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# Code Review

## Group Main Stream Level III Residential Care Facility

3/13/13

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### Contents

Page 2	NFPA 101 Life Safety Code Review
Page 4	IBC Code Review
Page 6	State of Maine, Level III Facility Code Review
Page 7	City of Portland, Zoning Code Review

## NFPA 101 Life Safety Code Review

- 3.3.32.5 New Building
- 6.1.9.1 New Residential Board and Care Occupancies
  - A3.3.178.12 - Group housing arrangement that provides personal care service but not nursing care.
  - A3.3.82.2 - Some residents may be considered incapable of self-preservation, but the intent of Residential Board and Care Facilities is that with proper fire drills and emergency planning everyone can get out safely.
- 6.2.2.3 Ordinary Hazard Contents
- 7.3.1.2 Occupant Load: 13 people
  - Board and Care: 2,196sf @ 200sf/person = 11
  - Storage: 560sf @ 500sf/person = 2
- 32.1.1.3 Small Facilities (this project has sleeping accommodations for 5 residents only)
- 32.1.4 No means of egress shall be considered complying unless regular evacuation drills are conducted.
- 32.1.5 Wood framed walls with gyp board of not less than ½” in thickness shall meet the requirements of providing a minimum ½-hour fire resistance rating. (A.8.3.1(4))
- 32.2.1.3 No min construction requirements
- 32.2.2 “Designated means of escape shall be continuously maintained free of all obstructions or impediments to full instant use in the case of fire or emergency.”
  - 32.2.2.2.1 “Every sleeping room and living area shall have access to a primary means of escape located to provide a safe path of travel to the outside.”
  - 32.2.2.3 Secondary means of escape: Not required with a sprinkler system
  - 32.2.2.4.7 Attic stair does not need to be enclosed
  - 32.2.2.5.1 Min door width: 32”
  - 32.2.2.5.2 Doors can swing or slide
  - 32.2.2.5.3 Closets shall open from inside
  - 32.2.2.5.4 Locked bathroom doors shall open from outside
  - 32.2.3.2 Attic, which may be used for Bulk storage of food or other household items, is a Hazardous area
    - 32.2.3.2.5 Sprinkler system will provide adequate protection
    - 32.2.3.3.2 Interior wall and ceiling finishes complying with 10.2 shall be Class A,B or C.
    - 32.2.3.3.3 Floors shall have a minimum critical radiant flux of 0.1 W/cm<sup>2</sup>
    - 32.2.3.4 Fire detection and alarm system will be installed.
    - 32.2.3.5.3 NFPA 13 System will be installed (required)
    - 32.2.3.6.2 Corridor walls shall be smoke partitions (8.4)
      - GWB wall and ceiling assemblies will suffice
    - 32.2.3.6.4 Doors shall have latches, be closable by occupants, and shall not need a closing device.
  - 32.7.1.1 Administration shall have written plan for emergency evacuation and other emergencies.
  - 32.7.1.2 Emergency plan shall revised as capabilities of staff and consumers change.
  - 32.7.1.3 Emergency plan shall be reviewed by staff not less than every two months.
  - 32.7.2 Residents shall be trained to act in accordance with the emergency plan, which may include helping themselves and others.



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- 32.7.3 Emergency egress drills shall be bi-monthly and at least two per year shall occur at night.
- 32.7.4 Smoking regulations and policies shall be in place.
- 32.7.5.1 New curtains and draperies shall conform with NFPA 701
- 32.7.5.2.1 New furniture shall be tested in accordance with NFPA 260
- 32.7.5.3.1 New mattresses shall have a char length not exceeding 2" when tested in accordance with 16 CFR 1632.

