

2009 IRC (MUBEC)

Section	Description	Application	Comment
301	Design Criteria		Definitions
302	Fire-Resistant Construction	<ul style="list-style-type: none"> One-hour separation between Two-family dwelling units (wall, floor assemblies) 1/2 hour at sprinkled buildings Walls supporting required floor assemblies must be rated Penetrations must be protected 3/8" gypsum board on walls, ceiling, soffits of accessible space under stairs 	Table 302.1 Requires structures closer than 5' to have 1-hour exterior wall construction
303	Light, Ventilation and Heating	<ul style="list-style-type: none"> All habitable rooms shall have glazing area of not less than 8% of floor area All habitable rooms shall have opening area of not less than 4% of floor area Bathroom glazing shall be 3%, opening with 1/2 operable Illuminate stairs not less than 1 ft. 	
304	Minimum Room Areas	<ul style="list-style-type: none"> Every dwelling unit shall have at least one 120 SF room All others not less than 70 SF Minimum dimension not less than 7 ft (except kitchens) 	
305	Ceiling Height	<ul style="list-style-type: none"> Not less than 7' (measured to lowest projecting part) Basements without habitable spaces: 6'-8" 50% can have sloped ceiling less than 7' but greater than 5' Bathrooms can have 6'-8" above fixtures 	

306	Sanitation	<ul style="list-style-type: none"> Every dwelling unit shall have a toilet, lavatory, bathtub or shower Every dwelling unit shall have a kitchen with a sink 	
307	Toilet, Bath and Shower Spaces	<ul style="list-style-type: none"> Minimum Clearances Toilets: 15" CL to wall or tub 21" clear from toilet rim Walls/floors of tub or shower shall be nonabsorbent, 6" high 	
308	Glazing		Property does not have a Garage or Carport
309	Garages and Carports		
310	Emergency Escape and Rescue Openings	<ul style="list-style-type: none"> Every basement and sleeping room shall have an emergency escape and rescue opening Sill height not more than 44" Clear opening of 5.7 SF Min height of 24" Min width of 20" Basement Options <ul style="list-style-type: none"> Window or door at grade Bulkhead Window Well 	

311	Means of Egress	<ul style="list-style-type: none"> Each dwelling unit shall have at least one egress door <ul style="list-style-type: none"> 32" min clear width, 6'-8" height Floor or landing on each side of door Min width of 20" Under side of stairs must have 1/2" sheetrock Minimum width of hallways shall be 36" Minimum width of stairways shall be 36" <ul style="list-style-type: none"> Headroom not less than 6'-8" Max Riser: 7 1/2" Min Tread: 10" Handrails required on at least one side if more than 4 risers Handrail mounted between 34" and 38" Illuminated in accordance with 303.6 	
312	Guards	<ul style="list-style-type: none"> Provide at least 36" high guard where platform height is 30" or greater Openings in guards less than 4" 	
313	Automatic Fire Sprinkler Systems	<ul style="list-style-type: none"> Automatic residential fire sprinkler system required in two-family dwelling 	

314	Smoke Alarms	<ul style="list-style-type: none"> Smoke alarms shall be installed in the following locations: <ul style="list-style-type: none"> Each Sleeping Unit Outside sleeping area in immediate vicinity of the bedrooms Each story of Dwelling, including basement Smoke detectors in each dwelling shall be interconnected Smoke detectors shall receive primary power through building wiring, with battery backup. 	
315	Carbon Monoxide Alarms	<ul style="list-style-type: none"> CO detectors are required outside of each sleeping area in immediate vicinity of bedrooms 	
316	Foam Plastic	<ul style="list-style-type: none"> Foam Plastic shall have a max flame spread of 75 and smoke developed index of 450 max Foam plastic shall be covered from interior with min 1/2" gypsum wallboard 	
317	Protection of Wood Against Decay		Not applicable to this project
318	Protection Against Termites		Not applicable to this project
319	Site Address	<ul style="list-style-type: none"> Building shall have visible, legible, contrasting Arabic letters or numbers identifying the building address on the street side of the building. 4" min high, w/3/8" stroke min. 	
320	Accessibility	<ul style="list-style-type: none"> Chapter 11 of the IBC for group R-3 shall apply 	
321	Elevators		Not applicable to this project
322	Flood-Resistant Construction		Not applicable to this project
323	Storm Shelters		Not applicable to this project

