

Detailed IBC Code Review:

- 303.1 A-2 Intended for food and drink.
- 508.4 Existing assemblies assumed to still meet use separation requirements
- 601 Construction type IIIB
- 903.2.2 Group A-2 sprinkler not required for area and occupant load.
- 907.2.2 IBC requires Fire alarm system in new construction, but as the tenant space is existing and is not changing use, the existing no-fire-alarm state can continue.
- 1004.1.1 Occupancy Load: 55 occupants

SEATING	779SF	15SF/OCC	52 OCCUPANTS
KITCHEN	200SF	200SF/OCC	1 OCCUPANT
STORAGE	96SF	300SF/OCC	1 OCCUPANT
OFFICE	34SF	100SF/OCC	1 OCCUPANT
- 1014.2.4 Egress through storage NOT permitted
- 1014.3 Common path of travel limit: 75'
- 1015.1 May have ONE means of egress if occupant load doesn't exceed 49

Detailed NFPA 101 Code Review:

- 3.3.25.5 Existing Building
- 6.1.2.1 Assembly Occupancy is for over 50 people only
- 6.1.11.1 Business Occupancy by default
- 6.2.2.3 Ordinary Hazard contents
- 7.3.1.2 Occupancy Load:

Un-concentrated assembly:	15net	704sf	= 47 occupants
Commercial Kitchen:	100gross	253sf	= 3 occupants
- 9.7.4.1 Fire extinguishers only required
- 38 Business
- 38.3.5 Fire extinguishers only required

Detailed ADA Code Review:

- 36.402 Alterations
- 36.403 Path of Travel (disproportionality: 20%)
 - Priority List:
 - Entrance
 - Route to altered Area
 - Restroom
 - Phones
 - Drinking Fountains
 - Parking, storage, alarms etc

Plumbing Code:

Table 4-1 only applies to changes of use resulting in an increased occupancy load

Code Summary:

Existing Use:	Group A-3 (assembly with less than 50 person occupant load)
Proposed Use:	Group A-2 (assembly with less than 50 person occupant load)
Existing fire protection:	Not sprinklered
Proposed fire protection:	Not sprinklered
Existing fire alarm:	No fire alarm in tenant space
Proposed fire alarm:	No fire alarm in tenant space
Gross Area:	1300sf
Occupancy Load IBC:	55 occupants
Occupant Load NFPA 101:	50 Occupants

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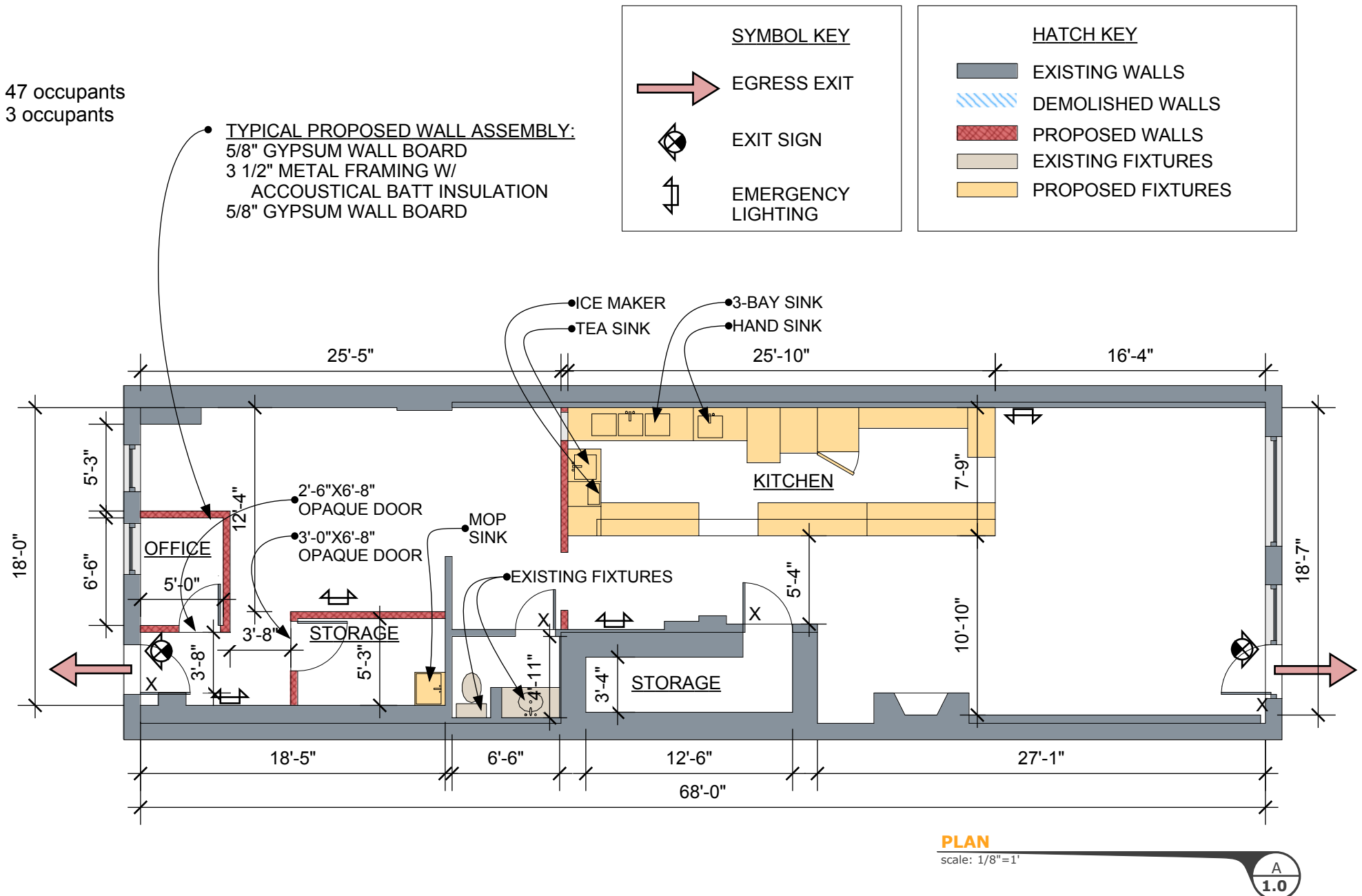
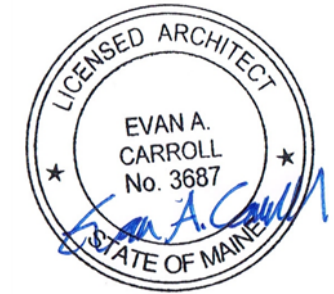


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PROJECT NO.
 14009
PROJECT
 Dobra Tea

DRAWN BY
 EAC
DESCRIPTION
 Plan

ISSUE
 09.11.14
SCALE
 1/8"=1'-0"

A
1.0