Code Review

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/28/18

Retail Containers on Marion

	IBC 2009		NFPA 101 2009	
		All container units to meet ASHRAE 62.1-2007		
1 floors above grade	502.1			
Sprinklers		None		None
Occupant Load	T 1004.1.1	Tenant 1 - Assembly (Business) 296 sf (15 gsf/oc) = 20	7.3.1.2	Tenant 1 - Assembly (B) 296 sf (15 gsf/oc) = 20
		Tenant 2 - Mercantile 296 sf (30 gsf/oc) = 10		Tenant 2 - Mercantile 296 sf (30 gsf/oc) = 10
		Tenant 3 - Mercantile 296 sf (30 gsf/oc) = 10		Tenant 3 - Mercantile 296 sf (30 gsf/oc) = 10
		Tenant 4 - Assembly (Business) 257 sf (15 gsf/oc) = 18		Tenant 1 - Assembly (B) 257 sf (15 gsf/oc) = 18
		Tenant 5 - Mercantile 296 sf (30 gsf/oc) = 10		Tenant 5 - Mercantile 296 sf (30 gsf/oc) = 10
		Retail Back of house 335 sf (300/oc) = 2		Retail Back of house 335 sf (300/oc) = 2
		Total = 70		
		Total building Net Sf = 1776 sf		
Use Group(s)				
	309.1	M Mercantile	36	Mercantile (Class C) Occupancy
		B Business (Assembly under 50 occ. is Business)		Business
	508.4	No separation between M and B		No Separation required as MUBEC defers
				separations to IBC 508
Construction Type	T 503	5B - Combustible unprotected		V(000) combust unprotected
Separations	508.3	Non-separated Tenant Spaces		
	1018.1	Corridor 1 hr rated (no sprinkler)		
	715.4	Corridor Doors 20 minutes in 1 Rated walls		
	503			
		M in 5B = 1 story and 9,000 sf max		
		B in 5B = 2 stories and 9,000 sf max		

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Building Elements	T 601	0 hr Structural Frame			
5B	T 602	0 hr Bearing Walls Exterior	36.1.6	M	No Minimum Construction requirer
	T 601	0 hr Bearing Walls Interior			
	T 601	0 hr Non-Bearing Walls Interior			
	T 602	1 hr Bearing Walls Exterior (sep. dist <10') NA			
	T 601	0 hr Floor Construction			
	T 601	0 hr Roof Construction			
Exterior wall	T 705.8	5 to 10 feet, unprotected - non sprinklered = 10%			
Unprotected openings	T 705.8	10 to 15 feet unprotected - non sprinklered = 25%			
Lot Line Distances		Exterior wall to Centerline of Marion St = 23'-6"			
		Exterior wall to Centerline of Washington Ave = 35'-0"			
		Exterior wall to North Property line = 10'-7"			
		Exterior wall to Imaginary Lot line Property line = +-50'-0"			
Buildings on Same Lot	705.3	Imaginary lot line between 2 buildings			
Distances to Exits	1016.1	200' Travel Distance to exits	36.2.6.1		150' Travel Distance to exits
	1014.3	75' Common Path of Travel	36.2.5.3.1		75' Common Path of Travel (50' in storage)
	1018.4	20' Dead End	36.2.5.2.1		20' dead end corridor
Egress Width	1005.1	51 Occ. x (0.2) = 10.2 inches, 2 doors 6" minimum each			
Egress Corridors	1018.2	44" min. when Occ. > 50			44" min. Hallway width
	1018.2	36" min. when Occ. <= 50			
	1018.2	24" min. at service corridors to mechanical equipment			
Plumbing Requirements					
	1421 sf Retail usable space (30 sf/occ) = 48 Occupants = 24 men and 24 women				
	2015 UPC 412.3 exception #3				
		For Mercantile uses with a total of less than 50 occupants (1) Toilet Facility			
		for use by one person at a time shall satisfy the requirement of serving customers and employees of both sexes.			
	Drinking fountains are not proposed as the individual tenants will have portable bottled water units.				