

THE SHALOM HOUSE at 1103 FOREST AVENUE PORTLAND, MAINE

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Owner

Shalom House, Inc.
P.O. Box 560
Portland, Maine 04112

Architect

Archetype, P.A.
48 Union Wharf
Portland, Maine 04101

Project Description

The project consists of the renovation of an existing (3) story, wood framed house into a Residential Board and Care Facility. The project includes (6) bedrooms, (3) baths, kitchen, living area, dining area, and a full basement. The basement will include a monitored sprinkler system and fire alarm system.

Code Review

Building Code Criteria
This project is reviewed under the 2003 I.B.C. code, and N.F.P.A. 106 Safety Code 2003.

I.B.C.

Building Description:
Residential Care Facility - sprinkled, three (3) stories, full basement.
Construction Type
5B, Combustible, Unprotected
Use Group
Residential Use Group R-2 - Residential Care Facility

N.F.P.A.

Occupancy Group
Chapter 32.3.3 - New and Existing Residential Board & Care Occupancies.

Facility Type (Section 32.2)
Small Facility - provides sleeping accommodation for less than 16 residents.

Means of Escape (Section 32.2.2)
Primary Means of Escape - 32.2.2.2. Primary means of escape is an interior stair in accordance with 32.2.2.4, each sleeping area to include an egress window.

Interior Stairs used for Primary Means of Escape
Section 32.2.4.1 - interior stair enclosed with 1/2 hour fire barriers.

Fire Alarm System (Section 32.2.3.4.1)
Required in accordance with Section 9.6.

Occupant Notification (Section 32.2.3.4.2)
Automatic audible and visible occupant notification per Section 9.6.3.

Smoke Alarms (Section 32.2.3.4.3)
In accordance with 9.6.2.10 each sleeping room requires a smoke alarm. Per 32.2.3.4.3.1 smoke alarms required at all levels, including basements.

Automatic Extinguishing System (Section 32.2.3.5)
Required.
Construction of Gender Walls (Section 32.2.3.6)
Walls of 1/2 hour construction.

