

# CODE SUMMARY

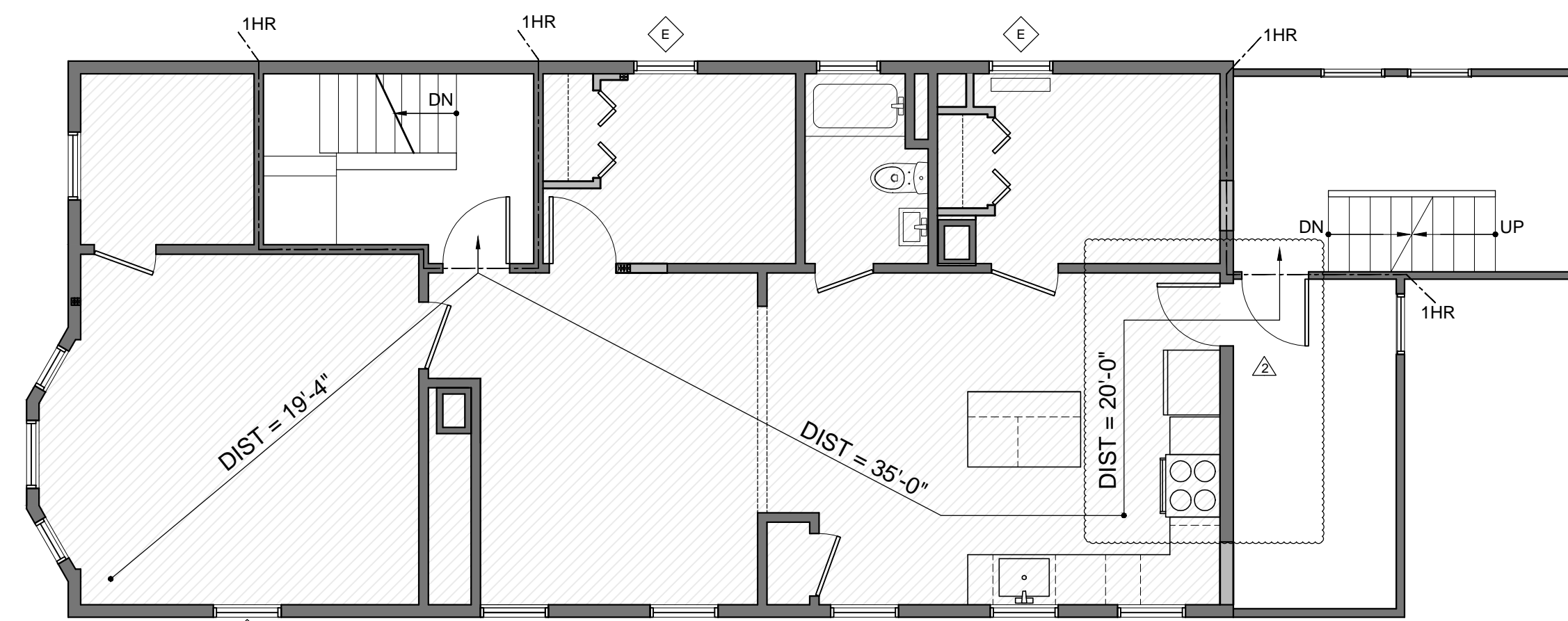
PROJECT ADDRESS	33 SMITH STREET
PROJECT TYPE	RESIDENTIAL RENOVATION
SQUARE FOOTAGE	3,579 GSF
BUILDING CODES	IBC 2009, IECC 2009
	NFPA101

## SCOPE OF WORK

FLOOR 1: MODIFICATION, GREATER THAN 50% FLOOR AREA, BUT NO CHANGE OF USE (43.2.2.1.3)  
 FLOOR 2: RENOVATION/MODIFICATION, LESS THAN 50% FLOOR AREA (43.2.2.1.2/43.2.2.1.3)  
 ONE EXIT ALLOWED PROVIDED PROVISIONS OF 31.2.4.4 ARE MET  
 OVERALL: TOTAL REHABILITATION WORK AREAS EQUAL LESS THAN 50% OF BUILDING AREA

