CH. 6 ALTERATIONS LEVEL 1
601.2 THE BUILDING SHALL NOT BE MADE LESS SAFE
602.1-3 ALL NEW FLOOR, WALL, CEILING FINISHES, AND TRIM
SHALL COMPLY WITH SEC804-806 OF IBC
602.4 ALL NEW WORK MATERIALS SHALL COMPLY WITH
APPROPRIATE INTERNATIONAL CODES
603.1 THE BUILDING FIRE PROTECTION SHALL BE MAINTAINED
604.1 THE LEVEL OF PROTECTION OF THE MEANS OF EGRESS
SHALL BE MAINTAINED
605.1 ACCESSIBILITY PROVISIONS APPLY
606 STRUCTURAL - NO REQUIREMENTS APPLY TO THIS PROJECT
607 ENERGY CONSERVATION - THIS PROJECT SHALL COMPLY WITH
THE IECC CH. 4 CLASSIFICATION OF WORK
SEC. 404 ALTERATION LEVEL 2, APPLIES TO RECONFIGURATION OF
SPACE, THE ADDITION OR REMOVAL OF ANY DOOR OR WINDOW.
SEC. 404.2 APPLICATION - LEVEL 2 ALTERATIONS SHALL COMPLY
WITH CH 6 \$7.
SEC. 406 CHANGE OF OCCUPANCY - DOES NOT APPLY THESE PLANS ARE INTENDED TO COMPLY WITH 2009 IEBC LEVEL 2 ALTERATIONS CHAPTERS 6 - 7 THE BUILDING IS CURRENTLY APPROVED AS IST FLR - MERCHANTILE 2ND FLR - R-2 WITH TWO APARTMENTS 3RD FLR - R-2 WITH ONE APARTMENT PROJECT SCOPE: THIS PROJECT CONSISTS OF MODIFYING THE EXISTING 2ND FLOOR LAYOUT TO PROVIDE AN ADDITIONAL APARTMENT. NO OTHER CHANGES ARE PROPOSED 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 CODE REVIEW 2009 CODE STUDY:

CH. 7 ALTERATIONS LEVEL 2
701.3 COMPLIANCE - ALL NEW CONSTRUCTION ELEMENTS,
COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE
IBC (EXCEPT WHERE NOTED)
703 BUILDING ELEMENTS AND MATERIALS
703.2 VERTICAL OPENINGS, INCLUDING STAIRWAYS SHALL BE
ENCLOSED WITH A HR FIRE RATING
703.2.11.2 TYPE R2 WITH AN APPROVED SPRINKLER SYSTEM MAY
HAVE 1/2HR ENCLOSURE OF VERTICAL OPENINGS
703.4 INTERIOR FINISHES SHALL COMPLY WITH IBC
704 FIRE PROTECTION - THE BUILDING HAS AN APPROVED
SPRINKLER SYSTEM
704.4 FIRE ALARM SYSTEM - THE BUILDING HAS AN APPROVED
FIRE ALARM SYSTEM
705 MEANS OF EGRESS - MEANS OF EGRESS CONFORMING TO THE
CODE UNDER WHICH THE BUILDING WAS CONSTRUCTED ARE
ACCEPTABLE CH& 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
IST 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 MAR VERTICAL AND HORIZONTAL SEPARATIONS FOR R-2, BUT TABLE 508.4
REQUIRES A IHR SEPARATIONS FOR R-1 HR.
WE HAVE PROVIDED ALL SEPARATIONS AS IHR. LEVEL 1 2 3 BASEMIT TOTAL AREA HEIGHT SEC. 508.2.5 INCIDENTAL USE BASEMENT BOILER < 400k BTU, SO NO SEPARATION REQ'D BUT WILL PROVIDE IHR SEPARATION.

 TABLE 503 ALLOWABLE AREA AND HEIGHT:

 STORIES |+|=2 > |
 2+|=3 > |

 AREA 9,000 > 4,26 7,000 > 6,372

 HEIGHT 60ft > 8.8 60ft > 26

 (Based on Type VB construction and sprinkler)

 4,262 6,372

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 =Ihr. (for sprinklered building) (See also sec. 420). ADDITIONAL INCREASES F*O*R FRONTAGE AND SPRINKLER APPLY PER SEC 506 BUT ARE NOT NEEDED TO MEET THE REQUIREMENTS GENERAL BUILDING HEIGHTS AND AREAS: REQUIREMENT FOR AREA AND HEIGHT PER 3950 1674 APARTMENTS EXIST NEW 0 748 TABLE 503 AS SHOWN: INCIDENTAL EXIST NEW

BUILDING USE SUMMARY:
MERCHANTILE
LEVEL EXIST NEW
1 3,950 312

IBC CODE STUDY

入アスTSMAIN

PORTLAND, MAINE 1576 FOREST AVE.

