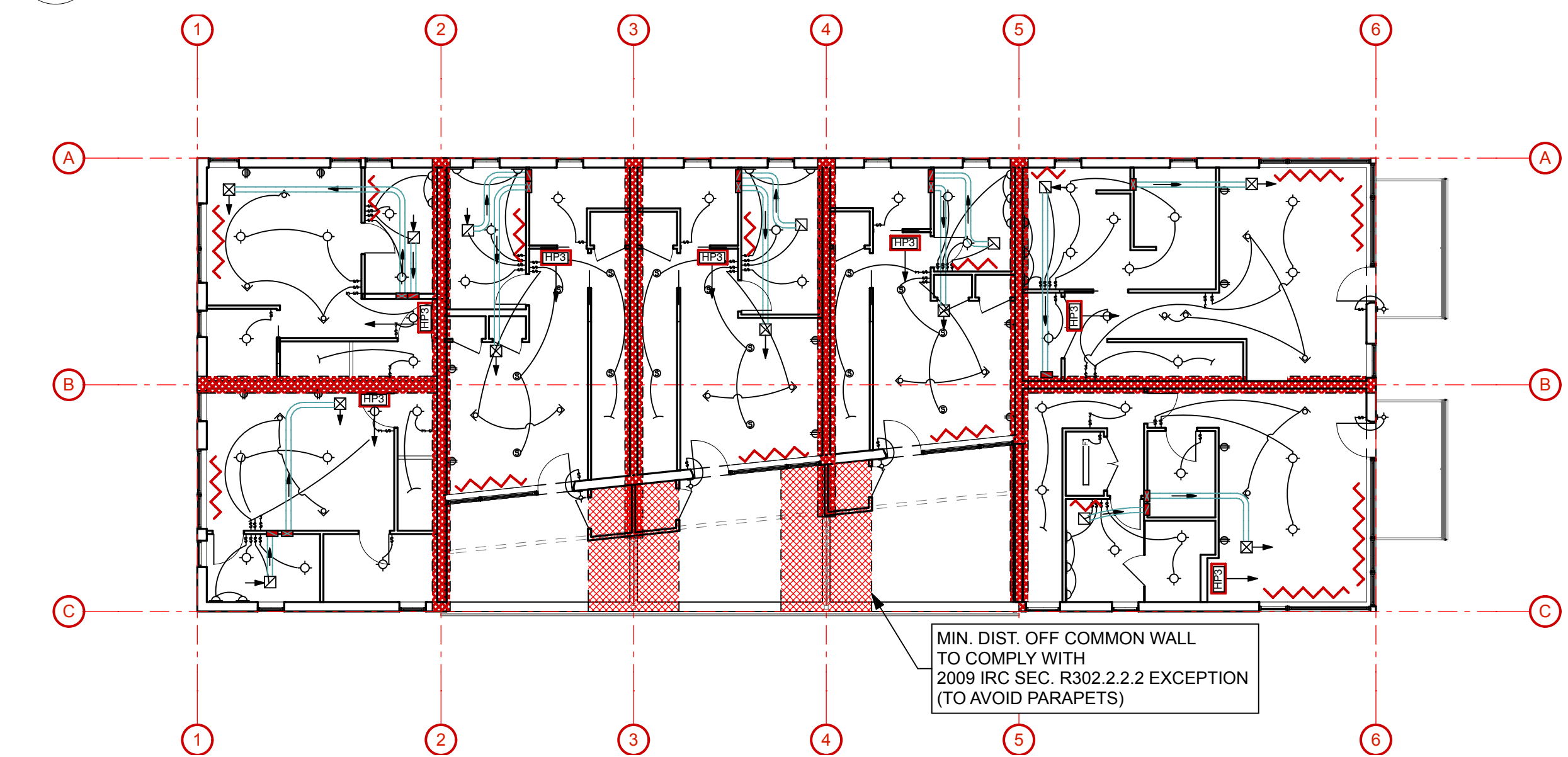
