

**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, 35 W/ MAINE AMENDMENTS  
 (CHAPTERS ON ACCESSIBILITY, MECH, PLUMBING, ELEVATOR EXCLUDED)  
 EXISTING BUILDING CODE: IBC: 2009 W/ MAINE AMENDMENTS  
 MECHANICAL CODE: IBC: 2009  
 PLUMBING CODE: UNIFORM PLUMBING CODE, 2009  
 ENERGY CODE: EICC, 2009 W/ MAINE AMENDMENTS  
 ELECTRICAL CODE: NEC - NFPA 98, 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 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/CEILING ASSEMBLIES WERE NOT CONSTRUCTED PER THE REQUIRED 1-HR RATING. 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: 67 FT., 5 STORIES, GRADE PLANE: 0 FT BELOW FIRST FLOOR  
 PROPOSED BASEMENT: YES  
 ALLOWABLE ADJUSTED BUILDING HEIGHT:  
 USE 1 - 180 FT., 10 STORIES

BUILDING #1 (EXISTING BUILDING)		BUILDING #2 (PROPOSED ADDITION)	
EXISTING BUILDING AREA (ROOF PLAN):	30,679 GSF	PROPOSED BUILDING AREA (ROOF PLAN):	17,335 GSF
PROPOSED BUILDING AREA (ROOF PLAN):	35,921 GSF	PROPOSED BUILDING AREA (ROOF PLAN):	17,335 GSF
EXISTING BASEMENT AREA:	N/A	PROPOSED BASEMENT AREA:	17,550 GSF
PROPOSED BASEMENT AREA:	N/A	PROPOSED BASEMENT AREA:	17,550 GSF
EXISTING FIRST FLOOR AREA:	30,679 GSF	PROPOSED FIRST FLOOR AREA:	17,085 GSF
PROPOSED FIRST FLOOR AREA:	35,921 GSF	PROPOSED FIRST FLOOR AREA:	17,085 GSF
EXISTING SECOND FLOOR AREA:	27,453 GSF	PROPOSED SECOND FLOOR AREA:	15,270 GSF
PROPOSED SECOND FLOOR AREA:	NO CHANGE	PROPOSED SECOND FLOOR AREA:	15,270 GSF
EXISTING THIRD FLOOR AREA:	27,453 GSF	PROPOSED THIRD FLOOR AREA:	15,270 GSF
PROPOSED THIRD FLOOR AREA:	NO CHANGE	PROPOSED THIRD FLOOR AREA:	15,270 GSF
EXISTING FOURTH FLOOR AREA:	13,640 GSF	PROPOSED FOURTH FLOOR AREA:	15,270 GSF
PROPOSED FOURTH FLOOR AREA:	NO CHANGE	PROPOSED FOURTH FLOOR AREA:	15,270 GSF
EXISTING FIFTH FLOOR AREA:	13,640 GSF	PROPOSED FIFTH FLOOR AREA:	14,980 GSF
PROPOSED FIFTH FLOOR AREA:	NO CHANGE	PROPOSED FIFTH FLOOR AREA:	14,980 GSF
EXISTING SIXTH FLOOR AREA:	13,640 GSF	PROPOSED SIXTH FLOOR AREA:	NO CHANGE
PROPOSED SIXTH FLOOR AREA:	NO CHANGE	PROPOSED SIXTH FLOOR AREA:	NO CHANGE
EXISTING SEVENTH FLOOR AREA:	13,640 GSF	PROPOSED SEVENTH FLOOR AREA:	NO CHANGE
PROPOSED SEVENTH FLOOR AREA:	NO CHANGE	PROPOSED SEVENTH FLOOR AREA:	NO CHANGE
STREET FRONTAGE INCREASE:	BUILDING #1: 1,268 FT BUILDING #2: 1,218 FT	BUILDING #1: 758 FT BUILDING #2: 700 FT	
BUILDING PERIMETER:	1,268 FT	BUILDING #2: 758 FT	
ACCESSIBLE PERIMETER:	1,218 FT	BUILDING #2: 700 FT	
ACCESSIBLE AREA 20' - 30' WIDE:	YES	YES	
ACCESSIBLE PERIMETER:	71%	67%	
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						
Bldg #	Use Group	Tabular HT Stories Ft	+ Sprinkler Increase Stories Ft	= Allowable Adjusted Height Stories Ft	Tabular Area 503	Allowable Adjusted Area
A-1	S	180	1	20	6 180	UL
A-2	11	180	1	20	12 180	UL
A-3	11	180	1	20	12 180	UL
B	11	180	1	20	12 180	UL
L-1	9	180	1	20	10 180	55,000
S-1	11	180	1	20	12 180	48,000
S-2	11	180	1	20	12 180	79,000
<b>IBC ALLOWABLE ADJUSTED BUILDING HEIGHT &amp; AREA SUMMARY</b>						
<b>Building 1 - Type I-B</b>						
Bldg #	Use Group	Tabular HT Stories Ft	+ Sprinkler Increase Stories Ft	= Allowable Adjusted Height Stories Ft	Tabular Area 503	Allowable Adjusted Area
A-1	S	180	1	20	6 180	UL
A-2	11	180	1	20	12 180	UL
A-3	11	180	1	20	12 180	UL
B	11	180	1	20	12 180	UL
L-1	9	180	1	20	10 180	55,000
S-1	11	180	1	20	12 180	48,000
S-2	11	180	1	20	12 180	79,000
<b>IBC ALLOWABLE ADJUSTED BUILDING HEIGHT &amp; AREA SUMMARY</b>						
<b>Building 2 - Type I-B</b>						
Bldg #	Use Group	Tabular HT Stories Ft	+ Sprinkler Increase Stories Ft	= Allowable Adjusted Height Stories Ft	Tabular Area 503	Allowable Adjusted Area
A-1	S	180	1	20	6 180	UL
A-2	11	180	1	20	12 180	UL
A-3	11	180	1	20	12 180	UL
B	11	180	1	20	12 180	UL
L-1	9	180	1	20	10 180	55,000
S-1	11	180	1	20	12 180	48,000
S-2	11	180	1	20	12 180	79,000

