

LAFAYETTE

CONVERSION OF EXISTING STORAGE AREA IN EXISTING RESIDENTIAL BUILDING INTO FOUR DWELLING UNITS

638 CONGRESS STREET
PORTLAND, ME

CONTACTS

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RELEVANT CODES		NFPA 101 LIFE SAFETY - 2009	
IEBC-2009		CODE REFERENCE	CODE REFERENCE
USE GROUP R-2 (RESIDENTIAL)		BUILDING SPRINKLERED NFPA 13	
CONSTRUCTION TYPE 3-B		CONSTRUCTION TYPE III 200	NFPA TABLE A.8.2.1.2
BUILDING SPRINKLERED NFPA 13		THE WORK IS CLASSIFIED AS CHANGE OF USE	NFPA 43.2.2.1.5
AREA = 2518 SQ. FT.		NFPA CHAPTER 30 NEW APARTMENTS APPLIES AND NOT	
OCCUPANT LOAD = 13 (1 PERSON PER 200 SQ. FT.)		NFPA CHAPTER 31 EXISTING APARTMENTS AS THE AREA	
		MODIFIED IS NOT CURRENTLY OCCUPIED AS APARTMENTS	NFPA 31.1.1.1
CORRIDOR WALL RATING - 0 HOURS	704.1.1	APARTMENT BUILDING - ORDINARY HAZARD	NFPA 30.1.5
BUILDING SPRINKLERED	704.2	NO MINIMUM CONSTRUCTION REQUIREMENTS	NFPA 30.1.6
SPRINKLER SYSTEM SUPERVISED	704.2.5	OCCUPANT LOAD = 13 (1 PERSON PER 200 SQ. FT.)	NFPA TABLE 7.3.1.2
FIRE ALARM SYSTEM REQUIRED	704.4 & 704.4.1.6	2 MEANS OF EGRESS - EXISTING	
UNIT DOORS ONTO CORRIDORS SHALL BE	705.4.3	MAXIMUM COMMON PATH OF TRAVEL = 50 FT	NFPA 30.2.5.3.2
20 MIN RATED SELF CLOSING DOORS		MAX COMMON PATH OF TRAVEL PROPOSED = 42 FT	
DEAD END CORRIDORS NOT TO EXCEED 70 FEET	705.6 EXCPT 3	MAXIMUM DEAD END CORRIDOR = 50 FT	NFPA 30.2.5.4.2
MAXIMUM PROPOSED DEAD END CORRIDOR = 42 FEET		MAX COMMON PATH OF TRAVEL PROPOSED = 42 FT	
SMOKE DETECTORS WITH AUDIO/VISUAL ALARMS	706.3 & IBC 907.2.10.1.2	MAX TRAVEL DISTANCE WITHIN UNITS ALLOWED = 125 FT	NFPA 30.2.6.2
TO BE PROVIDED IN EACH ROOM USED FOR SLEEPING		MAX TRAVEL WITHIN UNITS DISTANCE PROPOSED = 48 FT	
PURPOSES AND OUTSIDE OF SLEEPING AREAS IN THE		MAX TRAVEL DISTANCE FROM UNIT TO EXIT ALLOWED = 200 FT	NFPA 30.2.6.3.2
IMMEDIATE VICINITY OF THE BEDROOMS.		MAX TRAVEL DISTANCE FROM UNIT TO EXIT PROPOSED = 73'-0" FT	
		EMERGENCY LIGHTING REQUIRED	NFPA 30.2.9
		MEANS OF EGRESS MARKING REQUIRED	NFPA 30.2.10
		TACTILE SIGNAGE NOT REQUIRED - OCCUPANCY CLASSIFICATION	NFPA 7.10.1.4
		DOES NOT CHANGE, ONLY THE USE OF ANCILLIARY SPACE CHANGES	
		FIRE ALARM SYSTEM REQUIRED	NFPA 30.3.4.1.1
		SMOKE ALARMS REQUIRED	NFPA 30.3.4.5
		SPRINKLER SYSTEM NFPA 13 REQUIRED	NFPA 30.3.5.2
		EXIT ACCESS CORRIDOR WALLS TO HAVE 1/2 HOUR FIRE RATING	NFPA 30.3.6.1.2
		EXIT ACCESS CORRIDOR DOORS TO HAVE 20 MIN. FIRE RATING	NFPA 30.3.6.2.1