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IBC Brief Summary

Area Table

First Floor	2042sf
Second Floor	1354sf
Third Floor	1354sf
TOTAL	4750sf

Garage	658sf
1st Floor unit	1293sf
2nd and 3rd Floor units	1330sf

	IBC	NFPA
Use	R-2	Residential, Apartment Building
Sprinkler System	NFPA 13R	NFPA 13R
Occupancy Load	23	23
Construction Type	VB	Any construction type
Number of exits	1	1

IBC

310.1 Residential Group R-2 (3-unit apartment)
310.1 Residential Group R-2 (Apartment Building)
Storage Group S-1 (under 10% of Basement accessory use)
Utility Group U (Private Garage)
406.1.4 Wall separation between dwelling units and private garage: ½" gypsum minimum
420.2 Walls separating units and uses: fire partitions by 709
420.3 Floors separating units and uses: horizontal assemblies by 712

503 R-2 VB 7,000sf 2 stories 40' high
504.2 NFPA 13R Sprink. +1 story +20'
3 stories max 60' building height max
504.3 Towers, spires and steeples can be 20' taller when of combustible materials. They may NOT be habitable, but MAY be for circulation.
508.2.1 Accessory occupancies limited to 10% of building area of story

601 No rating requirments
602 X=10' No Exterior wall rating

705.2 Wall projections are limited in length
705.8 10' - 15' UP NS 15% Window openings allowed
707.3.1 Fire barriers required for shaft enclosures
707.4 Exterior walls that are part of a shaft are rated as exterior wall only.
707.5 Continuity from foundation or floor decking to slab or deck above, and continuous through concealed spaces.
707.5.1 Supporting construction for 1-hour fire barriers in VB does not need to be rated.
708.4 Shaft enclosure requires 1-hr rating for < 4 stories connected
708.11 Bottom of shaft shall have equal rating or shall open into space with equal rating
709 No walls separating units in flats construction
712.3 1-hr horz. assembly separation between dwelling units
712.4 Structure supporting horz. assemblies need not be rated in VB & separating dwelling units
712.5 Ceiling penetrations, including electrical boxes must be rated according to 713
713.4.1.1 Electrical boxes must be listed for use in fire rated assemblies
715.4 1-hr door required in 1-hr rated shaft
715.4.8 Closer and latch required for fire doors

901.6.1 Supervising NFPA 72 service is required for sprinkler systems
903.2.8 Sprinkler system required
903.3.1.2 NFPA 13R allowed with Group R up to 4 stories
903.3.1.2.1 Sprinklers required on exterior under balconies and decks when people occupy the space under the deck.
905.3 Standpipe not required in R-3
907.2.9.1 No manual alarm system required for 3-story 3-unit
907.2.11.2 Smoke Detector locations as shown on plan

1003.3.3 Handrails are permitted to protrude 4 ½" from the wall
1004.1.1 Residential Occupancy Load
200 gross 4542sf 23 occupants
1005.1 Min horz. egress width 0.2"/occupant 4.6"
Min stair egress width 0.3"/occupant 6.9"
1005.2 Doors in any position shall not reduce the required width by more than 1/2
Door encroachment doesn't apply in individual dwelling units
1006.1 Egress lighting not required within units
1006.3 Emergency lighting not required in building required to have only one exit.
1008.1.1 Minimum door width of 32" clear or 36" leaf
Minimum width does not apply to interior doors in dwelling units
Min door height: 6'-8"
1009.1 Min stair width: 36" (due to occ load under 50)
1009.2 Stair headroom: 80" min
1009.4.2 Max riser height in common spaces: 7"
Min tread depth in common spaces: 11"
1009.5 Min landing depth: 36"
1009.12 Handrails shall be on both sides of stair (according to 1012)
1012.2 Handrails height 34"-38"
1013.2 Guards min height 42"
1014.3 Common path of travel limit 75'
1015.1 One exit is allowed per unit when sprinkled and occupant load is less than 20
1016.1 Max exit access travel distance: 250'
1021.1 One exit is allowed per unit when sprinkled and occupant load is less than 20
1021.2 One exit allowed for entire building by this table

