

BUILDING CODE DATA

1. APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO:

BUILDING CODE: MAINE UNIFORM BUILDING & ENERGY CODE:
IBC: 2009 CHAPTERS 1 TO 12 27, 31 TO 35 WITH AMENDMENTS
(CHAPTERS ON ACCESSIBILITY, MECH, PLUMBING, ELEVATOR EXCLUDED)
EXISTING BUILDING CODE: IBC 2009 WITH MAINE AMENDMENTS
MECHANICAL CODE: IBC: 2009
PLUMBING CODE: UNIFORM PLUMBING CODE, 2009
ENERGY CODE: IECC, 2009 WITH MAINE AMENDMENTS
ELECTRICAL CODE: NEC - NFPA 70, 2011
LIFE SAFETY CODE: NFPA 101, 2009
FIRE CODE: NFPA 1, 2009
ACCESSIBILITY STANDARD: MAINE STATUTE 5 MRS: 4594-G, ADAAG, 2010
ELEVATOR CODE: MAINE TITLE 32 MRSA CHAPTER 133, ASME A17.1, 2007.

2. EXISTING/PROPOSED BUILDING IS FULLY SPRINKLED.

3. OCCUPANCY/USE GROUPS:

OCCUPANCY TYPE I-MIXED USE (NON SEPARATED) IBC AND RESIDENTIAL BOARD AND CARE (LARGE FACILITY) NFPA

4. CONSTRUCTION CLASSIFICATION:

EXISTING BUILDING: TYPE 1B IBC AND TYPE I(222) NFPA
PROPOSED BUILDING: TYPE 1B IBC AND TYPE I(222) NFPA

NOTE:

THE EXISTING BUILDING TYPE CLASSIFICATION IS BASED UPON ANALYSIS OF THE AVAILABLE 1982/1983 CONSTRUCTION DRAWINGS BY WILLIAM DORSKY ASSOCIATES TITLED, "HOUSING FOR THE ELDERLY - THE PARK DANFORTH" BY THE 11/4/1997 CONSTRUCTION DRAWINGS BY CURTIS WALTER STEWART ARCHITECTS TITLED, "THE PARK DANFORTH" AND DISCUSSIONS WITH THE CURRENT AUTHORITIES HAVING JURISDICTION. IN REVIEW OF THE REFERENCED DOCUMENTATION, IT HAS BEEN NOTICED THAT PORTIONS OF THE EXISTING SINGLE STORY ROOF/CILING ASSEMBLIES WERE NOT CONSTRUCTED PER THE REQUIREMENTS FOR SUCH AREAS WITHIN THE SCOPE OF WORK. LOCATIONS WILL BE BROUGHT UP TO CURRENT CODE. SUCH AREAS LOCATED OUTSIDE THE DIRECT SCOPE OF WORK LOCATIONS ARE TO REMAIN PER APPLICABLE CHAPTER OF THE INTERNATIONAL EXISTING BUILDING CODE.

5. BUILDING HEIGHT:

EXISTING BUILDING: 65 FT. 7 STORIES, GRADE PLANE: 0 FT BELOW FIRST FLOOR
EXISTING BASEMENT: NONE
PROPOSED BUILDING: 57 FT. 5 STORIES, GRADE PLANE: 0 FT BELOW FIRST FLOOR
PROPOSED BASEMENT: YES
ALLOWABLE ADJUSTED BUILDING HEIGHT:
USE 1 - 180 FT., 10 STORIES

