

Rooming House 1519 Forest Ave, Portland

| | IBC 2009 | | NFPA 101 2009 | |
|------------------------|------------|--|---------------|--|
| 2 floors above grade | 502.1 | | | |
| Sprinklers | | NONE | | NONE |
| Fire Alarm | | Manual Fire Alarm Required | | Manual Fire Alarm Required |
| Smoke and CO Detectors | | Smoke and CO detectors required | | Smoke and CO detectors required |
| | | | 32.2.3.5.2 | Maximum people allowed to reside in the building is 8 People |
| 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 Total Building Occupant Load = 14 | 7.3.1.2 | Floor 1 = 1,260 sf Residential (200 gsf/oc) = 7 Floor 2 = 1,260 sf Residential (200 gsf/oc) = 7 Total Building Occupant Load = 14 |
| Use Group(s) | 310.1 | R-3 Congregate Living Facilities | 33.2 | ExistingSmall - Residential Board and Care Facilities |
| Const. Type | T 503 | 5B combustible non-protected | | V (000) combustible unprotected |
| Building Area | T 503 | Unlimited sf per floor, 3 stories | | |
| Building Elements | T 601 | 0 hr Structural Frame | 33.2.3.4.1.1 | Manual Fire Alarm System Required |
| | T 602 | 0 hr Bearing Walls Exterior (sep. dist >= 10') | | |
| | T 602 | 1 hr Bearing Walls Exterior (sep. dist <10') | 33.2.2.3 | Egress windows required from all sleeping rooms |
| | T 601 | 0 hr Bearing Walls Interior | | |
| | T 601 | 0 hr Non-Bearing Walls Interior | 33.2.2.4.5 | open stair allowed to connect only 1 story above to street level |
| | 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 | | |
| | | | 33.2.5.1 | doors can be 28" wide |

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|----------------|--------|--|--|-------------|--|
| | | | | 33.2.2.5.3 | closet doors that latch shall be able to be opened from the inside |
| | | | | 33.2.2.5.4 | bathrooms doors to be able to be opened from outside when locked |
| | | | | 33.2.3.3.2 | Interior finishes to be Class A,B or C |
| | | | | | |
| Egress Windows | 1029.1 | Required | | | |
| | | | | | |
| 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 $> 1/2$ | | | |
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