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 GSF / 204,050 GSF = .14
FIRST FLOOR LEVEL:	GROUP A-1	2,194 GSF / U.L. = N/A
	GROUP A-2	6,953 GSF / U.L. = N/A
SECOND FLOOR LEVEL:	GROUP I-1	27,453 GSF / 204,050 GSF = .14
THIRD FLOOR LEVEL:	GROUP I-1	27,453 GSF / 204,050 GSF = .14
FOURTH FLOOR LEVEL:	GROUP I-1	13,640 GSF / 204,050 GSF = .07
FIFTH FLOOR LEVEL:	GROUP I-1	13,640 GSF / 204,050 GSF = .07
SIXTH FLOOR LEVEL:	GROUP I-1	13,640 GSF / 204,050 GSF = .07
SEVENTH FLOOR LEVEL:	GROUP I-1	13,640 GSF / 204,050 GSF = .07
		-.70 = -3 (IBC 506.5.2)

BUILDING #2 (PROPOSED ADDITION)		
BASEMENT LEVEL:	GROUP I-1	17,085 GSF / 201,850 GSF = .09
FIRST FLOOR LEVEL:	GROUP I-1	17,085 GSF / 201,850 GSF = .09
SECOND FLOOR LEVEL:	GROUP I-1	15,270 GSF / 201,850 GSF = .08
THIRD FLOOR LEVEL:	GROUP I-1	15,270 GSF / 201,850 GSF = .08
FOURTH FLOOR LEVEL:	GROUP I-1	15,270 GSF / 201,850 GSF = .08
FIFTH FLOOR LEVEL:	GROUP I-1	11,722 GSF / 201,850 GSF = .06
	GROUP A-3	3,252 GSF / U.L. = 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**
- USE GROUP I-1
  - USE GROUP B
  - INCIDENTAL ACCESSORY OCCUPANCY

