Code Review

Office- 547 Riverside Street, Portland

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/05/18

	IBC 2009		NFPA 101 2009	
1 floor above grade	502.1			
Sprinklers		None		None
Fire Alarm		No Fire Alarm Required		No Fire Alarm Required
Smoke and CO Detectors		Smoke and CO detectors required		Smoke and CO detectors required
Occupant Load	T 1004.1.1		7.3.1.2	
		Business 630 sf / 100 = 7 occ.		Business 630 sf / 100 = 7 occ.
		Total Building Occupant Load = 7		**Total Building Occupant Load = 7**
Use Group(s)	304.1	Business (B)	38.1	Business
Construction Type				
	T 503	5B - combustible unprotected		V (000) combustible unprotected
Building Height and Area	T503	Business Use - 2 stories and 9,000 sf allowed		
Building Elements	T 601	0 hr Structural Frame		
Type VB	T 602	0 hr Bearing Walls Exterior (sep. dist >= 10')		
	T 602	1 hr Bearing Walls Exterior (sep. dist <10')		
	T 601	0 hr Bearing Walls Interior		
	T 601	0 hr Non-Bearing Walls Interior		
	T 602	0 hr Non-Bearing Walls Exterior (sep. dist >= 10')		
	T 602	1 hr Non-Bearing Walls Exterior (sep. dist <10')		
	705.5	Exterior Wall with >10' sep. needs rating only from inside		
	T 601	0 hr Floor Construction		
	T 601	0 hr Roof Construction		
Corridors	1018.1	Corridor Not required to be rated less than 30 occupants	38.3.6.1 ex 2	No rated corridor required, if used by single tenant
	508.2.5	1 hr Boiler Room	38.3.2.1.1	1 hr Boiler Room
	508.2.5	1 hr Trash Room	38.3.2.1.1	1 hr Trash Room

CITY OF PORTLAND, MAINE
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	508.2.5	1 hr Storage Room	38.3.2.1.1	1 hr Storage Room
Distances and Exits	1021.2	1 means of egress B - 75' of travel max and 49 occupants.		
			36.2.4.3	1 means of egress from Business allowed with less than
				100' of travel distance to exit and at grade level
	1016.1	200' Travel Distance to exits without Sprinklers	38.2.6.2	100' Travel distance not sprinkled (single means)
	1014.3	75' Common Path of Travel		
	1018.4	20' Dead End		
Unprotected Openings	T 705.8	15% when exterior wall sep. dist. is 3'>5'		
	T 705.8	45% when exterior wall sep. dist. is 10'>15'		
	T 705.8	75% when exterior wall sep. dist. is 15'>20'		
	T 705.8	Unlimited when exterior wall sep. dist. is 25'>30'		
	T 705.8	Unlimited when exterior wall sep. dist. is >30'		
Ramps	1010.2	1:12 (8%) Max slope	7.2.5.2(a)	1:12 max. slope
	1010.6	60" long landings at top and bottom		
	1010.6	2% max slope of landings	7.2.5.2(a)	1:48 max. cross slope
	1010.8	>6" rise must have handrails on both sides of ramp		
Egress Corridors				
	1018.2	36" min. when Occ. <= 50		
Accessibility	Ch 11 of IBC	9 does not apply as State of ME did not adopt it as part of MUBEC		
	Must meet ADA 2010			
Plumbing	Business	422.2 exception #3		
2015 UPC		Business use with less than 50 occupants, a single toilet room		
		to be used by both sexes is allowed		