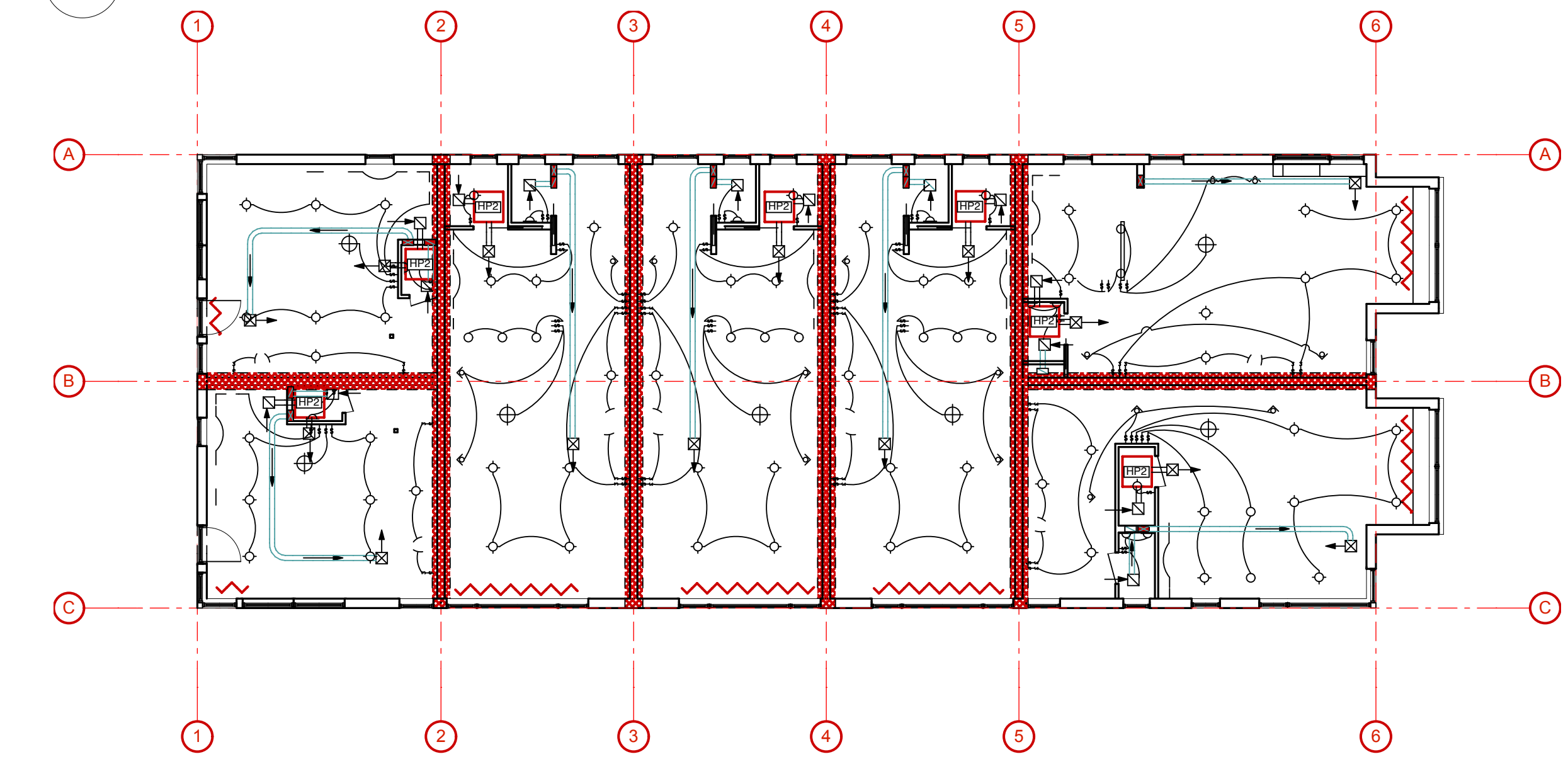