2009 NFPA 101

Section	Description	Application	Comment
Chapter 24	One-and-Two-Family Dwellings		
24.1.5	Classification of Hazard of Contents	Ordinary Hazard	
24.2.2.1.1	Number of Means of Escape	<ul style="list-style-type: none"> Every sleeping room and living area shall have not less than one means of escape and one secondary means of escape Exception: Secondary means not required if building is sprinkled 	
24.2.2.2	Primary Means of Escape	<ul style="list-style-type: none"> The primary means of escape shall be a door, stairway, or ramp to the outside 	
24.2.2.3	Secondary Means of Escape	<p>Secondary Means:</p> <ul style="list-style-type: none"> Door, Stair, passage, or hall to the outside Passage through an adjacent non-lockable space remote from the primary means of escape. <p>Window or door</p> <ul style="list-style-type: none"> Not less than 5.7 SF 20" min width 24" min height 44" max sill meeting one of: <ul style="list-style-type: none"> Within 20' of ground level Accessible to fire department Open onto balcony Below grade shall have well, ladder 	

24.2.2.4	Two Primary Means of Escape	In buildings other than existing or sprinkled, every story more than 2,000 SF shall have 2 primary means of escape	Not Required.
24.2.3	Arrangement of Means of Escape	Path of travel not through separate apartment or lockable room	
24.2.4	Doors	<ul style="list-style-type: none"> Not less than 28" wide for rooms >70 SF Not less than 24" wide for rooms <70 SF Not less than 6'-6" high All closet doors shall be openable from inside 	
24.2.5	Stairs, Ramps, and Guards	7.2.2 Stairs (not 7.2.2.5) 7.2.2.4 Guards	
24.2.6	Hallways	<ul style="list-style-type: none"> Clear width of stairs, landings, porches not less than 36" Height not less than 7' 	
24.3.4	Detection, Alarm, and Communication	<ul style="list-style-type: none"> Smoke Alarms shall be installed in all sleeping rooms Outside of separate sleeping rooms On every level the dwelling unit All points on ceiling not exceeding 30' spacing or every 500 SF 	
24.3.5	Extinguishing Requirements	All new one-and-two-family dwelling units shall be protected by an approved sprinkler system in accordance with 136.	

HARRIMAN

AUBURN PORTLAND MANCHESTER

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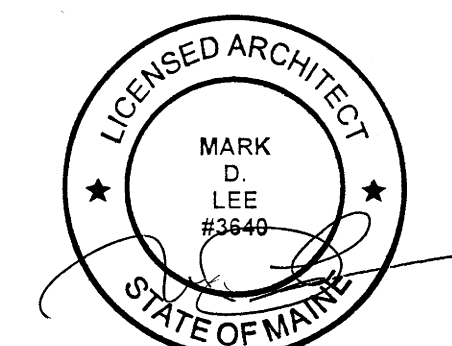
Harriman Project No. 13608

