



**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, 33 W/ AMENDMENTS  
(CHAPTERS ON ACCESSIBILITY, MECH, PLUMBING, ELEVATOR EXCLUDED)  
EXISTING BUILDING CODE: IBC 2009 W/ MAINE AMENDMENTS  
MECHANICAL CODE: IMC 2009  
PLUMBING CODE: UNIFORM PLUMBING CODE, 2009  
ENERGY CODE: EICC, 2009 W/ 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"; THE 1947/1997 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 ROOFCEILING 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: 57 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):	38,921 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

	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:	71%	67%
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									
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	UL	UL
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	10,180	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	UL	UL
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	10,180	55,000	367%	201,850	
S-1	11	180	1	20	12,180	48,000	367%	176,150	
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 (IBC 706)  
CONSTRUCTION: USE GROUP 1 TO 3 HRS

TOTAL ALLOWABLE ADJUSTED BUILDING AREA: (IBC 506.5)

BUILDING #1 (EXISTING BUILDING)		
BASEMENT LEVEL:	GROUP 1-1	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 1-1	27,453 GSF / 204,050 GSF = .14
THIRD FLOOR LEVEL:	GROUP 1-1	27,453 GSF / 204,050 GSF = .14
FOURTH FLOOR LEVEL:	GROUP 1-1	13,640 GSF / 204,050 GSF = .07
FIFTH FLOOR LEVEL:	GROUP 1-1	13,640 GSF / 204,050 GSF = .07
SIXTH FLOOR LEVEL:	GROUP 1-1	13,640 GSF / 204,050 GSF = .07
SEVENTH FLOOR LEVEL:	GROUP 1-1	13,640 GSF / 204,050 GSF = .07

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

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 1-1
  - 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 - GARAGE  
A0.2D 1/16" = 1'-0"

**RENOVATIONS AND ADDITIONS**

777 Stevens Ave  
Portland, ME 04103

NO.	DESCRIPTION	DATE
2	Addendum #2	06/25/15

CONTENT: GARAGE CODE ANALYSIS PLAN
DRAWN BY: SMT
PROJECT NO: 13-059-00
DATE: 06/05/2015
REVISED: 10/16/2015
SCALE: As indicated
<b>A0.2D</b>
Project Phase <b>CONFORMANCE SET</b>
COPYRIGHT © 2015 BY LAVALLEE BRENSINGER PROFESSIONAL ASSOCIATION. ALL RIGHTS RESERVED. NO REPRODUCTION WITHOUT PERMISSION.