

## Rooming House 1519 Forest Ave, Portland

	IBC 2009		NFPA 101 2009	
2 floors above grade	502.1			
Sprinklers		NFPA 13-R		NFPA 13-R
Fire Alarm		Monitored Fire Alarm Required		Monitored Fire Alarm Required
Smoke and CO Detectors		Smoke and CO detectors required		Smoke and CO detectors required
Occupant Load	T 1004.1.1	Floor 1 = 1,260 sf Residential (200 gsf/oc) = 7 Floor 2 = 1,260 sf Residential (200 gsf/oc) = 7 <b>Total Building Occupant Load = 14</b>	7.3.1.2	Floor 1 = 1,260 sf Residential (200 gsf/oc) = 7 Floor 2 = 1,260 sf Residential (200 gsf/oc) = 7 <b>Total Building Occupant Load = 14</b>
Use Group(s)	310.1	R-2 Boarding House (non transient)	32.2	Small - Residential Board and Care Facilities
Const. Type	T 503	5B combustible non-protected		V (000) combustible unprotected
Building Area	T 503	7,000 sf per floor, 2 stories		
Building Elements	T 601	0 hr Structural Frame	32.2.1.3	No Minimum Construction requirements
	T 602	0 hr Bearing Walls Exterior (sep. dist >= 10')		
	T 602	1 hr Bearing Walls Exterior (sep. dist <10')	32.2.2.5.1.2	Doors in conversions can be 28" wide
	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 ( 1hr between units )		
	T 601	0 hr Roof Construction		
Separations				
	1022.1	1 hr Stair Shaft < 4 stories	32.2.2.4.5	open stair allowed to connect only 1 story above to street level

				32.2.4.7	stairs serving a maximum of 2 stories in a sprinkled building are permitted to be unenclosed
		508.2.5	1 hr Boiler Room	30.3.2.1.1	1 hr Boiler Room
		508.2.5	1 hr Trash Room	30.3.2.1.1	1 hr Trash Room
		508.2.5	1 hr Storage Room	30.3.2.1.1	1 hr Storage Room
		508.2.5	1 hr Laundry Room	30.3.2.1.1	1 hr Laundry Room
				32.2.5.1.2	doors in conversions can be 28" wide
				32.2.5.3	closet doors that latch shall be able to be opened from the inside
				32.2.2.5.4	bathrooms doors to be able to be opened from outside when locked
				32.2.3.3.2	Interior finishes to be Class A,B or C
				32.2.3.6.2	Corridor walls are not required to be fire rated if they are smoke walls, doors need to be self closing and have latches
Distances and Exits	1021.2	R-2 single means of egress from 2nd story			
		4 dwelling units and 50 feet travel distance			
	1016.1	250' Travel Distance to exits with Sprinklers		30.2.6.3.2	200' Travel distance from apt. door to exit
	1014	125' Common Path of Travel		30.2.5.3.2	50' Common Path of Travel
	1018.4	50' Dead End		30.2.5.4.2	50' Dead End
	1018.1	Corridors not required to be fire rated under 10 occupants with sprinkler system		30.2.6.2	125' Travel Distance within Dwelling to Corridor
Egress Windows	1029.1.1	Not Required with sprinkler system		32.2.2.3.1 (3)	Secondary escape from sleeping room egress window
Egress Stairs	1009.1	Occ. Load $\leq 50 = 36"$ min width			
	1003.3	Handrails can protrude into stair 4.5" max		7.2.2.2.1.2	Handrails can protrude into stair 4.5" max
	1005.2	Door Swings may not reduce egress width by $> 1/2$			