CODE REFERENCE

item	code ref.	use/ construction/ classification	code req.	design
occupancy classification:	IBC 2012: section 303.2 Assembly Group A–1 IBC 2003: section 310.4 Residential group R–2	residential common area/ theater 70 seats apartment building use group: R–2		
	NFPA 101 2009: assembly: A.6.1.2.1 NFPA 101 2009: residential apartments: 6.1.8.1.5	community center: assembly apartment building use group: R–2	c allowable: table 12.1.6 allowable: 30.1.2.2.1 *, 30.1.2.3 exception 2 * there are 2 means of egress from each unit	
	NFPA 101 2009: mixed occupancy: 6.1.14.2.2	assembly/ residential		
construction type:	IBC 2003: section 602.5	type III B exterior masonry bearing/ interior wood frame		
		bearing exterior walls: table 601	required rating: 2 hr.	existing : 2 hrs
		unit to unit fire partitions: 708.1, 708.3 exceptions 1,2	required rating: 1 hr., 1/2 hr. w/ sprinkler	designed: 1 hr. new walls, 1/2 hr. exist. walls
		bearing walls interior: table 601	required rating: 0 hr.	exist. bearing walls: 2 hr
		horizontal unit separation: 711.3, table 601	required rating: 711.3 exception: 1/2 hr.	existing: 0 hrs, designed: 1 hr. intumescent paint/ firerated acoutical insul
		roof construction separation: table 601	required rating: 0 hr.	designed: 0 hr
		unit/ corridor wall: 708, table 1018.1	required rating: table 1018.1 1/2 hr withsprinkler	existing: 2 hr.
		separation between assem./ residen. (mixed) table 508.4	required rating: 1 hr.	designed floor: 1 hr, existing wall: 2 hr.
		attic draftstopping: 718.4.2 exception 3	draftstop every 2 residential units or less than 3000 s.f. whichever is smaller exception 2	designed floor: every 2 units
		interior finish group R–2: exit access, corridors, exits	class C	
		interior finish group A–1: rooms/ enclosed spaces	class C	
		interior finish group A–1: exit access, corridors, exits	class B	
	NFPA 101 2009	type III 200 exterior masonry bearing/ interior wood frame		
		exterior walls: table A.8.2.1.2	required rating: 1 hr.	existing: 1 hr
		unit to unit walls/ floors: 30.3.7.2	required rating: 1/2 hr.	existing: 1hr. wood frame, lath/ plaster
		structural frame: table A.8.2.1.2	required rating: 0 hr.	existing walls: 2 hr, existing floors 0 hrs.
		exits: 7.1.3.2.1, 8.6.5 (2)	required rating: 1hr.	existing stairway walls: 2hr., 1hr
		roof separation: table A.8.2.1.2	required rating: 0hr.	existing: 0hr.
		unit/ corridor wall: 30.3.6.1.2	required rating: .5hr.	existing: 2 hr.
		minimum stairway width (capacity not a factor)	required: 44" nominal	
		basement/ LL is the 1st story above the grade plane: 3.3.115.1		
		separation between assembly/ residential (mixed) table 6.1.14.4.1	required rating: 2hr.	designed: 2 hr.
		attic draftstopping: 8.6.10.1 (3)	draftstop to creat subdivisions not more than 3000 s.f. and at bearing lines	exist. draftstop in place meets reqs. not more than 3000 s.f. and at bearing lines
		assembly space capacity of means of egress table 7.3.3.1 p.244. p.237 seating area 734 s.f. net, 7 s.f./ person 105 people: 70 existing fixed seats (2) existing exists: new door 35"divided by .2 = 175 people (2) existing stair: 54" divided by .3 = 180 people		
height/ area limitations:	IBC: section 503	type IIIB occupancy R2 w/ 13r sprinkler note: there is no attic as there is no space between the ceiling beams and the rafters the ceiling frame and the rafters are one and the same		
		height: table 503 section 504.2	limited to : 5 stories, 60'	existing: 3 story, 39'
		area: table 502 section 506.3	limited to : 48,000 s.f./ floor	existing: 13,400 s.f./ floor(s.f. of lower level: largest)
		type IIIB occupancy A–1 w/ 13 sprinkler		
		height: table 503 section 504.2	limited to : 3 stories	designed: 1 story includes mezzanine
		area: table 503 section 506.3	limited to : 25,500 s.f./ floor	designed: 3,800 s.f. does not include mezzanine
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.		
		assembly	required: NFPA 13 sprinkler	required: NFPA 13 sprinkler including concealed spaces and roof area

ADA REFERENCES

UFAS: primarily unit interiors
2010 ADA Standards (incorporates ADAAG) primarily common areas
ANSI 117.1 overall
Maine Human Rights Act
Whichever of the four codes is most limiting or most required is used

ENERGY CONSERVATION STANDARDS

glazed openings Ti req. < .30 :	Marvin Infinity Ti : .26 insul. low E Argon Universal 700 series: .24 triple glaze, double argon
roof R49 req.:	12" polyiso: R60 +
walls R21 req.:	4 1/2" spray foam w/ 1" cont.: R31 +
basement slab R–5 req.:	0 (offset with equal area of roof w/ additional R–10)
max. window area 25%:	21%

project name

Somerset School Apartments

somerset st.
brewer, maine

somerset place associates, l.p.

goduti/thomas architects
44 oak st.
portland, maine 04101
ph. 207–775–3184
fax 207–774–0846

REGISTERED ARCHITECT
R. JULIUS GODUTI, JR.
NO. 1146
STATE OF MAINE

revisions

date
july 28th, 2014

sheet title

codes

0' 1' 4' 8'

scale
1/4"=1'–0"

drawn by
RG

project number
2014 somerset

sheet number

A0.1