BUILDING CODES (COMMERCIAL)

APPLICABLE BUILDING CODES:
Locality: Portland, ME
Cumberland County, Maine

Maine Uniform Building and Energy Code (MUBEC) and state amendments based on:
Building- 2009 International Building Code
(excluding Chapters 11, 28-30)
Existing Building - 2009 International Existing Building Code
Energy- 2009 International Energy Conservation Code
Fire - 2006 - NFPA 1
Electrical - 2014 - NFPA 70
Plumbing - Maine State Plumbing Code
Life Safety - 2009 - NFPA 101

Zoning:
Zoning District - R6
No change of use. Limited Zoning Analysis preformed
Replacement Deck of same dimensions as existing is 20'-0" away from side property line where 5'-0" minimum side yard setback is required.

Ventilation and Air Quality required to meet:
2007 - ASHRAE 62.1
Mechanical Systems are Design Build by the Contractor
Contractor to review proposed work with local building inspector before installation

MINIMUM INSULATION VALUES (IECC 2009 table 402.1.1)
Climate zone: 6A-Moist (IECC 301.1)
Windows / doors: U-value 0.35
Ceilings: R-49
Walls (wood framed): R-20 (total) or R13 + R5
Walls (CMU): R-5 (ext), R-10 (int)
Floors: R-30
Basement Walls: R-15 (on wall) R-19 (if cavity)
Slab-on-grade: R-10
Crawl space walls: R-10 (on wall)

COMMON ABBREVIATIONS

AFF	Above Finished Floor
B.O.	Bottom of
CMU	Concrete Masonry Unit
CEO	Code Enforcement Officer
CFCI	Contractor Furnished, Contractor Installed
ETR	Existing to Remain
GYP	Gypsum Board
IBC	International Building Code
IECC	International Energy Conservation Code
IRC	International Residential Code
MIN	Minimum
MAX	Maximum
MUBEC	Maine Uniform Building and Energy Code
OFCI	Owner Furnished, Contractor Installed
PT	Pressure-Treated
PSF	Pounds per square foot
PSI	Pounds per square inch
T.O.	Top of
TYP	Typical
T.O.	Top of
VIF	Verify in Field

OCCUPANCY			
Area Description	Area (gsf)	Factor	Occupants
1ST FLOOR RESIDENTIAL	1,187	200sf/person	6
2ND FLOOR RESIDENTIAL	1,187	200sf/person	6
3RD FLOOR RESIDENTIAL	1,153	200sf/person	6
BASEMENT STORAGE	1,187	300ft/person (1)	4

Total Calculated Building Occupancy= 22
(1) Per More restrictive/specific definition per IBC Table 1004.1.1
(2) Per More restrictive/specific definition per NFPA Table 7.3.1.2

EGRESS LEGEND

See Notes

Exit Access Travel Distance (1016, Table A.7.6)
Allowed Max = 200'-0" (non-sprinkled, per IBC 1016)

Common Path of Travel (1014.3, Table A.7.6)
(Not applicable, no occupancies greater than 50)

Dead End Limit (1018.4, Table A.7.6)
Allowed Max = 50'-0 (non-sprinkled, per NFPA Table A.7.6)

Separation Distance where Required (1015.2, 7.5.1.3.2)
Allowed =Not less than 1/2" overall diagonal of space in a not sprinklered building
*At the second floor, min separation is not achieved using existing building components. However a third means of exit by way of a Emergency Rescue opening is provided at the rear deck through a new 3'-0" door.

LIFE SAFETY LEGEND

Required 1-Hour Fire Rated Tenant Separation Wall and Egress Stair Protection. Retain existing plaster and lath construction whole and intact over existing woof framing or if new provide 1 layer ea side 5/8" Type X gyp

New Wall

Existing Wall

Exit Sign (not required in individual dwelling units per IBC 1011.1 Ex 3)

Emergency Lighting (not required in dwelling units per IBC 1006.1 Ex 3)

FE Fire Extinguisher

F Fire Strobe A/V Device

P Manual Pull Station

CM New Carbon Dioxide Detector

SD New Smoke Detector, Hard-wired

Fire Alarm Subcontractor to submit to local building department for separate permit.

