

CODE REVIEW

THESE PLANS ARE INTENDED TO COMPLY WITH THE 2009 IBC LEVEL 3 ALTERATIONS CHAPTERS 4, 7, & CHAPTER 10 - ADDITIONS

MUBEC - MAINE UNIFORM BUILDING AND ENERGY CODE
2009 INTERNATIONAL BUILDING CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
2009 INTERNATIONAL EXISTING BUILDING CODE
2009 NFPA 101 LIFE SAFETY CODE, NFPA 5000
2009 AMERICANS WITH DISABILITY ACT
PORTLAND, MAINE ORDINANCES

NOTE: THERE IS AN EXISTING ILLEGAL 4TH APARTMENT THAT IS REMOVED AS PART OF THESE PLANS

IBC 2009 CODE STUDY:

CH. 3 USE AND OCCUPANCY CLASSIFICATIONS
BUILDING USES: (USE TO REMAIN AS IS)
THE BUILDING IS MIXED USE/SEPARATED.
FIRST FLOOR IS MERCANTILE (M) SEC. 309 SINGLE TENANT AND IS SEPARATED WITH A 1HR SEPARATION FROM THE APARTMENTS ABOVE. THIS IS ALLOWED PER TABLE 508.4 FOR SPRINKLERED BUILDING.
SECOND FLOOR - RESIDENTIAL (R2) SEC 310.1 (2) APARTMENTS
THIRD FLOOR - RESIDENTIAL (R2) SEC 310.1 (1) APARTMENT

CH. 4 SPECIAL REQUIREMENTS BASED ON USE AND OCCUPANCY SEC 420 GROUP R2

SEC 420.2 WALLS SEPARATING UNITS SHALL BE CONSTRUCTED AS FIRE PARTITIONS PER SEC 704

SEC 420.3 FLOORS SEPARATING UNITS SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLYS PER SEC 712

CH. 5 GENERAL BUILDING HEIGHTS AND AREAS: EACH USE MEETS THE REQUIREMENT FOR AREA AND HEIGHT PER TABLE 503 AS SHOWN.

LEVEL	MERCANTILE		APARTMENTS		INCIDENTAL	
	EXIST	NEW	EXIST	NEW	EXIST	NEW
1	3,950	312	3950	0		
2			1674	748		
3					926	0
BASEMT						
TOTAL AREA	4,262		6,372			
HEIGHT	8.8FT		26FT		N/A	

TABLE 503 ALLOWABLE AREA AND HEIGHT:		
STORIES	1+1=2 > 1	2+1=3 > 1
AREA	1,000 > 4,26	7,000 > 6,372
HEIGHT	60ft > 8.8	N/A

(Based on Type VB construction and sprinkler system)

ADDITIONAL INCREASES FOR FRONTAGE AND SPRINKLER APPLY PER SEC 506 BUT ARE NOT NEEDED TO MEET THE REQUIREMENTS

THE PROVISIONS OF SEC 507 UNLIMITED ARE DO NOT APPLY

SEC 508 MIXED USE AND OCCUPANCY: THE BUILDING IS A MIXED/SEPARATED BUILDING, THEREFORE, PER TABLE 508.4 THE PROVIDED SEPARATION OF M FROM R2 +HR. (for sprinklered building) (See also sec. 420).

SEC. 508.2.5 INCIDENTAL USE
BASEMENT BOILER < 400K BTU, SO NO SEPARATION REQ'D BUT WILL PROVIDE 1HR SEPARATION.

CH. 6 TYPE OF CONSTRUCTION IS TYPE V-B, THEREFORE THE FOLLOWING FIRE RATINGS OF ASSEMBLIES IS PROVIDED

EXTERIOR WALLS - 0 HR.
INTERIOR WALLS - 0 HR.
RESIDENTIAL UNIT SEPARATION WALLS - 1 HR
1ST FLR CEILING / 2ND FLOOR - 1 HR
2ND FL CEILING / 3RD FLOOR - 1 HR
ROOF - 0 HR
EXIT STAIR ENCLOSURE - 1 HR
AS NOTED ABOVE, CH.4 AND CH.7 REQUIRE ONLY A 1/2HR VERTICAL AND HORIZONTAL SEPARATIONS FOR R-2, BUT TABLE 508.4 REQUIRES A 1HR SEPARATION BETWEEN MERCANTILE AND R-2. WE HAVE PROVIDED ALL SEPARATIONS AS 1HR.