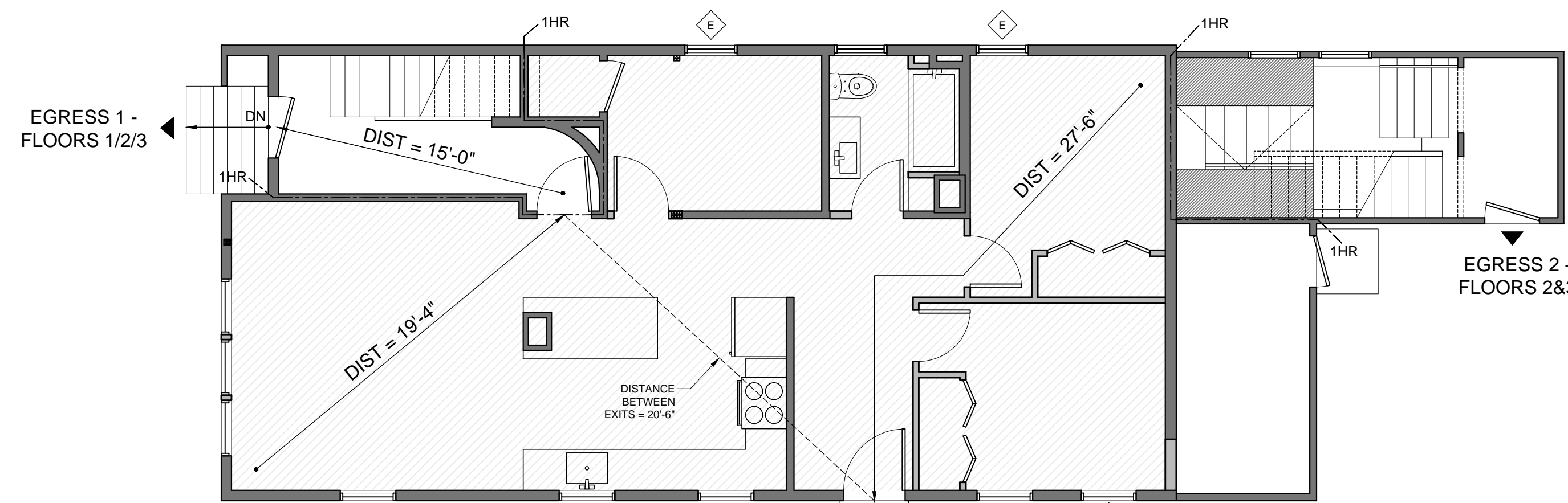
IBC	3 UNIT APARTMENT BUILDING	CODE REF.
CONSTRUCTION TYPE	TYPE VB	TABLE 601
OCCUPANCY TYPE	GROUP R-2, RESIDENTIAL	310.1
OCCUPANT LOADS		TABLE 1004.1.1
FIRST FLOOR	842 SF/200 GROSS = 4	
SECOND FLOOR	889 SF/200 GROSS = 4	
THIRD FLOOR	1126 SF/200 GROSS = 5	
	<b>TOTAL OCCUPANT LOAD = 13 PEOPLE</b>	
MINIMUM NUMBER OF EXITS	1 EXIT ALLOWED FOR STORIES 1 AND 2, MIN 75' TD/50' TD (2 EXITS PROVIDED)	TABLE 1021.2
EXIT ACCESS TRAVEL DISTANCE	200' WITHOUT SPRINKLER SYSTEM	TABLE 1016.1
FIRE ALARM SYSTEM	NOT REQUIRED	907.2.9.1
SMOKE ALARMS	1 PER SLEEPING ROOM, HALL OUTSIDE SLEEPING ROOM AND 1 PER STORY	907.2.11.2
	SMOKE ALARMS SHALL BE INTERCONNECTED	907.2.11.3
SPRINKLER PROTECTION SYSTEM	WORK AREA LESS THAN 50%	IEBC 704.2.2
CARBON MONOXIDE DETECTION SYSTEM	REQUIRED DUE TO PRESENCE OF FUEL BURNING APPLIANCES	908.7.1 (2012)
DOOR CLOSING DEVICES	ALL FIRE DOORS MUST BE SELF OR AUTOMATIC CLOSING	715.4.8
EGRESS WINDOWS	1 PER SLEEPING ROOM - SEE PLANS (5SF/5.7SF CLEAR FOR 1ST/2ND STORY)	1029.1