Key Plan Proj North



Issues and Revisions

Mark	Date	Description
07-30-13		ISSUED FOR PERMIT

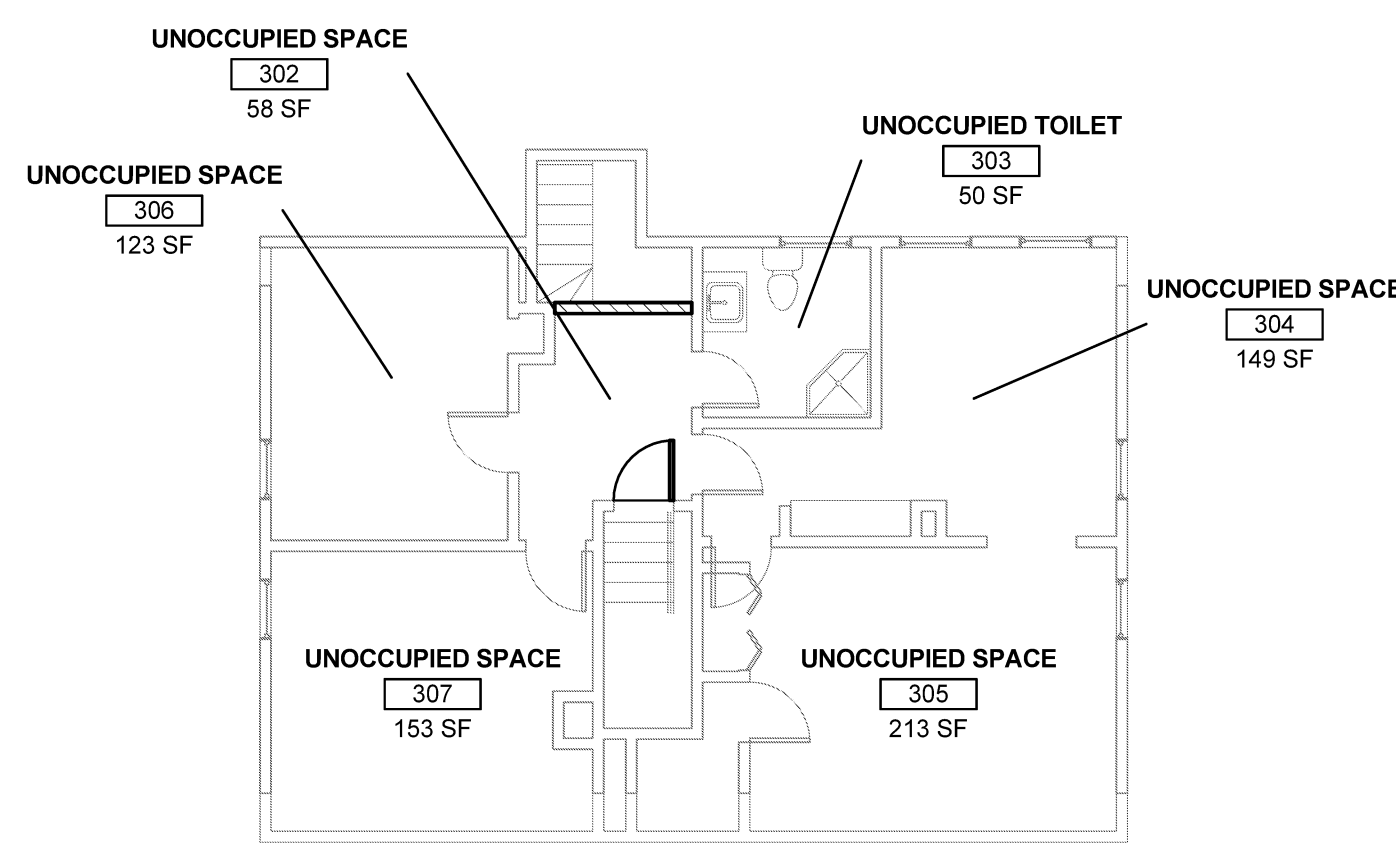


Drawing Scales
1/8" = 1'-0"

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Drawn By: JDO Harriman Associates