CH. 7 FIRE & SMOKE PROTECTION FEATURES -
SEC 704 FIRE PARTITIONS - AS STATED ABOVE,
704.3 FIRE PARTITIONS SHALL BE MIN. 1/2hr RATED FOR UNIT SEPARATION WALLS & CORRIDORS (for sprinklered building) AND SHALL HAVE CONTINUITY PER 704.4

SEC 712 HORIZONTAL ASSEMBLIES SHALL BE MIN. 1/2hr. RATED FOR DWELLING/SLEEPING UNIT SEPARATIONS (for sprinklered building) AND HAVE CONTINUITY PER 712.4

CH. 8 INTERIOR FINISHES REF. TABLE 803.9
USE M, INTERIOR EXITS, STAIRS, RAMPS CLASS B
OTHER = CLASS C
USE R-2, CLASS C

CH. 9 FIRE PROTECTION SYSTEMS -
PER SEC 903.2.7, GROUP M DOES NOT REQUIRE A SPRINKLER SYSTEM, BUT TO HAVE A 1HR SEPARATION BETWEEN M, AND R-2, BUT PER TABLE 508.4, A NFPA13 SYSTEM IS USED.

AN NFPA13 SPRINKLER SYSTEM IS USED AT FIRST FLR PER SEC 903.3.1.1
AN NFPA 13R SPRINKLER SYSTEM IS USED AT APARTMENTS PER SEC 903.3.2.8

FIRE PROTECTION - SMOKE ALARM SYSTEM PER CITY REQMTS
- FIRE ALARM SYSTE PER CITY REQMTS
CARBON MONOXIDE - AS REQUIRED BY CODE

CH. 10 MEANS OF EGRESS -

REFER TO IBC CH. 7, SEC. 705 MEANS OF EGRESS

FIRST FLOOR HAS TWO EXISTING EXITS TO REMAIN IN ACCORDANCE WITH SEC. 705.4.1, WITH REVISIONS AND ADDED ADA RAMP

SECOND FLOOR TWO APARTMENTS EACH HAVE ONE EGRESS THAT LEADS DIRECTLY OUTSIDE VIA THE PROTECTED STAIRWAY IN ACCORDANCE WITH SEC 705.3.1.1.6

THIRD FLOOR (1) APARTMENT HAS AN INTERIOR STAIR TO THE SECOND FLOOR. ITS EGRESS AT THE SECOND FLOOR LEVEL LEADS DIRECTLY TO THE OUTSIDE VIA THE PROTECTED STAIRWAY. IN ACCORDANCE WITH SEC 705.3.1.1.6

SEC 705.5 EXIT DOORS FROM APARTMENTS TO STAIRWAY/CORRIDORS TO BE 1HR RATED AND BE SELF CLOSING PER SEC 705.5

ALL BEDROOMS IN THE APARTMENTS ARE PROVIDED WITH EGRESS WINDOWS

TRAVEL DISTANCE:
SEC 705.6 MAX. DEAD END CORRIDOR = 70FT
SEC 1014.3 COMMON PATH OF EGRESS TRAVEL =125FT
SEC 1016.2 EXIT ACCESS TRAVEL DISTANCE = 250FT
AT 1ST FLR MERCANTILE MAX TRAVEL DIST = 250FT AND COMMON PATH OF TRAVEL = 100FT

