

CODE SUMMARY

APPLICABLE CODES:

BUILDING CODE	2009 IBC
ELECTRIC CODE	2007 NEC
MECHANICAL CODE	BOCA NATIONAL MECHANICAL CODE
PLUMBING CODE	2009 UPC
ENERGY CODE	2009 IECC
ACCESSIBILITY CODE	2010 ADA
FIRE CODE	NFPA 1

OCCUPANCY TYPE:

INSTITUTIONAL GROUP	I-1	SECTION 308.2
DINING / KITCHEN	A-2	SECTION 303.1
OTHER ASSEMBLY	A-3	SECTION 303.1
BUSINESS	B	SECTION 304.1

NOTE:
THIS FACILITY IS NOT REQUIRED TO BE LICENSED AND WILL NOT PROVIDE ANY HEALTH CARE SERVICES

ALLOWABLE AREA AND HEIGHT:

BUILDING "A" (SEPARATED) - SECTION 506.4

TYPE OF CONSTRUCTION	TYPE V-A	SECTION 602.5
* ALLOWABLE STORIES / AREA		
INSTITUTIONAL GROUP:	I-1 - 3 STORIES	TABLE 503
ASSEMBLY GROUPS:	A-2 & A-3 - 2 STORIES	TABLE 503
	A-2 & A-3 - 11,500	(PER FLOOR)
BUSINESS GROUP:	B - 3 STORIES	TABLE 503
	B - 18,000	(PER FLOOR)

AREA AND HEIGHT MODIFICATIONS ALLOWED:
(SECTIONS 504.2 & 506.3) AUTOMATIC SPRINKLER SYSTEM:
AUTOMATIC SPRINKLER SYSTEM: NFPA 13 (SECTION 903.3.1.1)

504.2: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE BUILDING AREA LIMITATION IN TABLE 503 IS PERMITTED TO BE INCREASED BY AN ADDITIONAL 200 PERCENT FOR BUILDINGS WITH MORE THAN ONE STORY ABOVE GRADE PLANE AND AN ADDITIONAL 300 PERCENT FOR BUILDINGS WITH NO MORE THAN ONE STORY ABOVE GRADE PLANE. THESE INCREASES ARE PERMITTED IN ADDITION TO THE BUILDING AREA INCREASE IN ACCORDANCE WITH SECTIONS 506.2 AND 506.3.

506.3: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE BUILDING AREA LIMITATION IN TABLE 503 IS PERMITTED TO BE INCREASED BY AN ADDITIONAL 200 PERCENT FOR BUILDINGS WITH MORE THAN ONE STORY ABOVE GRADE PLANE AND AN ADDITIONAL 300 PERCENT FOR BUILDINGS WITH NO MORE THAN ONE STORY ABOVE GRADE PLANE. THESE INCREASES ARE PERMITTED IN ADDITION TO THE BUILDING AREA INCREASE IN ACCORDANCE WITH SECTION 504.2.

TOTAL AREA MODIFICATIONS ALLOWED:

I-1:	10,500 S.F. (TABLE 503) + 200% (506.3) = 31,500 S.F.
A-2:	11,500 S.F. (TABLE 503) + 200% (506.3) = 34,500 S.F.
A-3:	11,500 S.F. (TABLE 503) + 200% (506.3) = 34,500 S.F.
B:	18,000 S.F. (TABLE 503) + 200% (506.3) = 54,000 S.F.

BUILDING "A" SUM OF RATIOS FOR MIXED USE (506.4.4):

FLOOR	I-1	A-2	A-3	B	TOTAL
1ST FLOOR	3,260 SF / 31,500 SF = .10	5,589 SF / 34,500 SF = .16	3,283 SF / 34,500 SF = .09	1,006 SF / 54,000 SF = .02	= .37<.1
2ND FLOOR	6,535 SF / 31,500 SF = .21	0 SF / 34,500 SF = .00	1,929 SF / 34,500 SF = .06	0 SF / 54,000 SF = .00	= .27<.1
3RD FLOOR	9,293 SF / 31,500 SF = .30	0 SF / 34,500 SF = .00	1,107 SF / 34,500 SF = .03	237 SF / 54,000 SF = .01	= .34<.1
4TH FLOOR	11,252 SF / 31,500 SF = .36	0 SF / 34,500 SF = .00	0 SF / 34,500 SF = .00	0 SF / 54,000 SF = .00	= .36<.1

BUILDING "B" (NON-SEPARATED)

TYPE OF CONSTRUCTION	TYPE V-A	SECTION 602.5
* ALLOWABLE STORIES / AREA		
INSTITUTIONAL GROUP:	I-1 - 3 STORIES	TABLE 503
	I-1 - 10,500	(PER FLOOR)

AUTOMATIC SPRINKLER SYSTEM: N.F.P.A. 13
SEC 903.3.1.1

AREA AND HEIGHT MODIFICATIONS ALLOWED:
(SECTIONS 504.2 & 506.3) AUTOMATIC SPRINKLER SYSTEM:
AUTOMATIC SPRINKLER SYSTEM: NFPA 13 (SECTION 903.3.1.1)

504.2: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE BUILDING AREA LIMITATION IN TABLE 503 IS PERMITTED TO BE INCREASED BY AN ADDITIONAL 200 PERCENT FOR BUILDINGS WITH MORE THAN ONE STORY ABOVE GRADE PLANE AND AN ADDITIONAL 300 PERCENT FOR BUILDINGS WITH NO MORE THAN ONE STORY ABOVE GRADE PLANE. THESE INCREASES ARE PERMITTED IN ADDITION TO THE BUILDING AREA INCREASE IN ACCORDANCE WITH SECTIONS 506.2 AND 506.3.

