

CODE REFERENCE

item	code ref.	use/ construction/ classification	code req.	design	
occupancy classification:	IBC 2003: section 310.1 R-2	apartment building use group: R-2			
	NFPA 101 2009: residential apartments: 6.1.8.1.5	apartment building use group: R-2	allowable: 30.1.2.2.1 *, 30.1.2.3 (1) (2) p872 * there are 2 means of egress from each unit		
construction type:	IBC 2003: section 602.5	type III A exterior masonry bearing/ interior wood frame table 601 (p83)	required rating: 2 hr.	existing: 2 hrs	
		exterior walls: table 601	required rating: 1 hr.	existing: 1 hr. and sprinkler	
		unit fire partitions: 708.1, 708.3	required rating: 1 hr., 0 w/ sprinkler	existing: 1 hr. and sprinkler	
		structural frame: table 601	required rating: 1 hr.	existing: 1 hr. and sprinkler	
		horizontal unit separation: 711.3 302.3.2 exception	required rating: 1 hr., 0 w/ sprinkler	existing: 0 hr and sprinkler	
	NFPA 101 2009	common area/ corridor separation:	required rating: 1 hr., 0 w/ sprinkler	existing: 1 hr and sprinkler	
		roof/ attic separation: table 601 (p 299)	required rating: .5 hr., 1 hr for 708	existing: 1 hr. and sprinkler	
		unit/ corridor separation: table 1016.1 and 708	required: 2 hr, non combustable, self supporting	elevator/ (2) stairs existing 1 hr., combustable, not self supporting. City of Portland bldg. inspec./ fire depart. not requiring upgrade to 2 hr because of new sprinkler	
		4 floor vertical openings	draftstop every 2 residential units or less than 3000 s.f. not required if sprinklered	sprinklered	
		attic draftstopping: 771.4.2 exc. 3, or 4			
height/ area limitations:	IBC: section 503	type III B occupancy R2 w/ 13r sprinkler note: attic sprinkler required (dry or glycol loop)	limited to : 5 stories limited to : 32,000 s.f./ floor	existing: 4 story existing 1st floor: 3,685 s.f. existing 2nd floor: 5,124 s.f. existing 3rd floor: 5,124 s.f. existing 4th floor: 3,388 s.f.	
		height: table 503 section 504.2			
		area: table 502 section 506.3			
	design live loads:	IBC: chapter 16	live load residential floors: table 1607.1	required: dwelling unit: 40lbs/s.f.	designed: 40 lbs.
			live load common area floors: table 1607.1	required: dwelling unit: 100lbs/s.f.	designed: 100 lbs. min.
			live load snow: figure 1608.2	required: 90 lbs./ s.f.	designed: 90 lbs. min.
sprinkler system	nfpa 101: section 30.3.5.2 IBC 2003: 903.3.1.2	apartment bldgs.	required: NFPA 13-R sprinkler attic sprinkler required	required: NFPA 13-R sprinkler attic sprinkler required	
ADA references	Units: All requirements of: UFAS 2010 Standards for Accessible design (incorporates ADAAG) ANSI 117.1 type A Common areas: 2010 Standards for Accessible design (incorporates ADAAG) ANSI 117.1 State of Maine requirements: Maine Human Rights Act				

project name

**Butler  
Payson**

pine street  
west street

avesta housing

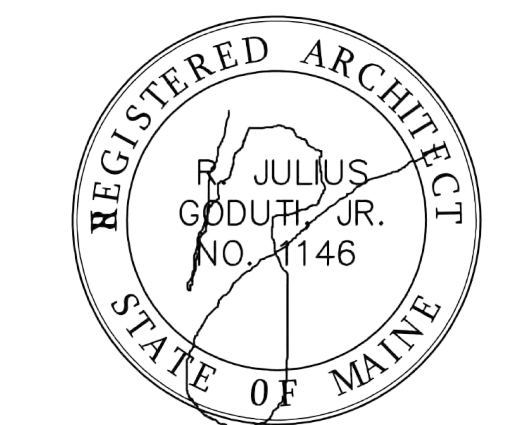
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revisions

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scale

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**P codes**