## IBC Code Review

- 310.1 Residential Group R-3 – One (1) dwelling unit  
(Uses that would otherwise be classified as I-2 default to R-3 when they have less than 6 beds.)
- 420.2 Walls separating sleeping units: Fire Partitions (709)
- 420.3 Ceilings separating sleeping units: Horizontal assembly (712)
- 503 VB, unlimited area and 3 stories maximum
- 601 No required ratings by construction type.
- 602 No required ratings by separations distance.
- 602.5 Type V Construction: Any materials permitted by code.
- 705.2 Exterior projections limited to 1/3 of 8 feet and may be of any approved material.
- 705.8 Unprotected openings limited to 45% of exterior walls.
- 708.2 Shaft enclosures not required within a dwelling unit.
- 709.3 Sleeping unit separations in VB construction may have fire resistance rating of 1/2hr with approved automatic sprinkler system.
- 709.4 Fire partition shall extend from slab to rated ceiling above. Fire blocking and draft stopping to roof or floor deck is not required if such interstitial spaces are equipped with an automatic sprinkler system.
- 712.3 Horizontal sleeping unit separations in VB construction may have fire resistance rating of 1/2hr with approved automatic sprinkler system.
- 712.4 Supporting construction not required to be fire-resistance rated.
- 713 Penetrations in fire partition assemblies and horizontal assemblies must comply with this section.
- 714 Joints in fire partition assemblies and horizontal assemblies must comply with this section.
- 716 Ducts in fire-rated sleeping unit and corridor ceilings shall be protected by a listed fire damper or in accordance with 713.4
- 717.2 Fireblocking shall be installed at ceiling and floor levels, connections between horizontal and vertical spaces and at top and bottom of stair stringers.
- 717.3.2 Draftstopping is not required in attic, ceiling and floor spaces where those spaces are protected with an automatic sprinkler system.
- 903.3.1.1 An NFPA 13 sprinkler system will be installed.
- 907 Fire alarm and detection system shall be installed in accordance with this section.
- 912 Fire department connections shall be in accordance with this section.
- 1004.1.1 Occupant Load: 13 people  
Residential: 2,196sf @ 200sf/person = 11  
Storage: 560sf @ 300sf/person = 2
- 1005.1 Egress width min determined by other building components.
- 1006.1 Egress Illumination not required in R-3 dwelling units.
- 1009.1 Minimum stair width: 36"

- 1009.2 Minimum stair headroom: 80"
- 1009.4.2 Max riser height: 7 3/4"  
Min tread depth: 10"
- 1009.6.3 Enclosures under stairs in R-3 may be protected with one layer of 1/2" gypsum board.
- 1011.1 Exit signs not required in R-3.
- 1014.2 Egress may pass through a kitchen in the same dwelling unit.
- 1014.3 Common path of travel limit: 75'
- 1015.1 In R-3, one means of egress permitted for occupant load less than 20 and when a sprinkler is provided.
- 1016.1 Exit access travel distance limit: 250'
- 1018.1 Corridors in a dwelling or sleeping unit in Group R are not required to be fire resistance rated.
- 1018.2 Min corridor width: 36"
- 1018.4 Dead end corridor limit: 20'
- 1021.1 In R-3, one means of egress permitted for occupant load less than 20 and when a sprinkler is provided.

## State of Maine Level III Code Review

- Life Safety:
  - small facilities
  - new residential board and care occupancy chapter
- auto release on locked doors (sprink, fire, power failure, keypad)
- locked medication storage with plainly separate areas for each resident, separating internal and externally taken medications entirely
- Fire Safety plan
- Food Storage for 48hour perishable, and 36hour non-perishable
- Bedroom:
  - windows with glass equal to 10sf (operable with shades)
  - direct heat to each bedroom
- Trash storage
- Bathroom: ADA grab bars
- Listed telephone available
- Heat: 70 degrees min
- Water: 120 degrees max
- Storage for cleaning solutions



## City of Portland Zoning Code Review

56 Westminster Ave.

Site plan review will be required.

Level I minor development (Phil Dipiro 874-8632 does water engineering stuff)

R-3:

Permitted Use:

Handicapped family unit: A dwelling which provides living facilities for handicapped persons. A handicapped family unit may also provide counseling and support services. Staff members may also be included in the population.

Min Lot Size:

Single family:	6,500 sf	OK!
Two Family:	10,000 sf	OK!
All other uses:	6,500 sf	

Min Street Frontage: 50'

Min Yard Dimensions: (should exist between structures and property lines)

Front:	25'
Rear:	25' (both garage and house)
Side:	8" (1 1/2 stories)
	14" (2 stories)

Accessory: 5'

Max Lot coverage: 35% (7,000 x 35% = 2,450)

Min Lot width: 65'

Max Height: 35'

Parking (Division 20)

Residential: 2 spaces per dwelling unit

Principal building: The building occupied by the chief or principal use on the premises. When a garage is attached to the principal building in a substantial manner as by a roof or common wall, it shall be considered as a part of the principal building.

Sec. 14-425. Projections in required yard areas.

Any yard may be occupied by a one-story entrance porch not enclosed, with or without a roof, if the area of the porch does not exceed fifty (50) square feet nor the projection from the building exceed six (6) feet. A basement bulkhead of similar size, but not more than twenty four (24) inches in height, is also permitted. A cornice eave, sill, canopy, chimney, or other similar architectural feature, but not including a bay window, may project into any required yard a distance of not more than two (2) feet.