

Code Review - IEBC 2009

Chapter 4 - Classification of Work

Section 401.2 - The *work area* (per Chapter 2) is confined to the 2nd Floor.

Section 401.3 - The main use group for this building is R-2 (per IBC, section 310.1). The first floor (Units #1 and 2) are classified as Mercantile (per IBC, section 309.1).

Section 404.1 - The extent of the repairs in this project shall be classified as *Level 2 Alterations*.

Section 404.2 - Chapter 6 and 7 of the IEBC applies to this project.

Chapter 6 - Alterations - Level 1

Section 602.1 - Interior wall and ceiling finishes shall comply with Chapter 8 of IBC.

Section 602.2 - Interior floor finishes shall comply with Section 804 of IBC.

Section 602.3 - Interior trim materials shall comply with Section 806 of IBC.

Section 603.1 - Alterations shall be done in a manner that maintains (and does not lessen) the level of fire protection currently provided.

Section 604.1 - Alterations shall be done in a manner that maintains (and does not lessen) the level of protection provided for the means of egress.

Section 605.1 (ex. 1) - Only the altered elements that are primary functions are required to be on an accessible route. The remainder of the work area is not required to be on an accessible route.

Section 605.1 (ex. 2) - An accessible means of egress is not required.

Section 605.1 (ex. 3) - The dwelling units are not required to be Type B units.

Section 605.1 (ex. 4) - There are no Type A dwelling units associated with this project.

Section 605.1.1 - The existing entrances are not being altered.

Section 605.1.2 - There are no existing elevators.

Section 605.1.4 - It is not anticipated that any ramps will be needed. However, if a ramp is installed, the slope of the ramp cannot exceed 1:8 with a maximum rise of 3 inches, and 1:10 with a maximum rise of 6 inches.

Section 605.1.8 - This project includes altering dwelling units in an R-2 Use Group. Therefore, the requirements of Section 1107 of the IBC and Chapter 9 of the IBC are applicable.

Section 1107 (IBC):

1107.1 - Dwelling units shall be provided with accessible features.

1107.4 - This section requires accessible units to be on an accessible route. However, per Section 605.1(1), the accessible units are not primary functions and not required to be on an accessible route.

1107.6.2.1.1 - This section requires structures containing more than 20 dwelling units, to have Type A units. However, per Section 605.1.9 (IEBC), it limits the work to the altered units. This project is only altering 8 units, therefore, Type A units are not required.

1107.6.2.1.1 - This section requires structures containing 4 or more dwelling units to have those units be Type B units. However, per Section 605.1(4), these Type B units are not required.

Section 605.1.9 - Type A units are not required as this project is only altering 4 units.

Section 605.1.10 - There are currently no toilet/bathing facilities that are not located within dwelling units in the Apartment portion of the structure.

Section 605.1.11 - There are no Dressing Rooms, Fitting Rooms, or Locker Rooms associated with this project.

Section 605.1.13 - The maximum height of thresholds shall be 3/4”.

Section 606 - This code review does not include a structural review. Please refer to the structural engineer drawings for all required updates and repairs.

Section 607.1 - Level 2 alterations are permitted without requiring the entire building to comply with the International Energy Conservation Code (IECC). However, the alterations must comply with the IECC as they relate to new construction.

Chapter 7 - Alterations - Level 2

Section 701.2 - All work complies with Chapter 6 level 1 Alterations, See above.

Section 701.3 - All work will be in compliance with the IBC.

Section 701.3 (ex. 1) - Windows will be added and do not need to comply with the light and ventilation requirements of IBC.

Section 701.3 (ex. 2) - Newly installed electrical equipment will meet the requirements of Section 708.

Section 701.3 (ex. 3) - There are no dead end corridors.

Section 701.3 (ex. 4) - The ceiling height of newly created habitable and occupiable spaces and corridors will be a minimum of 7'-0”

Section 703.2.1 - All existing vertical openings will be enclosed with 1-hr fire rated assemblies.

Section 703.2.2 - No other Vertical openings exist between the first and second floor.

Section 703.2.3 - Stairway enclosures are not required by IBC Section 1022.1 Ex. 3, and therefore do not require a smoke barrier. However stairway walls will be built with 1-Hr Fire rated walls.

Section 703.4 - The interior finish of walls and ceilings and exits will comply with the requirements in IB.

Section 704.1 - The second floor renovations will include an approved Sprinkler System and 1-Hr fire rated walls in all corridors and floor separations.

Section 704.2 - An automatic sprinkler system will be installed in accordance with Sections 704.2.1 through 704.2.5 and comply with IBC.

Section 704.3 - No Standpipes required, work level is less than 50' above fire access.

Section 704.4 - An approved fire alarm system will be installed in accordance with applicable sections including section 704.4.1.6

Section 705 - Means of egress shall comply with all requirements in IBC, IBEC and NFPA 101. The second floor has 2 Means of egress to the exterior ground level.

Section 706 - All accessibility requirements outlined in this section are met and comply with IBC.

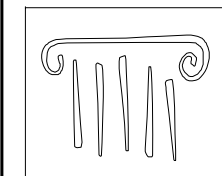
Section 707 - This code review does not include a structural review. Please refer to the structural engineer drawings for all required updates and repairs.

Section 708 - All electrical installations shall comply with NFPA and IBC.

Section 709 - All electrical installations shall comply with NFPA, IBC and IMC.

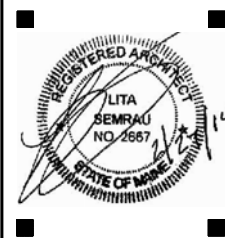
Section 710 - All plumbing installations shall comply with IBC.

Section 711 - Level 2 alterations are permitted without requiring the entire building to comply with the International Energy Conservation Code (IECC). However, the alterations must comply with the IECC as they relate to new construction.



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| REVISIONS | | |
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| # | DATE | DESCRIPTION |
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Date Issued MAY 21, 2014

Project Number 13118

Drawing Scale

SHEET NAME

CODE REVIEW

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|-------------------|-------------|
| Drawn By JAP | T1.3 |
| Checked By LAS | |