**4 ROOF**  
SCALE: 3/32" = 1'-0"



**3 3rd FLOOR**  
SCALE: 3/32" = 1'-0"



**2 2nd FLOOR**  
SCALE: 3/32" = 1'-0"

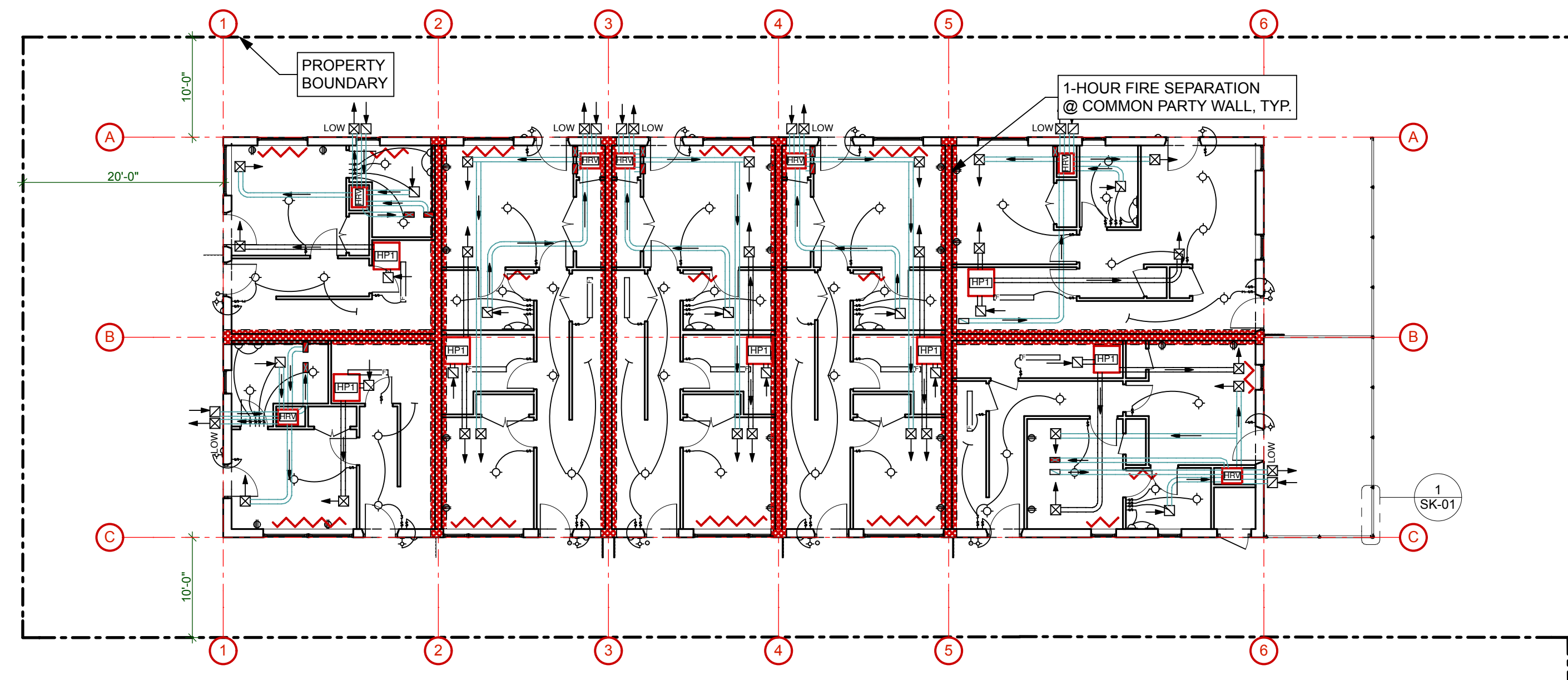
**LIFE SAFETY NOTES:**

- BUILDING OCCUPANCY:** 7-unit Residential Townhouse
- BUILDING CODES:** IRC-2009, NFPA-101
- FLOOR AREA:**  
Basement = NONE  
1st. floor = 4,160 SF  
2nd. floor = 4,160 SF  
3rd. floor = 3,520 SF  
Total area = 11,840 SF (gross enclosed floor area)
- CONSTRUCTION TYPE:** Type 5B
- SPRINKLERS:** Townhouse automatic fire sprinkler system designed and installed per Maine Internal Plumbing Code (UPC 2009) and NFPA
- BUILDING HEIGHT:** Three (3) floors above grade plane
- SMOKE ALARMS:** In each bedroom, outside each bedroom, & on each additional story (IRC R314)

**LIFE SAFETY SYMBOL KEY:**

ONE (1) HOUR PARTITION / BARRIER (2-WAY)

INSTALL STRICTLY PER  
U.S.G. RECOMMENDATIONS  
FOR FIRE & ACOUSTIC ASSEMBLIES



**1 1st FLOOR**  
SCALE: 3/32" = 1'-0"

**Scope and Definitions**

**IBC 2009** Section 101.2 Scope. Exception:  
"Detached one-and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the *International Residential Code*." P. 1

**IRC 2009** Section R101.2 Scope.  
"The provisions of the *International Residential Code for One- and Two-family Dwellings* shall apply to the construction... of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures." P. 1

**IRC 2009** Section R202 Definitions.  
"Townhouse: A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides." P.20

**IRC 2009** Section R301.2.2.3.1 Height Limitations.  
"Wood framed buildings shall be limited to three stories above grade..."

**Dwelling Unit Fire Sprinkler Systems**

**IRC 2009** P2904.1.1 Required sprinkler locations.  
"Sprinklers shall be installed to protect all areas of a dwelling unit." P. 609"

**Fire Resistant Construction**

**IRC 2009** R302.2 "Townhouses."  
"Each townhouse shall be considered a separate building and shall be separated by fire resistance rated wall assemblies meeting the requirements of Section R-302.1 for exterior walls." P.49