506.3: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE BUILDING AREA LIMITATION IN TABLE 503 IS PERMITTED TO BE INCREASED BY AN ADDITIONAL 200 PERCENT FOR BUILDINGS WITH MORE THAN ONE STORY ABOVE GRADE PLANE AND AN ADDITIONAL 300 PERCENT FOR BUILDINGS WITH NO MORE THAN ONE STORY ABOVE GRADE PLANE. THESE INCREASES ARE PERMITTED IN ADDITION TO THE BUILDING AREA INCREASE IN ACCORDANCE WITH SECTION 504.2.

TOTAL AREA MODIFICATIONS ALLOWED:

I-1:	10,500 S.F. (TABLE 503) + 200% (506.3) = 31,500 S.F. PER FLOOR
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506.4.1 AREA DETERMINATION. THE TOTAL ALLOWABLE BUILDING AREA OF A SINGLE OCCUPANCY BUILDING WITH MORE THAN ONE STORY ABOVE GRADE PLANE SHALL BE DETERMINED BY MULTIPLYING THE ALLOWABLE BUILDING AREA PER STORY (AG), AS DETERMINED IN SECTION 506.1, BY THE NUMBER OF STORIES ABOVE GRADE PLANE AS LISTED BELOW:

- FOR BUILDINGS WITH THREE OR MORE STORIES ABOVE GRADE PLANE, MULTIPLY BY 3; AND
- NO STORY SHALL EXCEED THE ALLOWABLE BUILDING AREA PER STORY (A), AS DETERMINED IN SECTION 506.1, FOR THE OCCUPANCIES ON THAT STORY.

I-1: 31,500 x 3 = 94,500 S.F.
94,500 S.F. / 4 STORIES = 23,625 S.F. PER FLOOR

TOTAL AREA MODIFICATIONS ALLOWED:

ACTUAL STORIES: 4

TOTAL AREA ALLOWED PER SECTION 506.3: 94,500 S.F.

BUILDING "C" (NON-SEPARATED)

TYPE OF CONSTRUCTION	TYPE V-A	SECTION 602.5
* ALLOWABLE STORIES / AREA		
INSTITUTIONAL GROUP:	I-1 - 3 STORIES	TABLE 503
	I-1 - 10,500	(PER FLOOR)

AUTOMATIC SPRINKLER SYSTEM: N.F.P.A. 13
SEC 903.3.1.1

AREA AND HEIGHT MODIFICATIONS ALLOWED:
(SECTIONS 504.2 & 506.3) AUTOMATIC SPRINKLER SYSTEM:
AUTOMATIC SPRINKLER SYSTEM: NFPA 13 (SECTION 903.3.1.1)

504.2: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE BUILDING AREA LIMITATION IN TABLE 503 IS PERMITTED TO BE INCREASED BY AN ADDITIONAL 200 PERCENT FOR BUILDINGS WITH MORE THAN ONE STORY ABOVE GRADE PLANE AND AN ADDITIONAL 300 PERCENT FOR BUILDINGS WITH NO MORE THAN ONE STORY ABOVE GRADE PLANE. THESE INCREASES ARE PERMITTED IN ADDITION TO THE BUILDING AREA INCREASE IN ACCORDANCE WITH SECTIONS 506.2 AND 506.3.

506.3: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE BUILDING AREA LIMITATION IN TABLE 503 IS PERMITTED TO BE INCREASED BY AN ADDITIONAL 200 PERCENT FOR BUILDINGS WITH MORE THAN ONE STORY ABOVE GRADE PLANE AND AN ADDITIONAL 300 PERCENT FOR BUILDINGS WITH NO MORE THAN ONE STORY ABOVE GRADE PLANE. THESE INCREASES ARE PERMITTED IN ADDITION TO THE BUILDING AREA INCREASE IN ACCORDANCE WITH SECTION 504.2.

