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 B exterior masonry bearing/ table 601 (p83) interior wood frame		
		exterior walls: table 601	required rating: 2 hr.	existing: 2 hrs
		unit fire partitions: 708.1, 708.3	required rating: 1 hr.	existing: 1 hr. and sprinkler
		structural frame: table 601	required rating: 1 hr., 0 w/ sprinkler	existing: 1 hr., and sprinkler
		horizontal unit separation: 711.3 302.3.2 exception	required rating: 1 hr.	existing: 1 hr. and sprinkler
		common area/ corridor separation:	required rating: 1 hr., 0 w/ sprinkler	existing: 0 hr and sprinkler
		roof/ attic separation: table 601 (p 299)	required rating: 1 hr., 0 w/ sprinkler	existing: 1 hr and sprinkler
		unit/ corridor separation: table 1016.1 and 708	required rating: .5 hr., 1 hr for 708	existing: 1 hr. and sprinkler
		4 floor vertical openings	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
		attic draftstopping: 771.4.2 exc. 3, or 4	draftstop every 2 residential units or less than 3000 s.f. not required if sprinklered	attic sprinklered
	NFPA 101 2009	type III 211 exterior masonry bearing/ interior wood frame		
		exterior walls: table A.8.2.1.2	required rating: 2 hr.	existing: 2 hr
		unit to unit walls/ floors: 30.3.7.2	required rating: 1hr.	existing: 1 hr. and sprinkler
		structural frame: table A.8.2.1.2	required rating: 1hr.	existing: 1 hr. and sprinkler
		horizontal unit separation:	required rating: 1 hr.	existing: 1 hr. and sprinkler
		4 floor vertical openings	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
		upgraded exist. exit stair: 7.1.3.2.1, 8.6.5	required rating: 2hr. non combustable	designed: 2hr. non combustable
		horizontal unit separation: 711.3	required rating: 1hr.	designed: 1hr.
		roof/ attic separation: table A.8.2.1.2	required rating: 1hr.	designed: 1hr.
		unit/ corridor wall: 30.3.6.1	required rating: .5hr.	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 Accessible units: L-1, 1-1, 2-1, 3-1 Hearing and Vision: L-6, L-7 Common areas: 2010 Standards for Accessible design (incorporates ADAAG) ANSI 117.1 State of Maine requirements: Maine Human Rights Act			

project name

Butler Payson

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west street

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

revisions

date
march 24, 2015

sheet title

scale

drawn by
rg

project number
butpag14

sheet number

B codes