NFPA 101		CODE REF.
OCCUPANCY TYPE	RESIDENTIAL	6.1.8.1
SUBCLASSIFICATION	EXISTING APARTMENT BUILDING	6.1.8.1.5
OCCUPANT LOADS		TABLE 7.3.1.2
RESIDENTIAL USE - APARTMENT BUILDINGS	200 SF/PERSON	
FIRST FLOOR	842 SF/200 GROSS = 4	
SECOND FLOOR	889 SF/200 GROSS = 4	
THIRD FLOOR	1126 SF/200 GROSS = 5	
	<b>TOTAL OCCUPANT LOAD = 13 PEOPLE</b>	
NUMBER OF EXITS	1 REQ'D, 3 STORIES OR LESS (2 EXITS PROVIDED)	31.2.4.4
TRAVEL DISTANCE WITHIN APARTMENT	75'	TABLE A.31.1
FIRE ALARM SYSTEM	NOT REQUIRED - LESS THAN 4 STORIES	31.3.4.1.1
SMOKE ALARMS	SINGLE STATION - OUTSIDE SLEEPING AREAS, EVERY LEVEL AND BASEMENT	31.3.4.1.1
FIRE SUPPRESSION SYSTEM	NOT REQ'D - LESS THAN 50% MODIFICATION, NO CHANGE OF USE	
CARBON MONOXIDE DETECTION SYSTEM	OUTSIDE SLEEPING AREAS, 1 PER LEVEL AND BASEMENT	CH 30 (2012)
DOOR SELF CLOSING DEVICES	REQUIRED AT EXIT STAIR DOORS - SELF OR AUTOMATIC CLOSING	7.2.1.8.1
EGRESS WINDOWS	NA - ONLY REQ'D IN ONE AND TWO FAMILY DWELLINGS	24.2.2.3.3