6. BUILDING AREA:

BUILDING #1 (EXISTING BUILDING)		BUILDING #2 (PROPOSED ADDITION)	
EXISTING BUILDING AREA (ROOF PLAN):	30,679 CSF	PROPOSED BUILDING AREA (ROOF PLAN):	17,335 CSF
PROPOSED BUILDING AREA (ROOF PLAN):	35,921 CSF	PROPOSED BUILDING AREA (ROOF PLAN):	17,335 CSF
EXISTING BASEMENT AREA:	N/A	PROPOSED BASEMENT AREA:	17,550 CSF
PROPOSED BASEMENT AREA:	N/A	PROPOSED BASEMENT AREA:	17,550 CSF
EXISTING FIRST FLOOR AREA:	30,679 CSF	PROPOSED FIRST FLOOR AREA:	17,085 CSF
PROPOSED FIRST FLOOR AREA:	35,921 CSF	PROPOSED FIRST FLOOR AREA:	17,085 CSF
EXISTING SECOND FLOOR AREA:	27,453 CSF	PROPOSED SECOND FLOOR AREA:	15,270 CSF
PROPOSED SECOND FLOOR AREA:	NO CHANGE	PROPOSED SECOND FLOOR AREA:	15,270 CSF
EXISTING THIRD FLOOR AREA:	27,453 CSF	PROPOSED THIRD FLOOR AREA:	15,270 CSF
PROPOSED THIRD FLOOR AREA:	NO CHANGE	PROPOSED THIRD FLOOR AREA:	15,270 CSF
EXISTING FOURTH FLOOR AREA:	13,640 CSF	PROPOSED FOURTH FLOOR AREA:	15,270 CSF
PROPOSED FOURTH FLOOR AREA:	NO CHANGE	PROPOSED FOURTH FLOOR AREA:	15,270 CSF
EXISTING FIFTH FLOOR AREA:	13,640 CSF	PROPOSED FIFTH FLOOR AREA:	14,980 CSF
PROPOSED FIFTH FLOOR AREA:	NO CHANGE	PROPOSED FIFTH FLOOR AREA:	14,980 CSF
EXISTING SIXTH FLOOR AREA:	13,640 CSF	PROPOSED SIXTH FLOOR AREA:	NO CHANGE
PROPOSED SIXTH FLOOR AREA:	NO CHANGE	PROPOSED SIXTH FLOOR AREA:	NO CHANGE
EXISTING SEVENTH FLOOR AREA:	13,640 CSF	PROPOSED SEVENTH FLOOR AREA:	NO CHANGE
PROPOSED SEVENTH FLOOR AREA:	NO CHANGE	PROPOSED SEVENTH FLOOR AREA:	NO CHANGE

	BUILDING #1	BUILDING #2
STREET FRONTAGE INCREASE:	1,268 FT	758 FT
BUILDING PERIMETER:	1,218 FT	700 FT
ACCESSIBLE PERIMETER:	YES	YES
ACCESSIBLE AREA 20' - 30' WIDE:	7%	6%
ACCESSIBLE PERIMETER:	7%	6%

SPRINKLER AREA INCREASE: 200%

TOTAL AREA INCREASE FACTOR: (TABULAR 2009) + (SPRINKLER 2009) + (FRONTAGE FACTOR) =
BUILDING #1: 371%
BUILDING #2: 367%

IBC ALLOWABLE ADJUSTED BUILDING HEIGHT & AREA SUMMARY									
Building 1 - Type I-B									
Bldg #	Use Group	Tabular HT	+ Sprinkler Increase	= Allowable Adjusted Height	Tabular Area	Area Increase	Allowable Adjusted Area		
Stories	Ft	Stories	Ft	Stories	Sq Ft	%	Sq Ft		
A-1	5	180	1	20	6,180	UL	371%	UL	
A-2	11	180	1	20	12,180	UL	371%	UL	
A-3	11	180	1	20	12,180	UL	371%	UL	
B	11	180	1	20	12,180	UL	371%	UL	
L-1	9	180	1	20	18,000	55,000	371%	204,050	
S-1	11	180	1	20	12,180	48,000	371%	178,050	
S-2	11	180	1	20	12,180	79,000	371%	293,050	

IBC ALLOWABLE ADJUSTED BUILDING HEIGHT & AREA SUMMARY									
Building 2 - Type I-B									
Bldg #	Use Group	Tabular HT	+ Sprinkler Increase	= Allowable Adjusted Height	Tabular Area	Area Increase	Allowable Adjusted Area		
Stories	Ft	Stories	Ft	Stories	Sq Ft	%	Sq Ft		
A-1	5	180	1	20	6,180	UL	367%	UL	
A-2	11	180	1	20	12,180	UL	367%	UL	
A-3	11	180	1	20	12,180	UL	367%	UL	
B	11	180	1	20	12,180	UL	367%	UL	
L-1	9	180	1	20	18,000	55,000	367%	201,850	
S-1	11	180	1	20	12,180	48,000	367%	178,160	
S-2	11	180	1	20	12,180	79,000	367%	289,930	

