Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/11/13

91 STATE STREET

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PORTLAND, MAINE

NFPA CODE 101 2009

• OCCUPANCY = RESIDENTIAL-APARTMENT BUILDING	NFPA 6.1.8.1.5
• CONSTRUCTION TYPE III(200)	
• BUILDING SPRINKLED NFPA 13R	
• OCCUPANT LOAD = 36 PEOPLE (7,176 sq. ft AT 200 sq. ft. PRE PERSON)	7.3.1.2
• STAIR MATERIALS SAME AS BUILDING CONSTRUCTION	
• EXIT ENCLOSURE 1 HOUR RATED (SPRINKLED BUILDING)	30.2.2.1.2
• CORRIDORS SHALL HAVE A MINIMUM WIDTH OF 36 INCHES (LESS THAN 50 OCCUPANTS)	30.2.3.4
• AREA OF REFUGE NOT REQUIRED	30.2.2.12.2
• SINGLE EXIT PERMITTED - SEE ANALYSIS OF SECTION 30.2.4.4 ADJACENT	30.2.4.4
• TRAVEL DISTANCE WITHIN DWELLING UNIT < 125 ft.	30.2.6.2
• TRAVEL DISTANCE FROM UNIT TO EXIT < 200 ft.	30.2.6.3.2
• DEAD END CORRIDOR < 50 ft.	30.2.5.4.2
• COMMON PATH OF TRAVEL < 50 ft.	30.2.5.3.2
• EMERGENCY LIGHTING NOT REQUIRED (3 STORIES AND LESS THAN 12 UNITS)	30.2.9
• EXIT SIGNS NOT REQUIRED (ONLY REQUIRED IN BUILDINGS REQUIRING MORE THAN 1 EXIT)	30.2.10
• FIRE ALARM SYSTEM NOT REQUIRED (LESS THAN 4 STORIES & 11 UNITS)	30.3.4.1.1
• SMOKE ALARMS REQUIRED	30.3.4.5
• SPRINKLER SYSTEM REQUIRED TO BE SUPERVISED	30.3.5.1
• CORRIDOR WALLS SHALL HAVE A MINIMUM ½ HOUR FIRE RATING	30.3.6.1.2
• UNIT ENTRY DOORS SHALL HAVE A MINIMUM 1HOUR FIRE RATING	30.2.2.1.2
• CORRIDOR DOORS SHALL BE SELF CLOSING AND SELF LATCHING	30.3.6.2.3
• DWELLING UNIT SEPARATION WALLS SHALL HAVE MIN. ½ HR. RATING	30.3.7.2
• DWELLING UNIT SEPARATION FLOORS SHALL HAVE MIN. ½ HR. RATING	30.3.7.2
• SINGLE EXIT EXCEPTION	30.2.4.4
• NFPA 1 REQUIRE FIRE EXTINGUISHERS	
• 2-WAY COMMUNICATION SYSTEM NOT REQUIRED (REQUIRED WHEN AREA OF REFUGE USED AS PART OF AN ACCESSIBLE MEANS OF EGRESS - NO ELEVATOR AND BUILDING IS NOT ACCESSIBLE THEREFORE THERE ARE NO ACCESSIBLE STORIES TO COMMUNICATE WITH.	7.2.12.1.1

NFPA SECTION 30.2.4.4

A SINGLE EXIT SHALL BE PERMITTED IN BUILDINGS WHERE THE TOTAL NUMBER OF STORIES DOES NOT EXCEED FOUR, PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:

1. THERE ARE FOUR OF FEWER DWELLING UNITS PER STORY - YES
2. THE BUILDING IS PROTECTED BY A SUPERVISED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 30.3.5 - YES
3. THE EXIT STAIRWAY DOES NOT SERVE MORE THAN ONE-HALF STORY BELOW THE LEVEL OF EXIT DISCHARGE - YES
4. THE TRAVEL DISTANCE FROM THE ENTRANCE DOOR OF ANY DWELLING UNIT TO AN EXIT DOES NOT EXCEED 35ft - YES
5. THE EXIT STAIRWAY IS COMPLETELY ENCLOSED OR SEPARATED FROM THE REST OF THE BUILDING BY BARRIERS HAVING A MINIMUM 1-hour FIRE RESISTANCE RATING - YES
6. ALL OPENINGS BETWEEN THE EXIT STAIRWAY ENCLOSURE AND THE BUILDING ARE PROTECTED WITH SELF-CLOSING DOORS ASSEMBLIES HAVING A MINIMUM 1-hour FIRE RESISTANCE RATING - YES
7. ALL CORRIDORS SERVING AS ACCESS TO EXITS HAVE A MINIMUM 1-hour FIRE RESISTANCE RATING - YES
8. HORIZONTAL AND VERTICAL SEPARATION HAVING A MINIMUM 1/2-hour FIRE RESISTANCE RATING IS PROVIDED BETWEEN DWELLING UNITS - YES

DRAWING LIST

RECORDING PLAT
A0.01 SITE PLAN
A0.10 EXISTING FLOOR PLANS
A0.20 DEMO FLOOR PLANS
A1.00 PROPOSED FLOOR PLANS
A2.00 DETAILS

INTERNATIONAL BUILDING CODE 2009
IEBC 2009

• OCCUPANCY R-2 (RESIDENTIAL)	
• CONSTRUCTION TYPE 3IBC 2009	
• CHAPTER 11 HISTORIC BUILDINGS. BUILDING IS HISTORIC IN A HISTORIC DISTRICT	
• EXISTING STAIRS AND RAILINGS ACCEPTED	1103.9 IEBC 2003
• EXISTING STAIRS AND RAILINGS ACCEPTED	1105.11 IEBC 2003
• 3 STORY STAIR SHAFT ONE HOUR 708.4IBC 2009. NOTE EXISTING PLASTER WALLS EQUIVALENT RATING	
• OCCUPANCY SEPARATION 2009 IBC 709.3 1 HOUR FIRE RATING BETWEEN UNITS	
• SINGLE MEANS OF EXIT TABLE 1021.2 IBC 2009 ONE EXIT WITH BUILDING SPRINKLED AND EGRESS WINDOWS	
• SMOKE DETECTORS REQUIRED	907.2.10.2
• FIRE BLOCKING PER IBC 717.2	

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