ACCESSIBILITY NOTES:

CH. 31.2.4.6
A SINGLE EXIT FROM THE APARTMENTS IS PERMITTED BY EXIT DOORS FROM APARTMENTS TO STAIRWAY TO BE IHR RATED AND BE SELF CLOSING

TRAVEL DISTANCE: (sprinklered building)
MAX. TRAVEL DIST WITHIN UNIT = 125FT
MAX TRAVEL DIST FROM UNIT ENTR. TO EXIT =200FT
AT IST FLR MERCANTILE MAX TRAVEL DIST = 250FT,
COMMON PATH OF TRAVEL = 100FT

NFPA 101 CHAPTER 31 EXISTING APARTMENT BUILDINGS

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

706 ACCESSIBILITY - COMPLY WITH CH. 6
707 STRUCTURAL - THERE IS NO STRUCTURAL IMPACT FROM THIS PROJECT
708 ELECTRICAL - NEW ELECTRICAL WORK SHALL COMPLY WITH CODE MECHANICAL - NEW MECHANICAL SHALL COMPLY WITH CODE 710 PLUMBING - NEW PLUMBING SHALL COMPLY WITH THE CODE 711 ENERGY CONSERVATION - ALTERATIONS SHALL COMPLY WITH THE IECC

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 HANDRAILS ON BOTH SIDES AND IHR RATED DOORS

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

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

ALL BEDROOMS IN THE APARTMENTS ARE PROVIDED WITH EGRESS WINDOWS

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

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

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

- RENOVATED PORTIONS OF THIS FACILITY ARE GOVERNED BY FEDERAL AND STATE ACCESSIBILITY RULES SET FORTH IN 28 CFR PART 36 SECTIONS LAVATORY, 34"HI. 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 MIRROR, 40" AFF AS PER CH. 4.19.6

 WATER CLOSETS, 17"-19"HT, 18" WALL TO CENTER LINE, AS PER CH. 4.16

 GRAB BARS, 36" AND 42", 1 ¼" DIA, 1 ½" CLEAR FROM WALL, REAR BAR 36" L/6" FROM CORNER, SIDE BAR 42" L/12" FROM CORNER, AS PER CH. 4.16.4

 RESERVED.

- KESERVELD.
 CUSTOMER COUNTERS 36"-42" HT, PROVIDE (1) 36" WIDE SECTION AT 34" HT WITH OPENING
 BELOW ON PUBLIC SIDE
 TOILET PAPER DISPENSER 19" AFF AND 30" FROM BACK WALL
 UNISEX TOILET ROOMS ARE GOVERNED BY FEDERAL AND STATE ACCCESSIBILITY RULES
 SET FORTH IN IN 28 CFR PART 36 SECTIONS
 ELECTRICAL OUTLETS AT 15" AFF / SWITCHES AT 34"AFF
 PROVIDE MIN. CLEARANCE ON HANDLE SIDE OF ALL DOORS, 12" INSWING, 19" OUTSWING
 DEVICES SHALL NOT REQUIRE KEYS / TOOLS / SPECIAL KNOWLEDGE TO OPEN FROM THE
 EGRESS SIDE.
 MAIN ENTRY PAD, MIN. 5'Wx3'D, LEVEL w/ FIRST FLOOR
 PROVIDE HC PARKING SPACES AND SIGN AS PER SITE PLAN BY OTHERS
 PROVIDE ACCESSIBLE ROUTE FROM HC SPACES TO FRONT ENTRY, MIN. 36" WIDE, 1:20 MAX
 SLOPE AS PER CH. 4.6
 EXISTING LIFE SAFETY DEVICES TO REMAIN UNO
 ALL EXISTING AREAS OUTSIDE LIMIT OF CONSTRUCTION ARE GRANDFATHERED 16. 17.

Moran's	404 Main Street	
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ISSUED 5/10/17

Cover Sheet