OCCUPANCY/USE GROUP SEPARATION:

BUILDING 1: NON SEPARATED
BUILDING 2: NON SEPARATED

FIREWALLS (BC 706)

CONSTRUCTION: USE GROUP I TO 3 HRS

TOTAL ALLOWABLE ADJUSTED BUILDING AREA (IBC 506.5)

BUILDING #1 (EXISTING BUILDING)		
BASEMENT LEVEL:	GROUP I-1	27,644 CSF / 204,050 CSF = .14
FIRST FLOOR LEVEL:	GROUP A-1	2,194 CSF / UL = N/A
	GROUP A-2	6,953 CSF / UL = N/A
SECOND FLOOR LEVEL:	GROUP I-1	27,453 CSF / 204,050 CSF = .14
THIRD FLOOR LEVEL:	GROUP I-1	27,453 CSF / 204,050 CSF = .14
FOURTH FLOOR LEVEL:	GROUP I-1	13,640 CSF / 204,050 CSF = .07
FIFTH FLOOR LEVEL:	GROUP I-1	13,640 CSF / 204,050 CSF = .07
SIXTH FLOOR LEVEL:	GROUP I-1	13,640 CSF / 204,050 CSF = .07
SEVENTH FLOOR LEVEL:	GROUP I-1	13,640 CSF / 204,050 CSF = .07
		-.70 = -.3 (IBC 506.5.2)

BUILDING #2 (PROPOSED ADDITION)		
BASEMENT LEVEL:	GROUP I-1	17,085 CSF / 201,850 CSF = .09
FIRST FLOOR LEVEL:	GROUP I-1	15,270 CSF / 201,850 CSF = .08
THIRD FLOOR LEVEL:	GROUP I-1	15,270 CSF / 201,850 CSF = .08
FOURTH FLOOR LEVEL:	GROUP I-1	15,270 CSF / 201,850 CSF = .08
FIFTH FLOOR LEVEL:	GROUP I-1	11,722 CSF / 201,850 CSF = .06
	GROUP A-3	3,258 CSF / UL = N/A
		-.39 = -.3 (IBC 506.5.2)

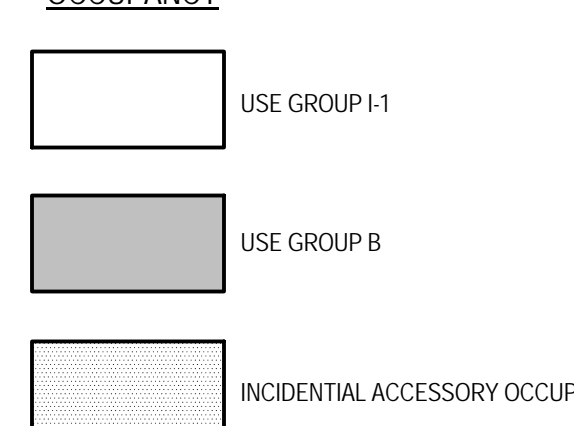
7. SEE DOOR SCHEDULE FOR DOOR ASSEMBLY FIRE-RATINGS.

8. BUILDING ELEMENT FIRE RESISTIVE RATING REQUIREMENTS

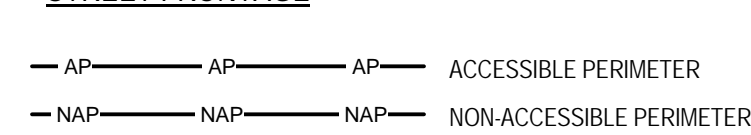
PRIMARY STRUCTURAL FRAME	2 HRS (1 HR SUPPORTING ROOF ONLY)
BEARING WALLS, EXTERIOR	2 HRS (1 HR SUPPORTING ROOF ONLY)
BEARING WALLS, INTERIOR	2 HRS (1 HR SUPPORTING ROOF ONLY)
NON-BEARING WALLS & PARTITIONS, EXTERIOR	0 HRS
NON-BEARING WALLS & PARTITIONS, INTERIOR	0 HRS
FLOOR CONSTRUCTION & SECONDARY MEMBERS	2 HRS
ROOF CONSTRUCTION & SECONDARY MEMBERS	1 HR