PHOTOS OF EXISTING BUILDING:

GENERAL BUILDING NOTES
Existing Use: 3 Unit Multi Family Residential (Type R-2)
Proposed Use: 3-Unit Multi Family Residential (Type R-2, no change) Level 2 Alteration

Stories : 3 + Basement
Sprinkler:
Existing Building: No
Proposed Renovations: ~~None~~ Yes, NFPA13R System Contractor to provide Sprinkler Shop Drawings of separate sprinkler permit

02 CH-01

Fire Alarm:
Existing Building: None
Propose Renovations: Yes, Contractor to provide Fire Alarm Shop Drawings for Review with city and for application of separate FA permit

Required Separation: Yes, 0.5 hour separation horizontally between residential units by floor
Yes, 1.0 hour separation from shared tenant stairs
Required Number of Exits: 2, due to 3 stories and no sprinkler per IBC 1021.2.
Two existing stair exits provided

BUILDING AREA
1st Floor =1,186 sf
2nd Floor =1,186 sf
3rd Floor =1,153 sf
TOTAL GFS ABOVE GRADE = 3,525 sf

Basement = 1,186 gsf

PROJECT DESCRIPTION:

Alterations of an existing 3 story + basement 3-Unit Multi-Family residential building structure. No change of use is proposed. Structural work includes replacement of existing foundation, addition of new dormer on building's east side within footprint and replaced side porch deck, roof and stairs with dimensions to match existing. Non-structural scope of work includes extensive interior renovations including new plumbing fixtures, lighting fixtures, appliances, millwork, MEP equipment and finishes throughout. Installation of new insulation into existing exterior wall cavity. Life Safety improvements including, but not limited to, new hard-wired smoke detectors, Fire Alarm system with audio/visual devices in stairs, manual pull stations near exits and emergency lighting. Contractor to provide fire alarm shop drawings to city for separate permit.

PORTLAND GIS MAP

RENOVATIONS FOR
15 HUNTRESS STREET
PORTLAND, ME 04102

ARCHITECT:
Caleb Johnson Architects + Builders
265 Main Street Ste 201
Biddeford, ME 04005
207-283-8777

Caleb Johnson, AIA
caleb@cjab.me

Point of Contact:
Patrick Boothe, AIA
patrick@cjab.me

OWNER:
Sem Rin
15 Huntress Street
Portland, ME 04102
Contact: Alina Olarianu
207-450-3336

CONTRACTOR:
Marshall Home Pros
11 Olympia Ave
Old Orchard Beach
Contact: Devin Marshall
207-604-8459
devin@marshallhomepros.com

STRUCTURAL ENGINEER:
Structural Integrity
77 Oak Street
Portland, ME 04101
207-774-4614
Aaron Jones, PE
Contact: Matt Legere

SHEET INDEX

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S-1.1	STRUCTURAL FRAMING PLANS	☒
A-1.1	PROPOSED PLANS -BASEMENT, 1ST FLOOR, 2ND FLOOR	☒
A-1.2	PROPOSED PLANS - 3RD FLOOR, ROOF & SCHEDULES	☒
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4 LIFE SAFETY 3RD FLOOR
SCALE: 3/16" = 1'-0"

3 LIFE SAFETY 2ND FLOOR
SCALE: 3/16" = 1'-0"

2 LIFE SAFETY 1ST FLOOR
SCALE: 3/16" = 1'-0"

1 LIFE SAFETY BASEMENT
SCALE: 3/16" = 1'-0"

Reviewed for Code Compliance
Inspection Division
Date: 10/31/16

CALEB JOHNSON
ARCHITECTS + BUILDER
265 MAIN STREET, SUITE 201 BIDDEFORD, ME 0400. CJAB.M
T: 207.283.8777 F: 207.283.8778

STUDIO MANAGER:
PROJECT ARCHITECT:

CHANGES THIS ISSUE:

ID	DESCRIPTION
CH-01	NFPA 13R Sprinkler Required

SHEET NUMBER / CHANGE NUMBER A-1.0 CH-01

SUBMISSIONS:

ISSUE	DATE	DESCRIPTION
01	8/17/16	PERMIT SET
02	10/26/16	CITY PERMIT COMMENTS

STRUCTURAL ENGINEER:
Structural Integrity
77 Oak Street
Portland, ME 04101
207-774-4614
Aaron Jones, PE

DRAFTSPERSON: Patrick Boothe, AIA
DATE OF ISSUE: 10/26/16
PROJECT STATUS: PERMIT SET

PERMIT SET

15 Huntress Street Renovations
Marshall Home Pros
15 Huntress Street Portland ME 04102

COVER SHEET AND CODE REVIEW
A-1.0

/Volumes/Network Files/CJAB/PROJECTS/B COMMERCIAL STUDIO/1 Current Projects/15 Huntress Street/1 DESIGN/DRAWINGS/15 Huntress Street_Current.pln