TOTAL AREA MODIFICATIONS ALLOWED:

I-1:	10,500 S.F. (TABLE 503) + 200% (506.3) = 31,500 S.F. PER FLOOR
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506.4.1 AREA DETERMINATION. THE TOTAL ALLOWABLE BUILDING AREA OF A SINGLE OCCUPANCY BUILDING WITH MORE THAN ONE STORY ABOVE GRADE PLANE SHALL BE DETERMINED BY MULTIPLYING THE ALLOWABLE BUILDING AREA PER STORY (AG), AS DETERMINED IN SECTION 506.1, BY THE NUMBER OF STORIES ABOVE GRADE PLANE AS LISTED BELOW:

- FOR BUILDINGS WITH THREE OR MORE STORIES ABOVE GRADE PLANE, MULTIPLY BY 3; AND
- NO STORY SHALL EXCEED THE ALLOWABLE BUILDING AREA PER STORY (A), AS DETERMINED IN SECTION 506.1, FOR THE OCCUPANCIES ON THAT STORY.

I-1: 31,500 x 3 = 94,500 S.F.
94,500 S.F. / 4 STORIES = 23,625 S.F. PER FLOOR

(ACTUAL) TOTAL BUILDING AREA

	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL AREA	PERMITTED
BLDG "A"	19,804 S.F.	10,735 S.F.	12,469 S.F.	11,947 S.F.	54,785 S.F.	< SUM OF RATIOS
BLDG "B"	14,768 S.F.	14,353 S.F.	14,166 S.F.	13,048 S.F.	56,334 S.F.	< 94,500 S.F.
BLDG "C"	7,992 S.F.	6,730 S.F.	6,543 S.F.	6,594 S.F.	27,860 S.F.	< 94,500 S.F.
TOTAL	41,454 S.F.	31,818 S.F.	33,177 S.F.	30,589 S.F.	137,038 S.F.	

FIRE RESTRICTIVE REQUIREMENTS:

FIRE RESISTIVE REQUIREMENTS OF TYPE V-A:		
STRUCTURAL FRAME	1 HOUR	TABLE 601
BEARING WALLS (EXT.)	1 HOUR	TABLE 601
FLOOR CONSTRUCTION	1 HOUR	TABLE 601
ROOF CONSTRUCTION	1 HOUR	TABLE 601
CORRIDOR RATING	1 HOUR	TABLE 1017.1
FIRE WALL CONSTRUCTION	2 HOUR	SECTION 705
SHAFT CONSTRUCTION	1 HOUR	SECTION 706.4

FLAME SPREAD RATING: (SECTION 803)

FLAME SPREAD RATING FOR INTERIOR FINISHES - SMOKE GENERATED LESS THAN 450		
LIVING UNITS AND ROOMS	CLASS C	76 - 200
CORRIDORS	CLASS B	26 - 75
EXIT ENCLOSURES	CLASS A	0 - 25

FIRE EXTINGUISHERS:

PROVIDE NFPA/UL APPROVED MINIMUM SIZE 2A10BC. LOCATE TO ALLOW 75 FEET MAXIMUM TRAVEL DISTANCE TO AN EXTINGUISHER AT BUILDING INTERIOR SPACES. ONE PER 3000 S.F. MOUNTING 54" A.F.F. MAX. TO HANDLE ON EXTINGUISHER (LOCATE AS NEAR TO DOORS AS POSSIBLE) NOT IN MIDDLE OF WALLS. PROVIDE 200C IN MECHANICAL/ELECTRICAL ROOMS AND IN ATTIC STORAGE ROOMS. FINAL LOCATIONS SUBJECT TO FIRE DEPT. APPROVAL.

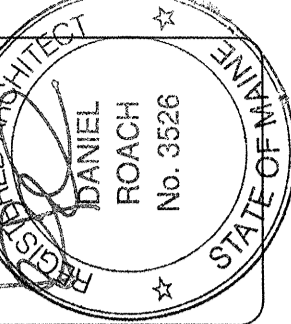
PROVIDE 40BC (TYPE K EXTINGUISHER CHEMICAL) IN CENTRAL KITCHEN WITHIN 30 FT. OF COOKING EQUIP. IFC SEC. 904.11.5

FIREWALL SEPARATION

2 HR WALL BETWEEN BUILDING "A" AND BUILDING "B"
2 HR WALL BETWEEN BUILDING "A" AND BUILDING "C"

FIRE SPRINKLERS

BLDG "A" - PER SECTION 903.3.1.1 (NFPA 13)
BLDG "B" - PER SECTION 903.3.1.1 (NFPA 13)
BLDG "C" - PER SECTION 903.3.1.1 (NFPA 13)



lenity
architecture
3150 Melville Court, SE, Salem, Oregon 97301
P: 503.399.1090 F: 503.399.0555 W: lenityarchitecture.com

COLSON AND COLSON
GENERAL CONTRACTOR, INC.
2280 MCGILCHRIST STREET SE, SUITE 200
SALEM, OREGON, 97302
PHONE (503) 586-7401

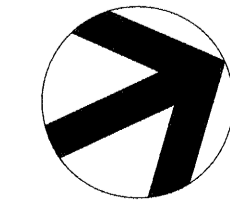
PORTLAND
RETIREMENT RESIDENCE
802 OCEAN AVE., PORTLAND, MAINE 04103

SITE
EXITING
PLAN

DATE: 8/28/2015
REVISED DATE: 9/22/2015
SHEET: A0.5

SITE EXITING PLAN

SCALE: 1"=30'-0"



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