IECC - Climate Zone 6

402.1.1	Fenestration U-Factor	0.35
	Ceiling R-Value	49
	Wall R-Value	20
	Slab R-Value	10

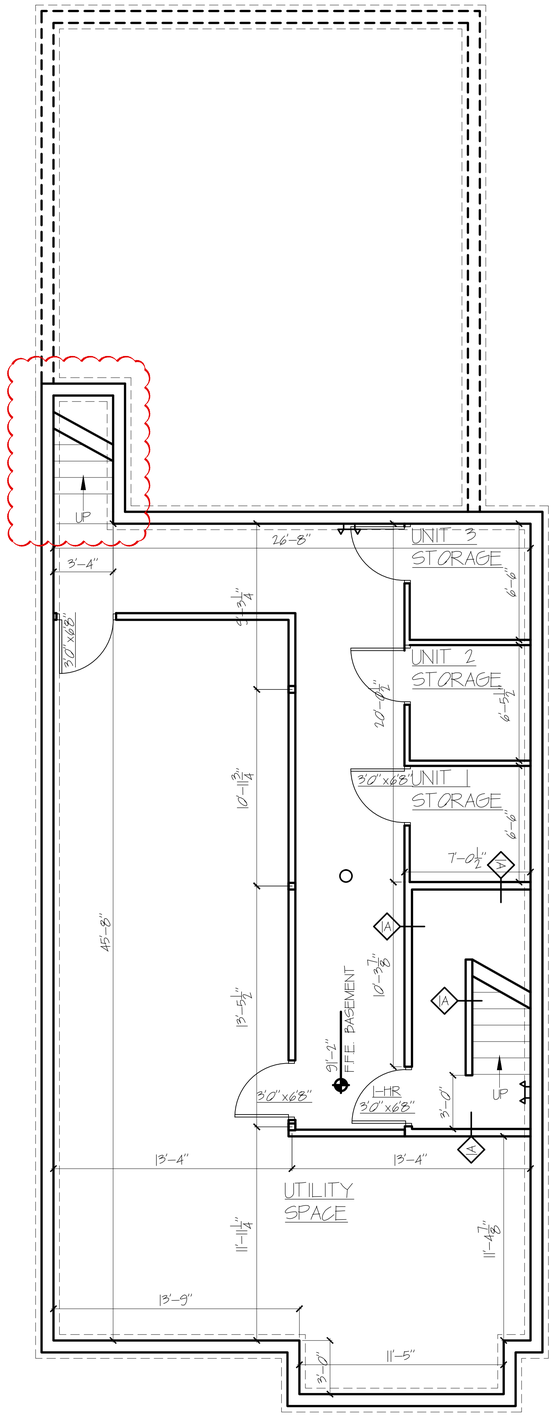
NFPA 101

3.3.32.5 New Building
6.1.8.1 Residential Occupancy
6.1.8.1.1 Apartment Building
6.2.2.3 Ordinary Hazard of Contents
7.3.1 Occupancy load:
200 gross 4542sf 23 occupants