SEC. 705.7 MEANS OF EGRESS LIGHTING ARE PROVIDED
SEC. 705.8 EXIT SIGNS ARE PROVIDED

SEC. 705.9 THE EXISTING EGRESS STAIR (TO REMAIN) WILL HAVE HANDRAILS ON BOTH SIDES AND 1HR RATED DOORS

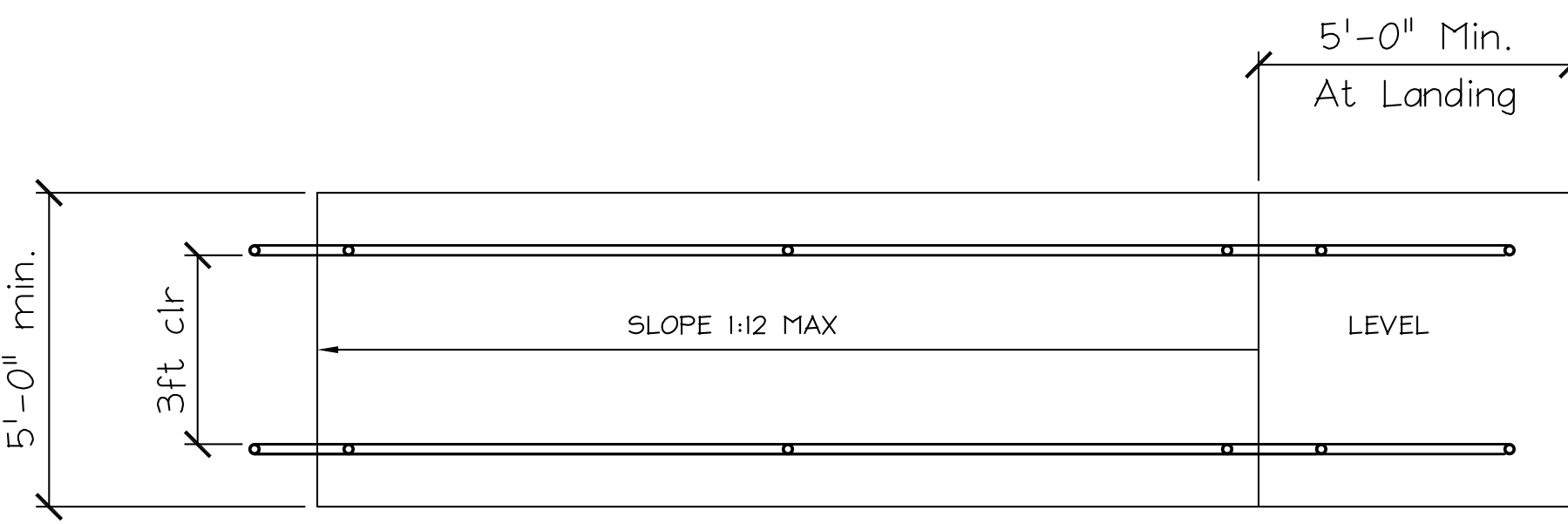
EXISTING OUTSIDE DECKS AND STAIRS ARE CONSIDERED AS CONVENIENCE STAIRS AND NOT PART OF THE EGRESS REQUIREMENTS

ACCESSIBILITY NOTES:

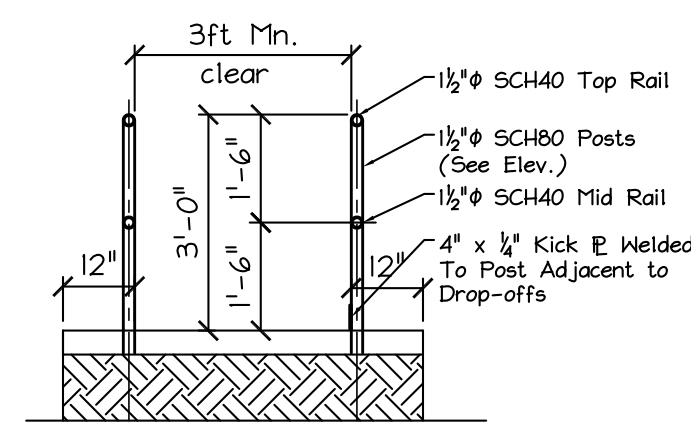
1. RENOVATED PORTIONS OF THIS FACILITY ARE GOVERNED BY FEDERAL AND STATE ACCESSIBILITY RULES SET FORTH IN 28 CFR PART 36 SECTIONS
2. LAVATORY, 34"HT. W/LEVER HANDLES, 15" WALL TO CENTER LINE, CLEAR AREA BELOW AS PER CH. 4.19 INSULATE HOT WATER AND DRAIN LINES TO PREVENT BURNING
3. MIRROR, 40" HT AS PER CH. 4.18.8
4. WATER CLOSETS, 17"-19"HT, 18" WALL TO CENTER LINE, AS PER CH. 4.16
5. GRAB BARS, 36" AND 42", 1 1/4" DIA, 1 1/2" CLEAR FROM WALL, REAR BAR 36" L/6" FROM CORNER, SIDE BAR 42" L/12" FROM CORNER, AS PER CH. 4.16.4
6. RESERVED.
7. CUSTOMER COUNTERS 36"-42" HT, PROVIDE (1) 36" WIDE SECTION AT 34" HT WITH OPENING BELOW ON PUBLIC SIDE
8. TOILET PAPER DISPENSER 19" AFF AND 30" FROM BACK WALL
9. UNISX TOILET ROOMS ARE GOVERNED BY FEDERAL AND STATE ACCESSIBILITY RULES SET FORTH IN 28 CFR PART 36 SECTIONS
10. ELECTRICAL OUTLETS AT 15" AFF / SWITCHES AT 34" AFF
11. PROVIDE MIN. CLEARANCE ON HANDLE SIDE OF ALL DOORS, 12" INSWING, 19" OUTSWING DOORS TO BE EQUIPPED WITH ADA HARDWARE AS PER SCHEDULE AND CH. 4.13, LOCKING DEVICES SHALL NOT REQUIRE KEYS / TOOLS / SPECIAL KNOWLEDGE TO OPEN FROM THE EGRESS SIDE.
12. MAIN ENTRY PAD, MIN. 5'Wx3'D, LEVEL W/ FIRST FLOOR
13. PROVIDE HC PARKING SPACES AND SIGN AS PER SITE PLAN BY OTHERS
14. PROVIDE ACCESSIBLE ROUTE FROM HC SPACES TO FRONT ENTRY, MIN. 36" WIDE, 1:20 MAX SLOPE AS PER CH. 4.6
16. EXISTING LIFE SAFETY DEVICES TO REMAIN UNO
17. ALL EXISTING AREAS OUTSIDE LIMIT OF CONSTRUCTION ARE GRANDFATHERED

