

CODE REFERENCE

item	code ref.	use/ construction/ classification	code req.	design
occupancy classification:	IBC 2003: section 310.1 R-2 NFPA 101 2009: residential apartments: 6.1.8.1.5	apartment building use group: R-2 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/ table 601 (p83) interior wood frame exterior walls: table 601 unit fire partitions: 708.1, 708.3 structural frame: table 601 horizontal unit separation: 711.3 302.3.2 exception common area/ corridor separation: roof/ attic separation: table 601 (p 299) unit/ corridor separation: table 1016.1 and 708 4 floor vertical openings	required rating: 2 hr. required rating: 1 hr. required rating: 1 hr., 0 w/ sprinkler required rating: 1 hr. required rating: 1 hr., 0 w/ sprinkler required rating: 1 hr., 0 w/ sprinkler required rating: .5 hr., 1 hr for 708 required: 2 hr, non combustible, self supporting	existing: 2 hrs existing: 1 hr. and sprinkler existing: 1 hr., and sprinkler existing: 1 hr. and sprinkler existing: 0 hr and sprinkler existing: 1 hr and sprinkler existing: 1 hr. and sprinkler elevator/ (2) stairs existing 1 hr., combustible, not self supporting. City of Portland bldg. inspec./ fire depart. not requiring upgrade to 2 hr because of new sprinkler
		attic draftstopping: 771.4.2 exc. 3, or 4	draftstop every 2 residential units or less than 3000 s.f. not required if sprinklered	sprinklered
	NFPA 101 2009	type III 211 exterior masonry bearing/ interior wood frame exterior walls: table A.8.2.1.2 unit to unit walls/ floors: 30.3.7.2 structural frame: table A.8.2.1.2 horizontal unit separation: 4 floor vertical openings	required rating: 2 hr. required rating: 1hr. required rating: 1hr. required rating: 1 hr. required: 2 hr, non combustible, self supporting	existing: 2 hr existing: 1 hr. and sprinkler existing: 1 hr. and sprinkler existing: 1 hr. and sprinkler elevator/ (2) stairs existing 1 hr., combustible, not self supporting. City of Portland bldg. inspec./ fire depart. not requiring upgrade to 2 hr because of new sprinkler
		upgraded exist. exit stair: 7.1.3.2.1, 8.6.5 horizontal unit separation: 711.3 roof/ attic separation: table A.8.2.1.2 unit/ corridor wall: 30.3.6.1	required rating: 2hr. non combustible required rating: 1hr. required rating: 1hr. required rating: .5hr.	designed: 2hr. non combustible designed: 1hr. designed: 1hr. designed: 1 hr.
		attic draftstopping: 8.6.10.1	draftstop to creat subdivisions not more than 3000 s.f. (not required if sprinklered)	exist. draftstop in place meets reqs. not more than 3000 s.f.
height/ area limitations:	IBC: section 503	type IIIB occupancy R2 w/ 13r sprinkler note: attic sprinkler required (dry or glycol loop) height: table 503 section 504.2 area: table 502 section 506.3	limited to : 5 stories limited to : 32,000 s.f./ floor	existing: 4 story existing basement: 7,934 s.f. (occupied) existing 1st floor: 11,245 s.f. existing 2nd floor: 11,245 s.f. existing 3rd floor: 10,400 s.f.
design live loads:	IBC: chapter 16	live load residential floors: table 1607.1 live load common area floors: table 1607.1 live load snow: figure 1608.2	required: dwelling unit: 40lbs/s.f. required: dwelling unit: 100lbs/s.f. required: 90 lbs./ s.f.	designed: 40 lbs. designed: 100 lbs. min. 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

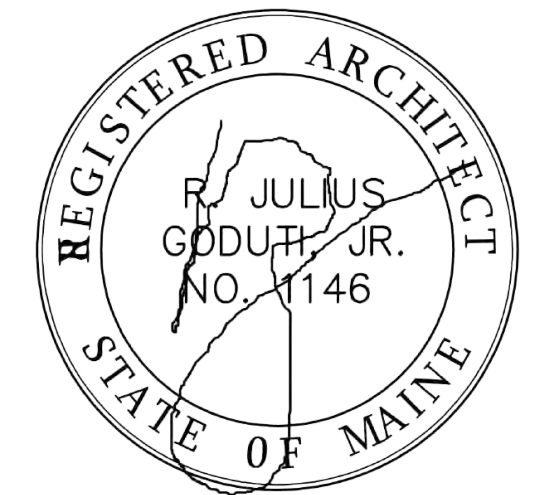
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revisions

date

january 17th, 2015

sheet title

scale

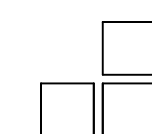
drawn by

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project number

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B codes