Code Review

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/11/17

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	7.3.1.2	Floor 1 = 1,260 sf Residential (200 gsf/oc) = 7
		Floor 2 = 1,260 sf Residential (200 gsf/oc) = 7		Floor 2 = 1,260 sf Residential (200 gsf/oc) = 7
		Total Building Occupant Load = 14		**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
	T 602	0 hr Non-Bearing Walls Exterior (sep. dist >= 10')		street level
	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

				33.2.2.5.3	closet doors that latch shall be able to be
					the inside
				33.2.2.5.4	bathrooms doors to be able to be opened
					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 <=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		

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/11/17