MORAN'S MARKET RENOVATIONS

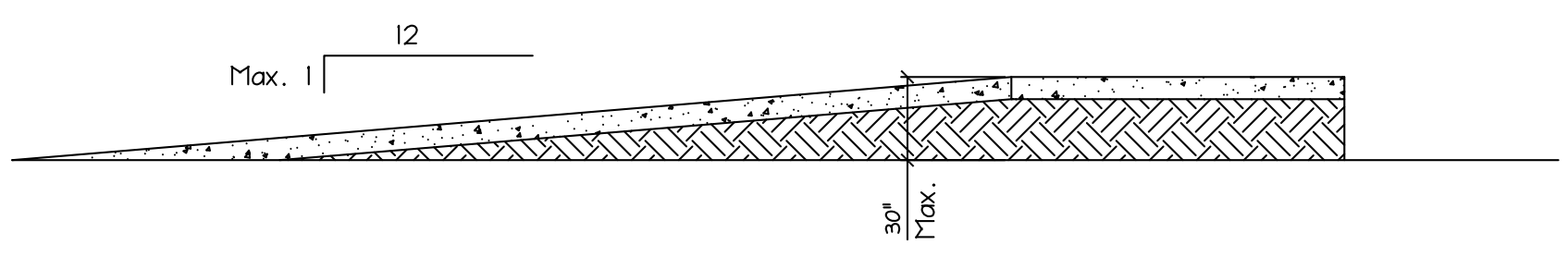
1576 FOREST AVE. PORTLAND, MAINE



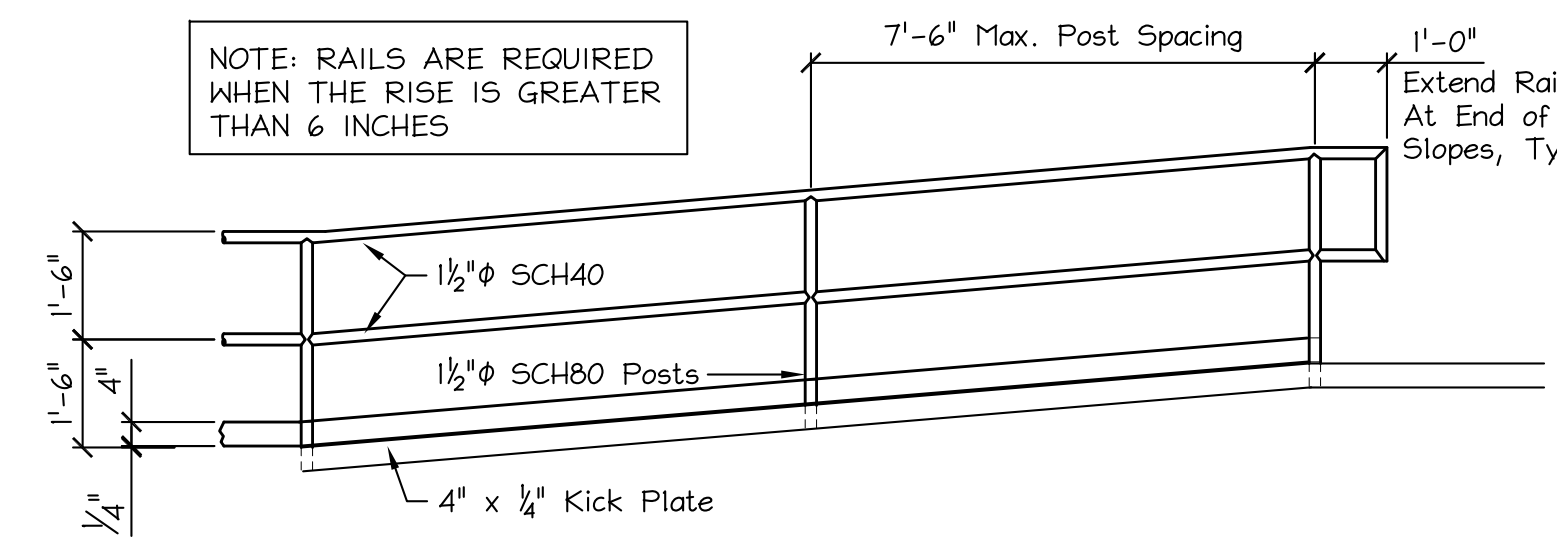
PLAN VIEW OF RAMP
scale: 3/8"=1'-0"



CROSS SECTION VIEW OF RAMP
scale: 3/8"=1'-0"

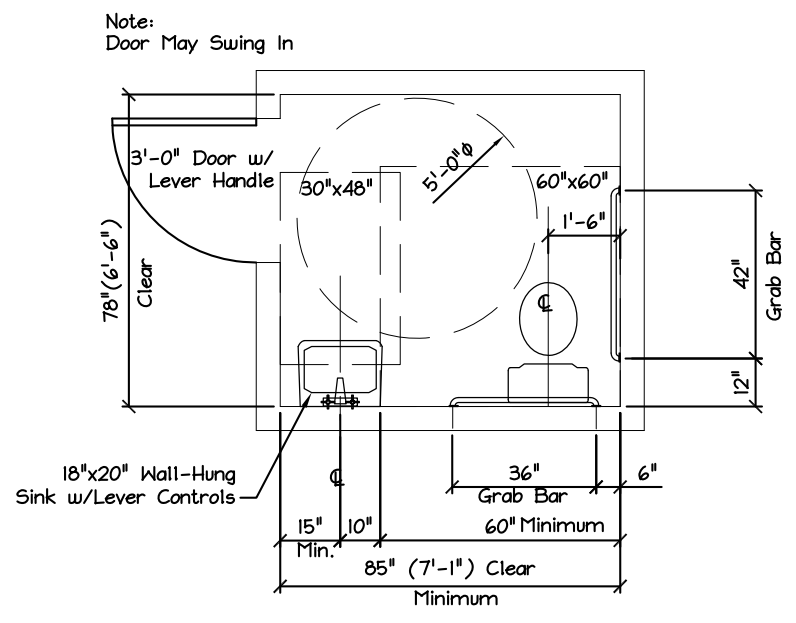


SECTION VIEW OF RAMP
scale: 3/8"=1'-0"