SECOND FLOOR PLAN

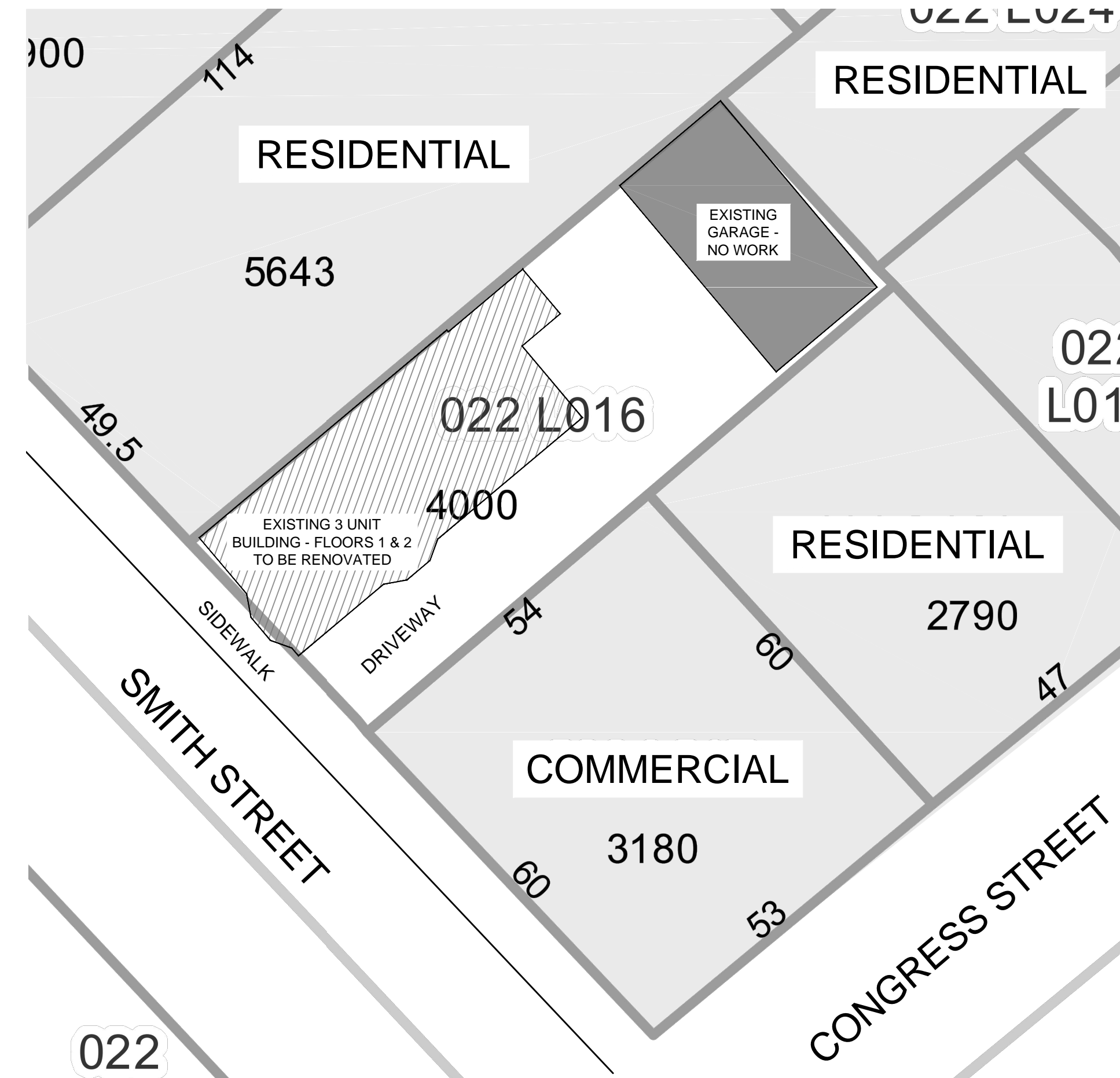
- GENERAL NOTES:**
- G.C. TO PROVIDE SMOKE DETECTORS IN EACH BEDROOM AND IN COMMON SPACES AS REQ'D BY CODE, TYP.
  - (1) LAYER S8" TYPE X GWB, BOTH SIDES AT 1HR RATED WALLS, TYP.
  - 60 MIN RATED DOORS BETWEEN UNITS AND COMMON HALLS IN 1HR RATED WALLS, TYP.



FIRST FLOOR PLAN

## 3 LIFE SAFETY PLANS

SCALE: 3/16" = 1'-0"



## 2 KEY PLAN

SCALE: 1/16" = 1'-0"



## 1 SITE PLAN

SCALE: 1/16" = 1'-0"

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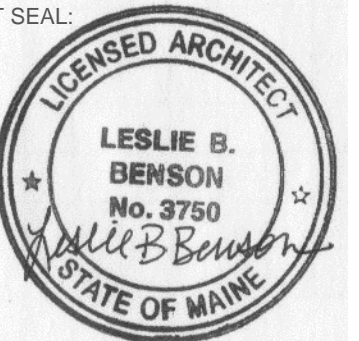
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ENGINEER SEAL:

PROJECT NAME:  
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ARCHITECT SEAL:



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REVISION:

1	06.25.17
2	05.31.17
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5	DATE
6	DATE

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**SITE PLAN, KEY PLAN & LIFE SAFETY PLAN**

**A100**