CODE PLANS

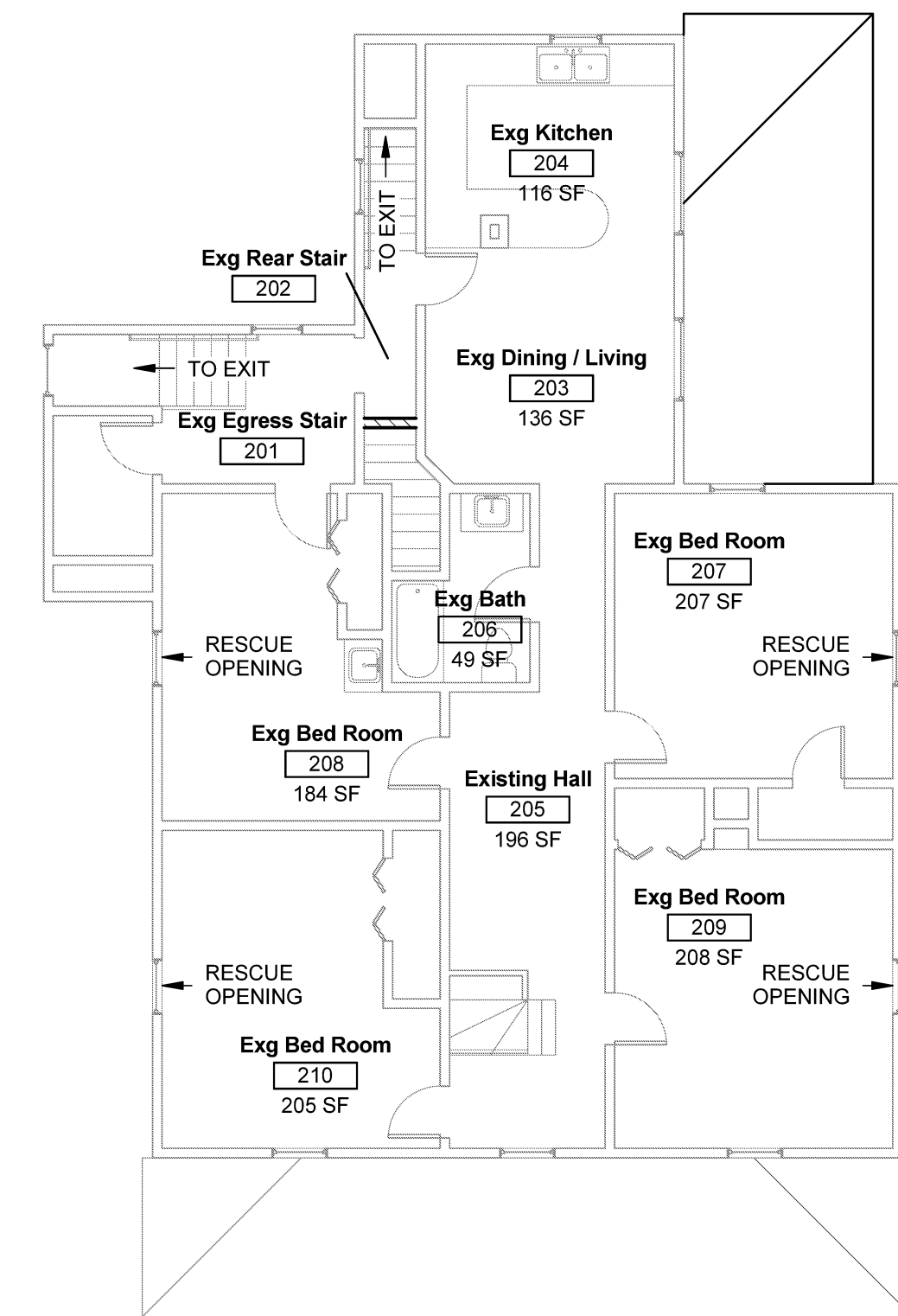
A2



THIS FLOOR IS BECOMING AN UNOCCUPIED SPACE FROM AN OCCUPIED SPACE.