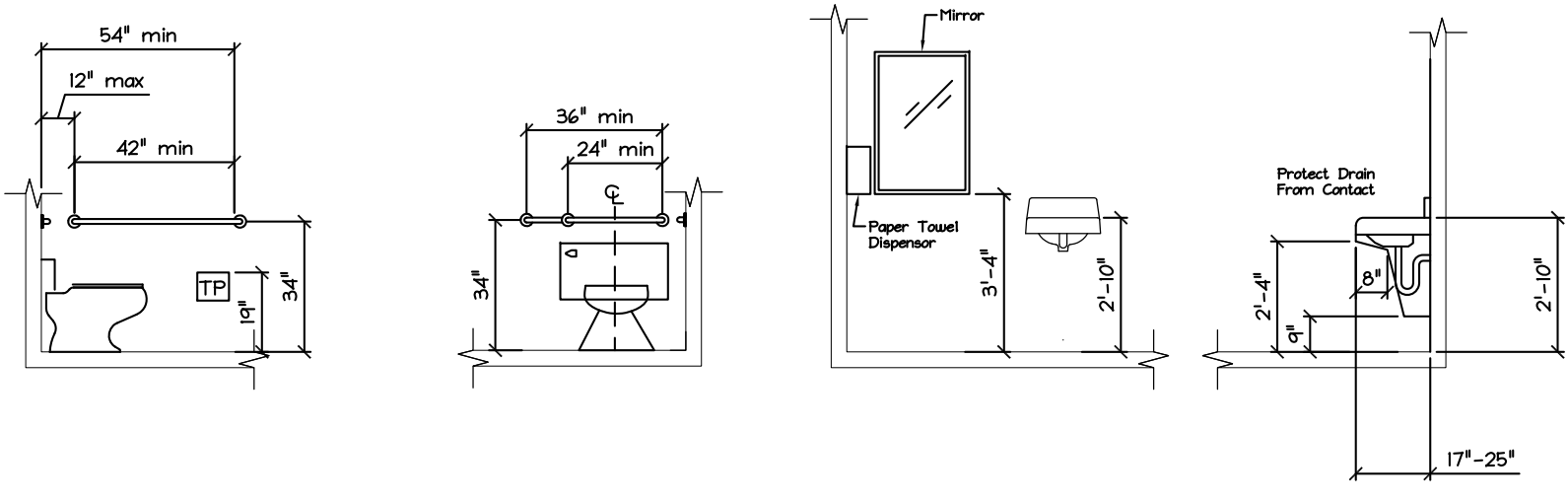


ELEVATION VIEW OF RAIL
scale: 3/8"=1'-0"

ACCESSIBLE RAMP DETAILS
N.T.S.



SAMPLE LAYOUT # 1
N.T.S.
FOR SINGLE USER TOILET ROOM



ELEVATION DIMENSIONS
N.T.S.

ACCESSIBLE RESTROOM DETAILS
N.T.S.

GENERAL NOTES:

1. THIS PLAN IS DESIGNED TO COMPLY WITH MAINE BUILDING AND ENERGY CODE, 2009 IBC, 2009 NFPA, ADA, 2009 IECB AND 2009 IECC
2. ALL OTHER CODES SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR
3. ALL MECHANICAL/PLUMBING/ELEVATRICAL DESIGN BY OTHERS
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING WORK

ENERGY CODE STANDARDS: ZONE 6

1. FENESTRATIONS - Windows, New: u-0.35, shg-0.38 exist. may remain
- Doors, New: u-0.25 exist may remain
2. ROOF New -R49, Exist.- Fill Voids
3. EXTERIOR WALLS New -R21, Exist.- Fill Voids

