 1009.4, 1009.7, 1012, 1013						
Minimum Door Width	NA					
Minimum Landing Width	NA					
Maximum Riser	7”					1009.4
Minimum Tread	11”					1009.4
Maximum Height bet Landings	12’					1009.7
Handrail Height	34” 38”					1009.12, 1012
Maximum Dist between Rails	NA					
Smoke proof enclosure required	NA					
Guardrail Minimum Height	42”					1013
Roof Access Required	NA					

Fire Protection System: 901-910 Section 903.3.1.1 (NFPA 13)						
Sprinklers Required (Full or Partial)		Yes				
Dry Standpipe Required		Yes				
No. of Standpipes		TBD				
Siamese Connection Required		TBD				
Wet Standpipe Required		No				
No. of Fire Hose Cabinets		TBD				
Fire Extinguishers required		No				