GRAPHICS LEGEND

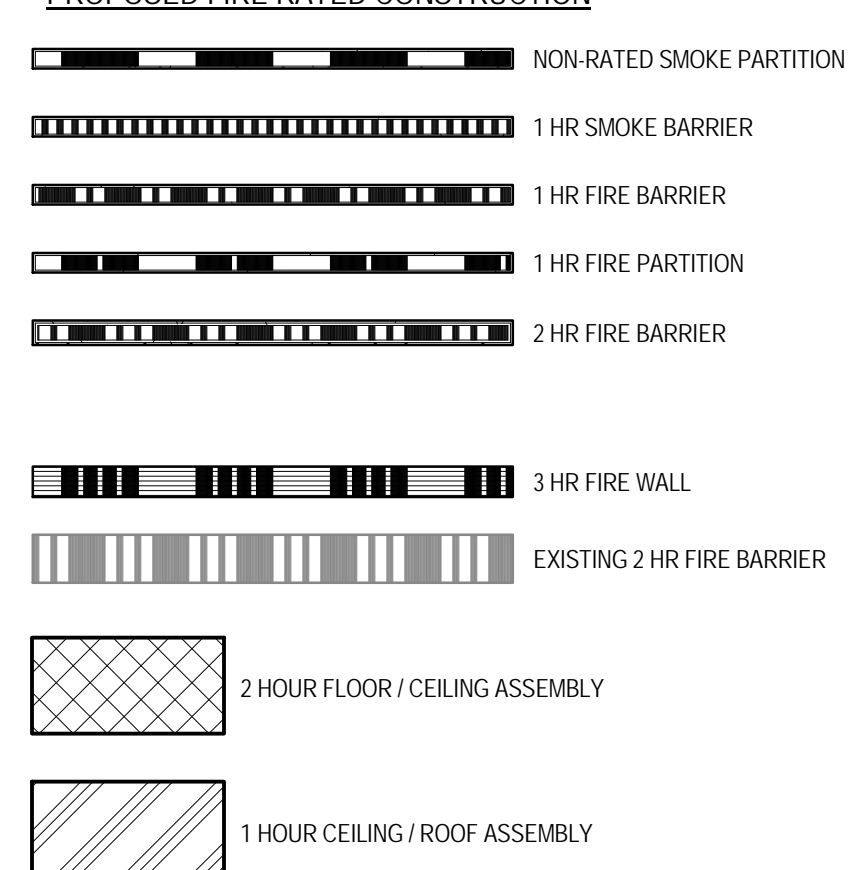
OCCUPANCY



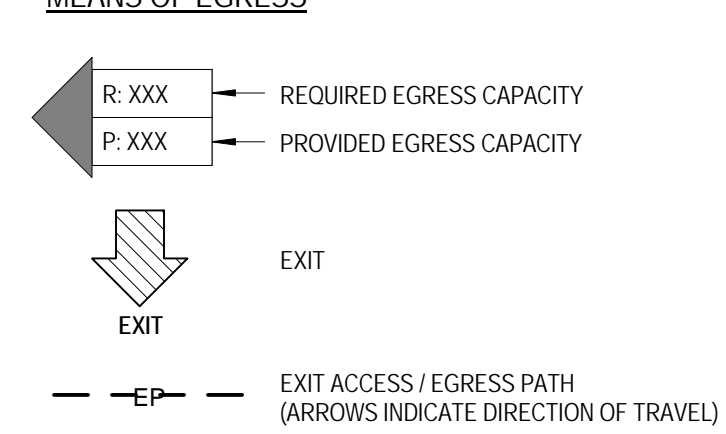
STREET FRONTAGE



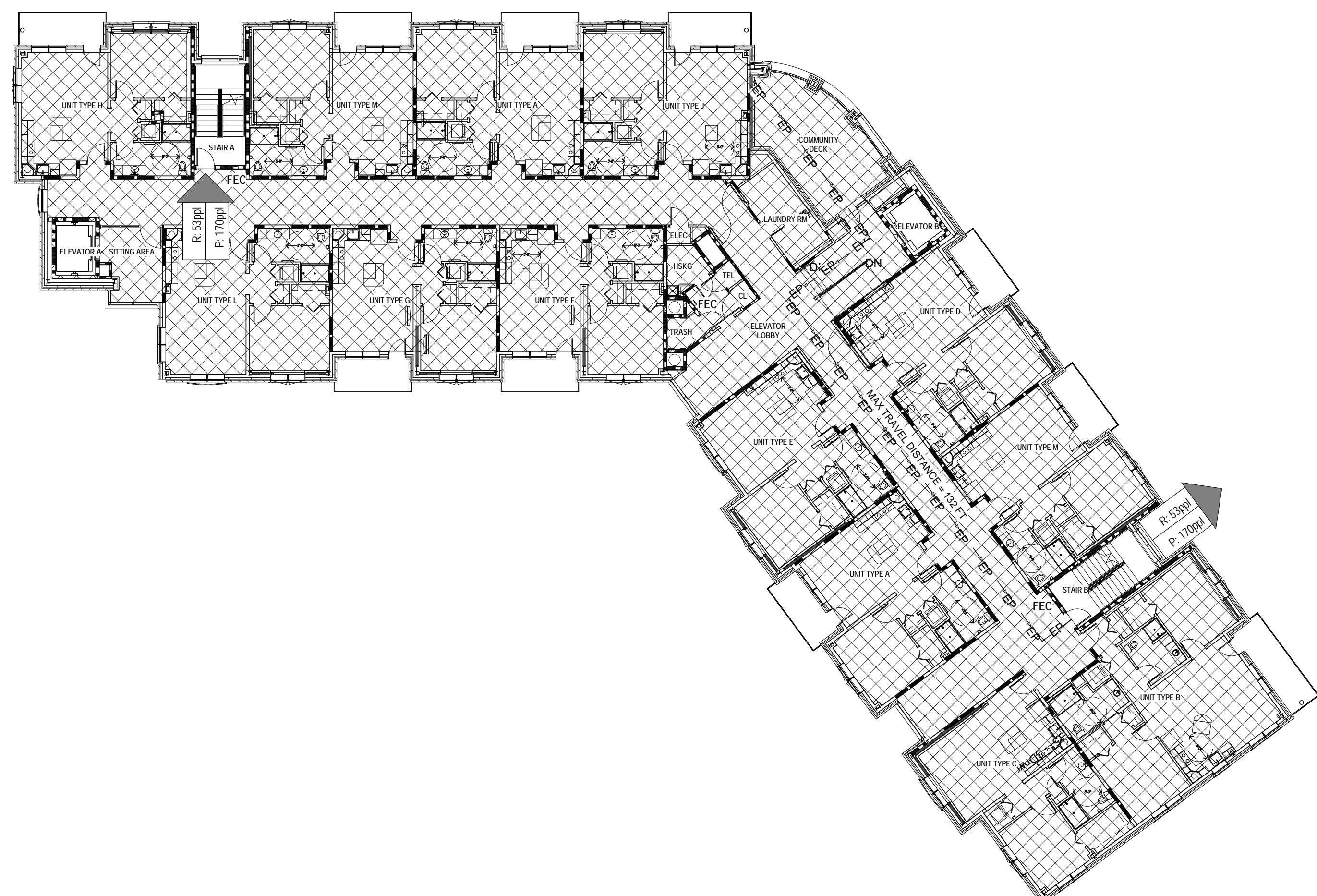
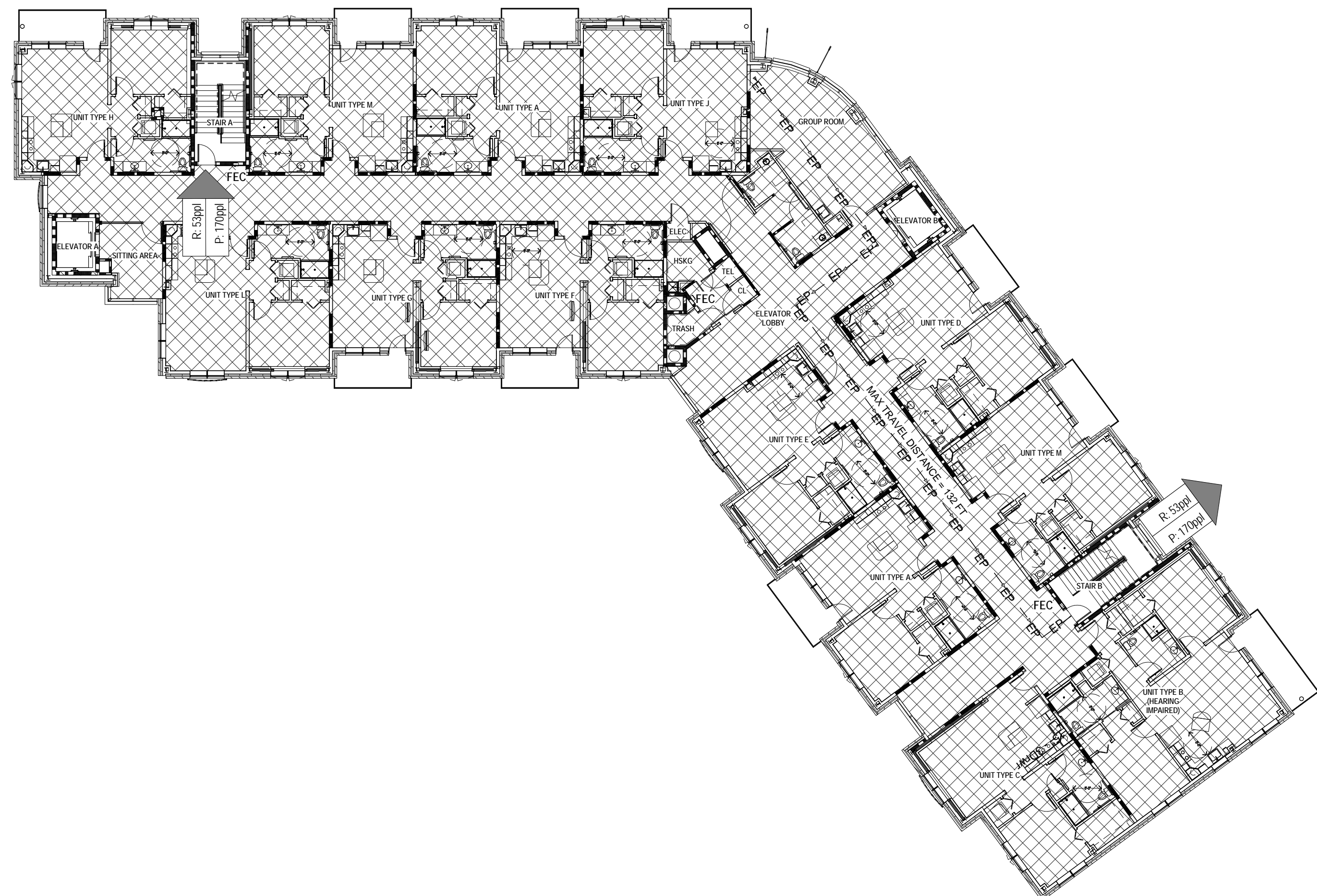
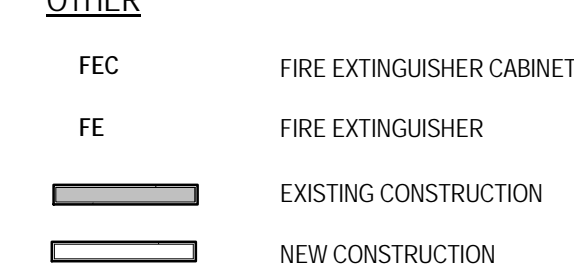
PROPOSED FIRE RATED CONSTRUCTION



MEANS OF EGRESS



OTHER



E1 CODE PLAN - LEVEL 2
A0.2B 1/16" = 1'-0"

J1 CODE PLAN - LEVEL 3
A0.2B 1/16" = 1'-0"

A
B
C
D
E
F
G
H
I
J

The Park Danforth

RENOVATIONS AND ADDITIONS

777 Stevens Ave
Portland, ME 04103

NO.	DESCRIPTION	DATE

CONTENT:	LEVEL 2 & LEVEL 3 CODE ANALYSIS PLAN
DRAWN BY:	SMT
PROJECT NO.:	13-059-00
DATE:	06/05/2015
REVISED:	10/16/2015
SCALE:	As indicated
A0.2B	
Project Phase	CONFORMANCE SET
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