Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/05/17

CWS ARCHITECTS
ARCHITECTURE | INTERIOR DESIGN

January 30, 2017

CODE COMPLIANCE REPORT

548 St. John Street Apartment - Portland
548 St. John Street
Portland, Maine

IEBC CODE REVIEW

IEBC 2009: SCOPE CLASSIFICATION

Chapter 4 – Classification of Work: All proposed Scope classified as either a) SECTION 402 REPAIRS, or b) SECTION 403 ALTERATIONS – LEVEL 1.

REPAIRS, SECTION 503 FIRE PROTECTION: Repairs shall be done in a manner that maintains the level of fire protection provided.
ALTERATIONS – LEVEL 1, SECTION 603 FIRE PROTECTION: Alterations shall be done in a manner that maintains the level of fire protection provided.

IBC AND LIFE SAFETY CODES REVIEW

1.0 Codes Review

Description of Building's Function and Program:

The project consists of complete interior 'in-kind' renovation and exterior new siding of 2,216 square feet of existing one story four units apartment Residential occupancy. All work proposed is repair and replacement of existing antiquated systems with no reconfiguration and no new spaces. For Life Safety concerns, the scope includes creating a one-hour fire separation and attic draft stopping at the common wall separating the four unit building into two 2 unit sections.

1.0.A Occupant Classification(s):

IBC 2009:
Use and Occupancy Classification: Section 310, "Residential Group R2"

NFPA 101 - 2009:
Classification of Occupancy: Chapter 31, "Existing Apartment Building Occupancies"

1.0.B Specific Occupancy Areas / Incidental Use Areas relative to the Scope of this Project:

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IBC 2009 - Table 508.2.5:
There are laundry room incidental use areas within the scope of the project. 1 hour provided

1.0.C Building Height and Area Limitations:

Building Height:

IBC 2009 – Chapter 5, Section 506
The existing building is a one story of 2,216 total square feet.

Proposed: The overall building height and area will not be impacted by this project.

1.0.D Type of Construction:

NFPA 220: Type V, 000
IBC 2009: Type V(B) combustible unprotected

THE EXISTING BUILDING CONSISTS OF THE FOLLOWING ASSEMBLIES;

Structural System:
Wood trusses

Exterior Walls:
Vinyl siding and wood trim, wood stud framing, batt insulation and gypsum wall board assemblies.

Interior Walls:
Wood stud framing, batt insulation and gypsum wall board assemblies.

PROPOSED ASSEMBLIES;

Structural System:
No change.

Exterior Walls:
No change.

Interior Walls:
No change, except the common wall between unit pairs is being increased to 1 Hour with draft stopping in the attic above.

1.0.E Required Fire Resistance Ratings of applicable Building Elements:

IBC 2009 - Table 601

Element	
Structural Frame – Incl. trusses	0 hrs

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Bearing walls

Exterior	0 hrs
Interior	0 hrs

Nonbearing walls and Partitions

Exterior (Ref. Table 602: > 30')	0 hrs

Nonbearing Walls and Partitions

Interior	0 hrs

Floor Construction – Incl. supporting beams and joists 0 hrs

Roof Construction – Incl. supporting beams and joists 0 hrs

IBC 2009 - Table 602

Smoke Barriers 1 hr – *

* provided floor to roof sheathing between unit pairs, not required per IEBC

Other non-load bearing walls 0 hr – provided

IBC 2009 - Table 709.3

Corridor Walls ½ hour – existing *

Dwelling Unit Separation 1 hr required *

* not required per IEBC

1.0.F Opening Protectives

IBC 2009 – Chapter 7, Section 715
Table 715.4 – 1/3 hour door required rating for door for 1/2 hour fire partition.
Provided: 45 min unit entry doors with spring hinge closers

1.0.G Means of Egress:

NFPA 101 – Chapter 31: Table 7.3.1.2
IBC 2009 – Chapter 10: Table 1004.1.1
NFPA 101 – Chapter 7: Table 7.3.1.2

Occupant Load:

Occupant Load NFPA: Residential areas: 200 gross s.f. / per occupant
Occupant Load IBC: Residential Use: 200 gross s.f. / per occupant

1.0.H Minimum Number of Exits:

IBC 2009 – Chapter 10, Section 1021

Based on occupancy load and on travel distance requirements of table 1021.2 – one means of egress required, 2 exits from each unit provided.

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NFPA 101 – Chapter 31:

31.2.2 Means of Egress Components:

Element	Minimum Allowable
Doors: (Section 7.2.1.2.3)	
Width	32 inches clear

The proposed doors are 32 inches doors.

Egress Arrangement:

Use Group R: IBC 2009 Chapter 10

Existing Apartment Building Occupancy: NFPA 101 Chapter 31

Section 31.3.2 Protection from Hazards:

Laundry >100 sq ft .	(31.3.2.1.1)	1 hr – provided
Boiler room	(31.3.2.1.1)	1 hr – provided

1.0.I Detection, Alarm, and Communications:

IBC 2009 – Chapter 9
NFPA 101 – Chapter 31, Section 31.3.4.1.2 and Chapter 9, Section 9.6
A fire alarm system is not required.

1.0.J Extinguishing Requirements:

IBC 2009 - Chapter 9, Section 906

Portable Fire Extinguishers shall be provided at locations required by the *International Fire Code*.

IFC – Chapter 9, Section 906.1

Fire extinguishers are required - provided

NFPA 101 – Chapter 31, Section 31.3.5,

Not Required

End of Code Compliance Report