

ZONING SUMMARY

Chapter 14

Project Address	5 Briggs St, Portland, ME 04102
Project type	Multi-family Residential > 3 units
City Zone	R-6
Legal ID	57 J 29 & 31
Lot Area	4419 SF
Permitted Uses	Multiple uses
Existing Uses	Garage
Proposed Use	Multi-family Residential
Guidelines	NA

R-6 Sect. 14-139 (b) Small residential lot development

Dimension Requirements	Required/Allowed	Provided
Min. Lot Size	None	4419 SF
Max Lot Size	10,000 SF	4419 SF
Min Front Yard	Max. 10'-0"	10'-0"
Min Rear Yard	rear or side yard at least 15'	15"
Side Yard	Min 10' set back between buildings	10'
Min Princ Structure Height	2 Stories above grade	3 stories
Max Princ Structure Height	45'	<40'
Open Space Requirement	Each unit provide deck, porch, patio or balcony; or 10% lot open space	2 balconies & patio
Min Lot Width	none	40'
Min Area per Dwelling Lot	725 SF	1473 s.f.
Other Requirements		
Off-street Auto Parking	1 space per Unit	3
Off-street Bicycle Parking	2 spaces per 5 units	2

Building Code and Use Summary

Applicable Codes	IBC 2009 IECC 2009 R-6 CBL 57 J 29 & 31 NFPA 101/2009 Maine State Internal Plumbing Code (Ref. Uniform Plumbing Code 2009)
Building Use	Three-unit residential. Rental Properties
Occupancy Classification	IBC R2 NFPA 101: Residential

Fire Department Technical Standards:

The project will be sprinkled in compliance with NFPA 13R 2010

Hydrant location: Approx. 96' from new structure. (at the corner of Briggs St. and Salem St.)

All details will be reviewed with the Portland Fire Department as required.

Fire Resistant Construction IBC 2009 VB

Sound Transmission

IBC 2009 1207.2 ""assemblies separating dwelling units from each other... shall have an STC of not less than 50"

1207.3 "Floor/ceiling assemblies between dwelling units... shall have an IIC rating of not less than 50"