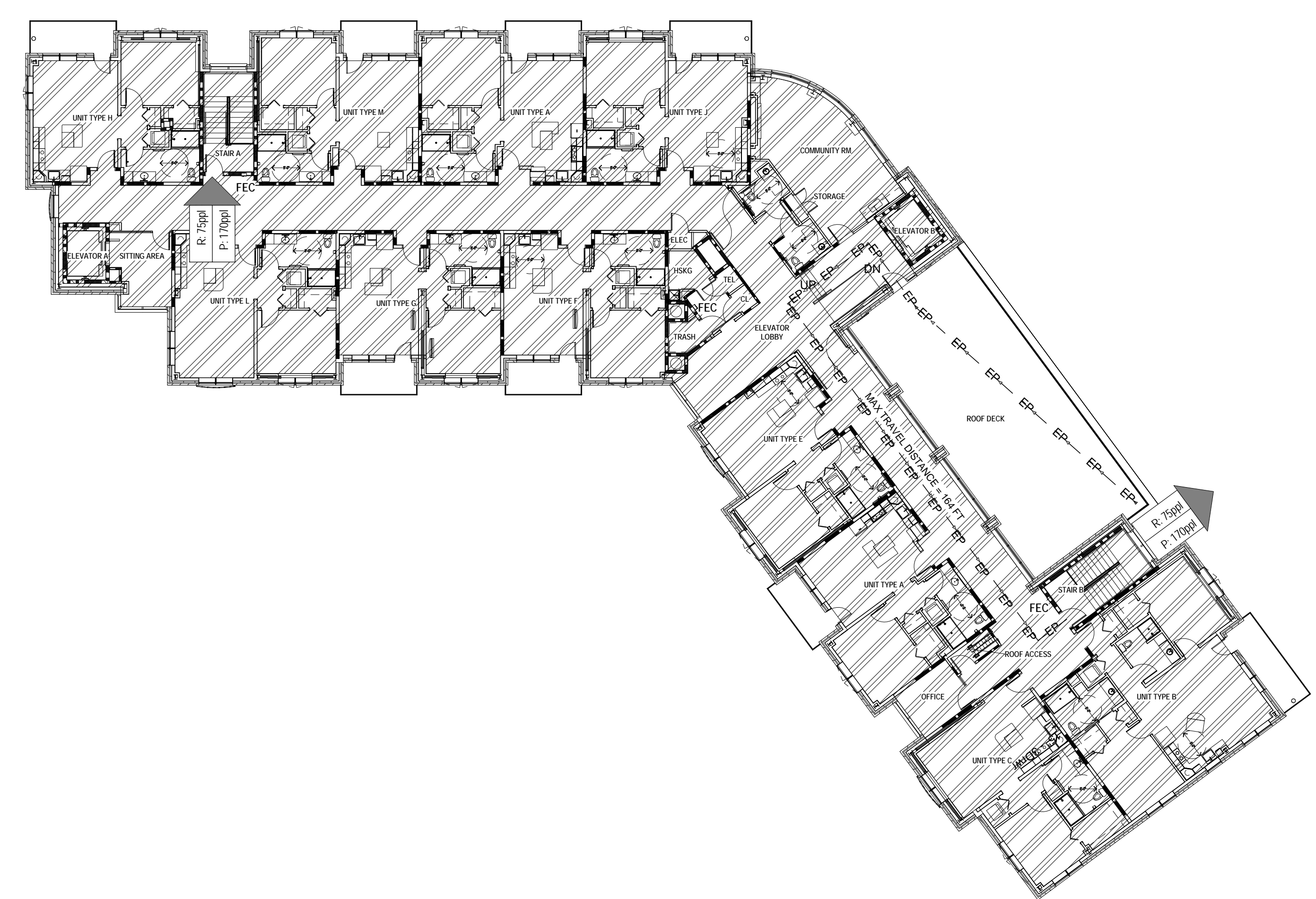
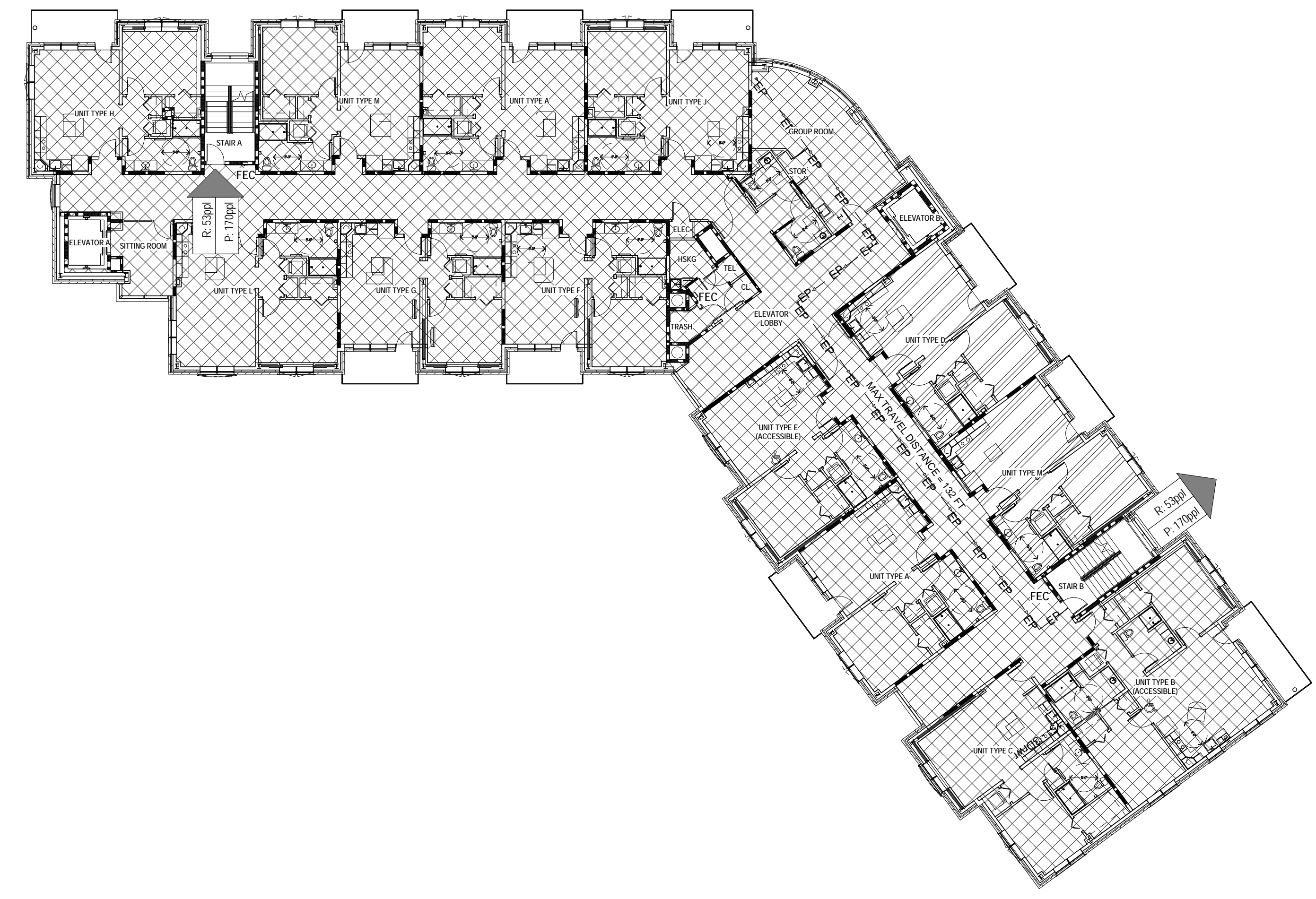
- STREET FRONTAGE**
- AP ACCESSIBLE PERIMETER
  - NAP NON-ACCESSIBLE PERIMETER