"Exception: A common 1-hour fire-resistance-rated wall... is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing."

**IRC 2009** R302.1 Exterior Walls.  
"Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1. P.49

"Exceptions:  
1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the fire separation distance."

**IRC 2009** Table R302.1 (abbreviated)

Walls:	Fire-resistance-rated:	1-hour:	Min. Fire Separation Distance:	<5 feet
Projections:	Fire-resistance-rated:	1-hour:	" " " " "	≥2 feet
Openings:	Not allowed:	N/A:	" " " " "	<3 feet
	25% max. wall area:	0 hours:	" " " " "	3 feet
	Unlimited:	0 hours:	" " " " "	5 feet
Penetrations:	All:	R302.4	" " " " "	<5 feet

**IRC 2009** R302.2.2 Parapets.  
"...1. Where roof surfaces adjacent to the wall or walls are at the same elevation, the parapet shall extend not less than 30 inches above the roof surface."

"Exception: A parapet is not required...when the roof is covered with a minimum class C roof covering, and the roof decking or sheathing is of noncombustible materials...for a distance of 4 feet on each side of the wall..."

**IRC 2009** R302.2.4 Structural Independence.  
"Each individual townhouse shall be structurally independent."

"Exceptions:  
1. Foundations supporting exterior walls or common walls.  
2. Structural roof and wall sheathing from each unit may fasten to the common wall framing."

**Sound Transmission**

**IRC 2009** AK101.1 General.  
"Wall and floor-ceiling assemblies separating dwelling units including those separating adjacent townhouse units shall provide air-borne sound insulation for walls, and both air-borne and impact sound insulation for floor-ceiling assemblies."

**IRC 2009** AK102.1 General.  
"Air borne sound insulation for wall and floor-ceiling assemblies shall meet a Sound Transmission Class (STC) rating of 45..."

**IRC 2009** AK103.1 General.  
"Floor/ceiling assemblies between dwelling units...shall have an Impact Insulation Class (IIC) rating of not less than 45..."