ENERGY CODE NOTES:

1. ALL JOINTS AND PENETRATIONS SHALL BE CAULKED, GASKETED, OR COVERED WITH MOISTURE VAPOR-PERMEABLE WRAPPING MATERIAL
2. COMPONENT R-VALUES & U-FACTORS SHALL BE LABELED AS CERTIFIED.
3. INSULATION SHALL BE INSTALLED ACCORDING TO MFRS. INSTRUCTIONS, AND IN A MANNER THAT ACHIEVES THE REQ'D R-VALUE
4. STAIR, ELEVATOR SHAFT VENTS, AND OTHER OUTDOOR INTAKE AND EXHAUST OPENINGS SHALL BE EQUIPPED WITH MOTORIZED DAMPERS.
5. RECESSED LIGHTING FIXTURES INSTALLED IN THE BUILDING ENVELOPE SHALL BE TRYPE IC RATED AS MEETING ASTM E283, AND SEALED OR CAULKED.

ARCHITECTURAL SPECIFICATIONS:

FLOOR SYSTEM:
Existing Joists & Subfloor
Additional Framing As Indicated
3/4" T&G Advantech Subflooring At New

EXTERIOR WALLS:
2x Studs @ 16"oc
Zip Wall Sheathing (3/8")
Siding/Finish As Indicated

INTERIOR WALLS:
2x4 Studs @ 16"oc
1/2" Gypboard as Indicated

ROOF SYSTEM:
Trusses/Rafters as Indicated
Sheathing as Indicated (5/8")
15# Underlayment
Ice & Water Shield at Eaves/Valleys
235# Architectural Asphalt Shingles as Indicated

INSULATION:
Refer to Energy Codes Notes

VENTILATION:
Soffit - 2"Contin. Strip
Ridges - Contin. Shingle
Circulation Vents Between Trusses

BEAMS/HEADERS:
As Noted

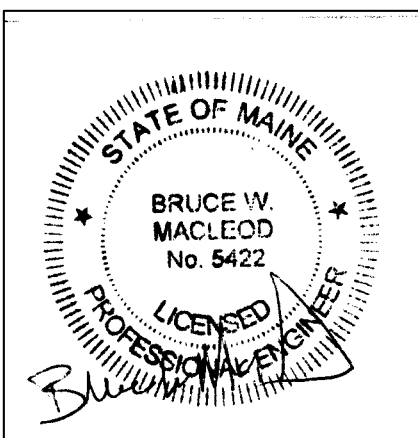
INTERIOR FINISHES:
1/2" Gypboard or As Indicated
At Walls/Ceilings
Flooring As Indicated
Paint/Stain As Indicated

Note: Items not Indicated Shall be Per Contract/Developer and Applicable Codes

ISSUED FOR PERMIT 1/27/17
PLANS HAVE BEEN REVISED PER CITY REVIEW COMMENTS

DRAWING LIST:

- A0.1 COVER SHEET
- A0.2 EXISTING PLANS
- L50 LIFE SAFETY PLAN
- L52 FIRE BLOCKING/PENETRATION
- A1.0 1ST FLOOR PLAN
- A1.1 2ND FLOOR PLAN
- A1.2 3RD FLOOR PLAN
- A1.3 ROOF PLAN
- A2.0 ELEVATIONS
- A2.1 ELEVATIONS
- A3.0 BLDG SECTIONS
- A3.1 BLDG SECTIONS
- A3.2 BLDG SECTIONS
- FP1 STORE FIXTURE PLAN
- S0.1 NOTES
- SI.0 FOUNDATION PLAN
- SI.1 FOUNDATION DETAILS
- SI.2 FRAMING PLANS



MacLeod
Structural Engineers, PA
404 Main Street, Gorham, Maine 04038 207.839.0860

Moran's Market Renovation
1576 Forest Ave.
Portland, Maine

TITLE: Cover Sheet

DATE: 10/25/16 DRAWN BY: BIM DRAWING NUMBER: A-0.1
SCALE: as noted PROJ NO: 2016-070