- PROPOSED FIRE RATED CONSTRUCTION**
- NON-RATED SMOKE PARTITION
  - 1 HR SMOKE BARRIER
  - 1 HR FIRE BARRIER
  - 1 HR FIRE PARTITION
  - 2 HR FIRE BARRIER
  - 3 HR FIRE WALL
  - EXISTING 2 HR FIRE BARRIER

- 2 HOUR FLOOR / CEILING ASSEMBLY
- 1 HOUR CEILING / ROOF ASSEMBLY

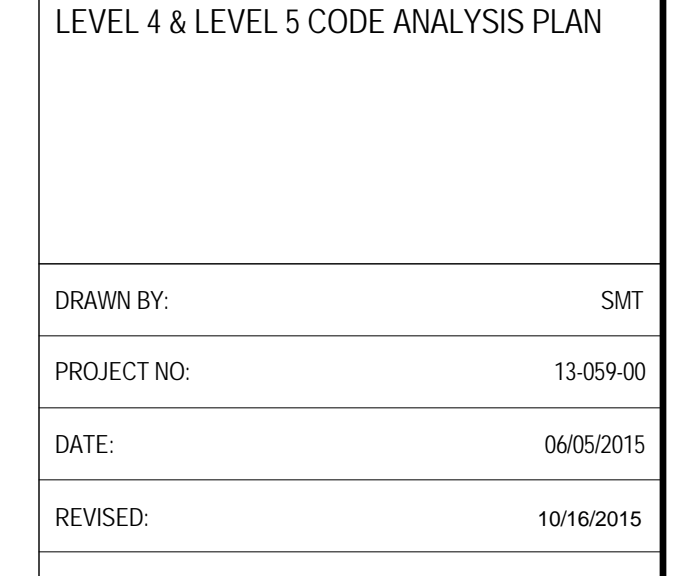
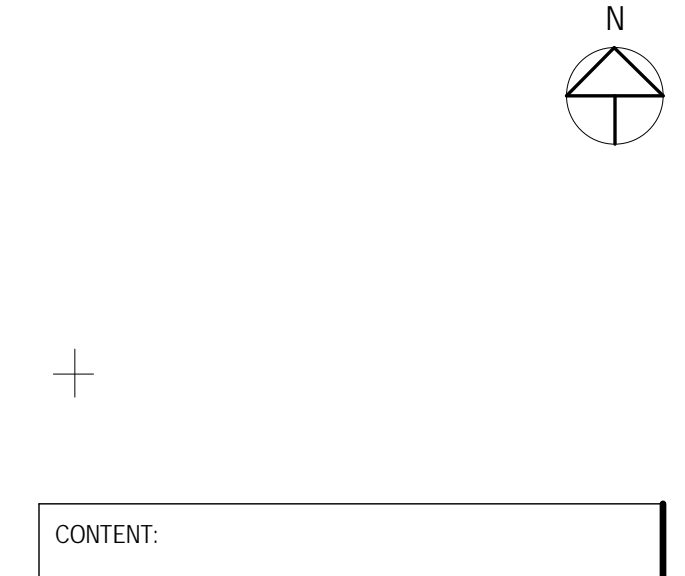
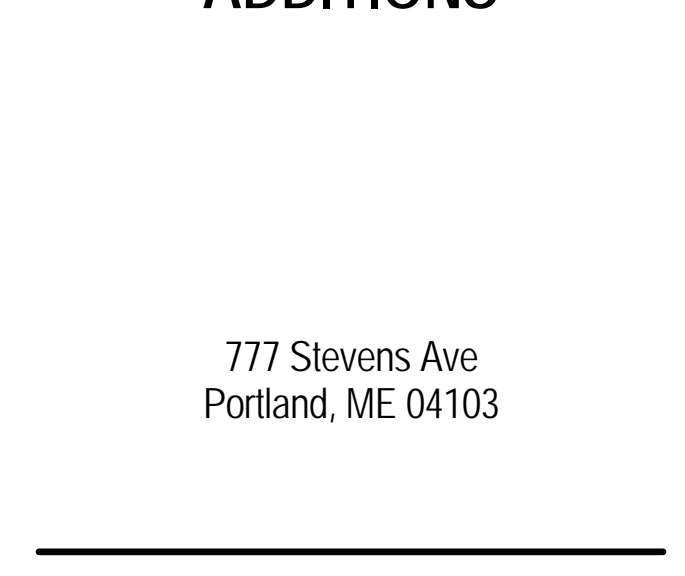
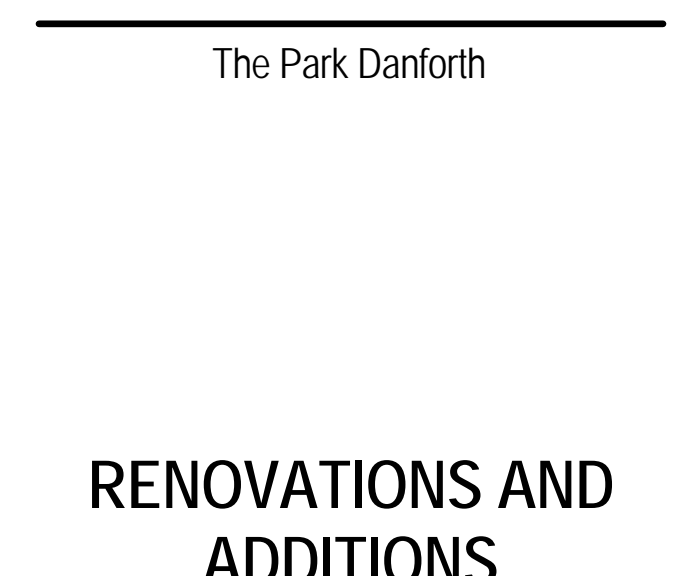
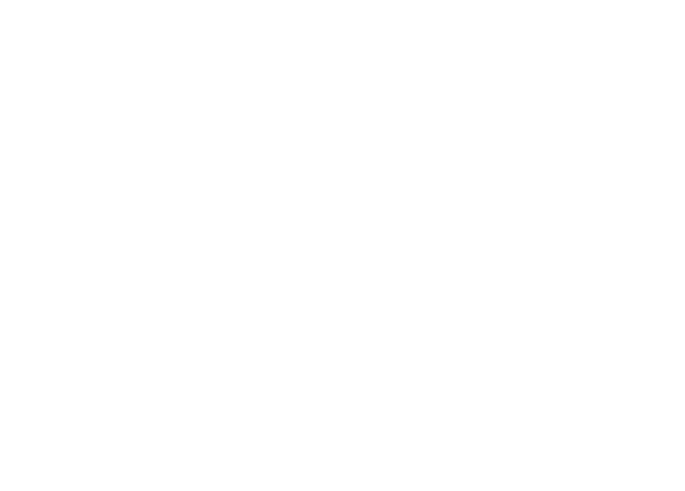
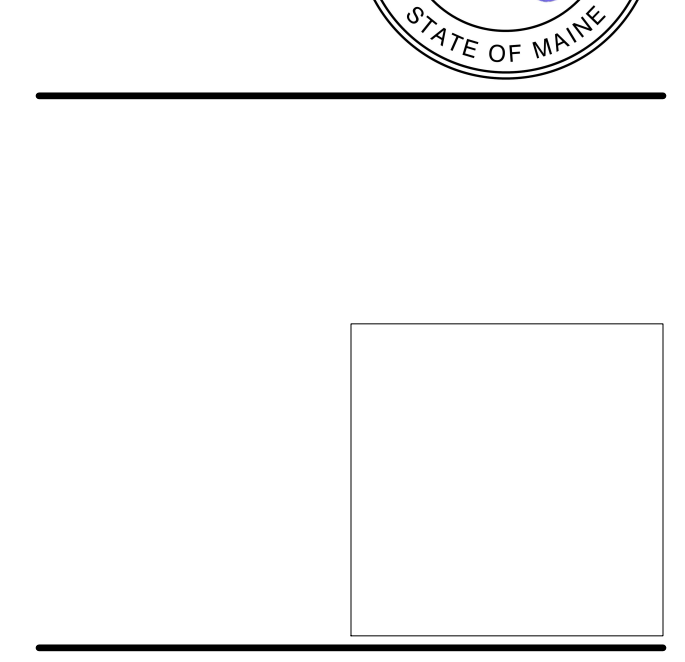
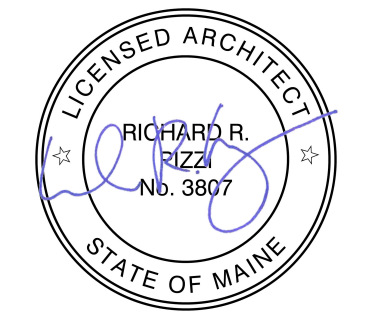
- MEANS OF EGRESS**
- R. XXX REQUIRED EGRESS CAPACITY
  - P. XXX PROVIDED EGRESS CAPACITY
  - EXIT
  - EXIT ACCESS / EGRESS PATH (ARROWS INDICATE DIRECTION OF TRAVEL)

- OTHER**
- FEC FIRE EXTINGUISHER CABINET
  - FE FIRE EXTINGUISHER
  - EXISTING CONSTRUCTION
  - NEW CONSTRUCTION



**E1** CODE PLAN - LEVEL 4  
A0.2C 1/16" = 1'-0"

**J1** CODE PLAN - LEVEL 5  
A0.2C 1/16" = 1'-0"



**RENOVATIONS AND ADDITIONS**

777 Stevens Ave  
 Portland, ME 04103

NO.	DESCRIPTION	DATE

CONTENT:  
 LEVEL 4 & LEVEL 5 CODE ANALYSIS PLAN

DRAWN BY: SMT

PROJECT NO: 13-059-00

DATE: 06/05/2015

REVISED: 10/16/2015

SCALE: As Indicated

**A0.2C**

Project Phase  
**CONFORMANCE SET**

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