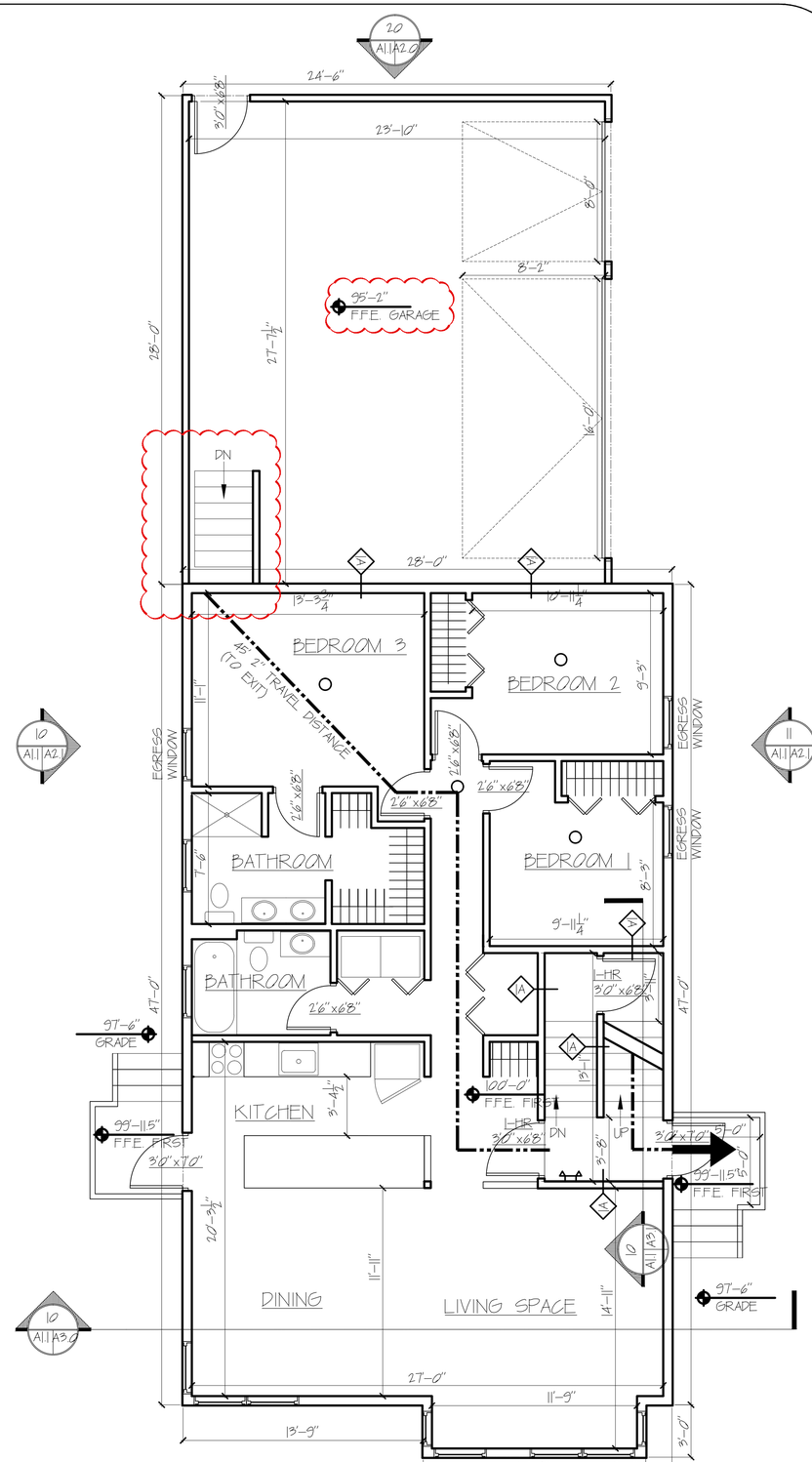
ADA ADA does NOT apply
Fair Housing Fair housing does NOT apply (due to less than 4 units)

KEY

- EMERGENCY LIGHTING
- SMOKE DETECTOR
- EXIT DISCHARGE



BASEMENT PLAN 1/4"=1'-0"



FIRST FLOOR SCALE: 1/4" = 1'-0"

Bild Architecture
PO Box 8235
Portland, ME
04104
207.408.0168
evan@bildarchitecture.com

LICENSED ARCHITECT EVAN A. CARROLL No. 3887 STATE OF MAINE
4/10/15

REVISIONS
1 | 6/18/2015
2 | 6/25/2015
3 | 9/3/2015
4 | -
5 | -

PROJECT NO. 15002
PROJECT NAME WALTON STREET PORTLAND, ME

CONSTRUCTION SET

DRAWN BY EAC
SHEET TITLE FLOOR PLANS

ISSUE DATE 4/10/15
SHEET SCALE 1/4" = 1'-0"

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1.1