2009 IRC (MUBEC)

Section	Description	Application	Comment
301	Design Criteria		Definitions

302	Fire-Resistant Construction	• One-Hour separation between Two-family dwelling units (wall, floor assemblies)
		  • ½ hour at sprinkled buildings
		  • Walls supporting required floor assemblies must be rated
		  • Penetrations must be protected
		  • ½" 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	• 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 ½ operable • Illuminate Stairs not less than 1 fc	
304	Minimum Room Areas	• 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	• 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	• 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	• 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		
309	Garages and Carports		Property does not have a Garage or Carport

310	Emergency Escape and Rescue Openings	• 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
		  • Window or door at grade
		  • Bulkhead
		  • Window Well	

311	Means of Egress	• Each dwelling unit shall have at least one egress door
		  • 32" min **clear** width, 6'-8" height
		  • Floor or landing on each side of door
		  • Min width of 20"
		• Underside of stairs must have ½" sheetrock
		• Minimum width of hallways shall be 36"
		• Minimum width of stairways shall be 36"
		  • Headroom not less than 6'-8"
		  • Max Riser: 7 ¾"
		  • 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	• Provide at least 36" high guard where platform height is 30" or greater • Openings in guards less than 4"	
313	Automatic Fire Sprinkler Systems	• Automatic residential fire sprinkler system required in two-family dwelling	

314	Smoke Alarms	• Smoke alarms shall be installed in the following location:
		  • 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	• CO detectors are required outside of each sleeping area in immediate vicinity of bedrooms	
316	Foam Plastic	• 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 ½" 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	• 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/ ½" stroke min.	
320	Accessibility	• 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	• 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	• The primary means of escape shall be a door, stairway, or ramp to the outside	

24.2.2.3	Secondary Means of Escape	Secondary Means:
		• Door, Stair, passage, or hall to the outside
		• Passage through an adjacent non-lockable space remote from the primary means of escape.
		• Window or door
		  • Not less than 5.7 SF
		  • 20" min width
		  • 24" min height
		  • 44" max sill
		  • meeting one of:
		  • 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	• 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 • Clear width of stairs, landings, porches not less than 36"	
24.2.6	Hallways	Height not less than 7'	
24.3.4	Detection, Alarm, and Communication	• 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 13R.	

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"

Inspection Division
Date: 08/28/13

HARRIMAN

AUBURN PORTLAND MANCHESTER

Cheverus High School
77 Read Street

Portland, Maine

Harriman Project No.	13608

Key Plan

Proj North

Issues and Revisions

Mark	Date	Description
	07-30-13	ISSUED FOR PERMIT

LICENSED ARCHITECT
MARK D. LEE
#3640
STATE OF MAINE

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

0 4' 8' 12'
1/8" = 1'-0"

PA / PE: MDL
Drawn By: JDO

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Harriman Associates

CODE PLANS

A2

Plot Date: 7/30/2013 1:00:01 PM