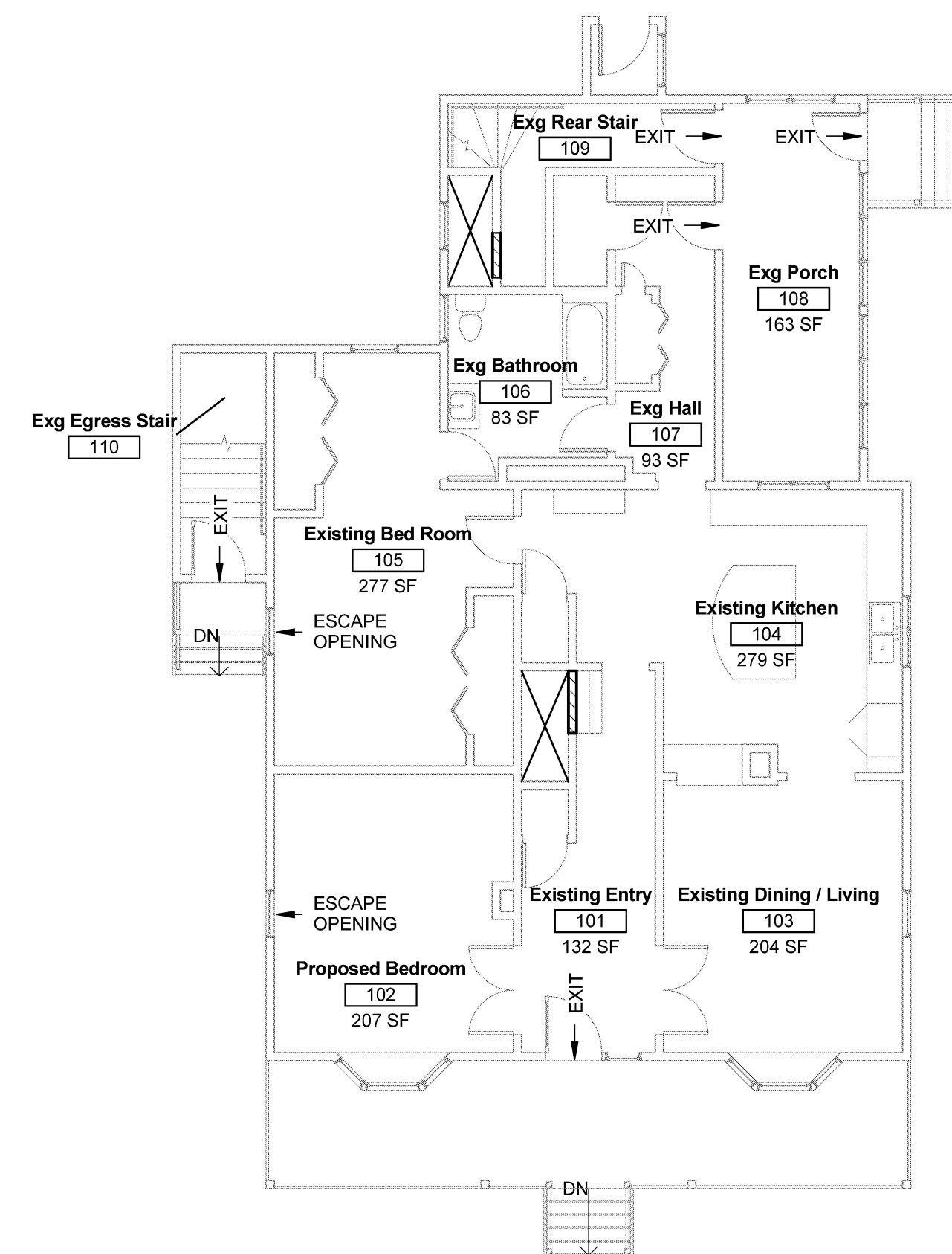
A1 THIRD FLOOR CODE PLAN

SCALE: 1/8" = 1'-0"



A2 SECOND FLOOR CODE PLAN

SCALE: 1/8" = 1'-0"



A3 FIRST FLOOR PLAN CODE PLAN

SCALE: 1/8" = 1'-0"