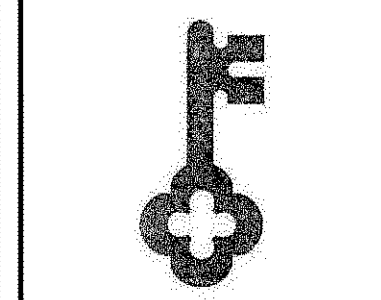


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**KeyBank**  
Office Renovation  
One Canal Plaza



**REVISIONS**

#	DATE	DESCRIPTION
1	3/8/07	BUILDING PERMIT REQUIRED REVISIONS

**REVISIONS**

#	DATE	DESCRIPTION
1	08.29.07	PROGRESS RELEASE - EPC CONSULTING
2	10.29.07	PRICING SET RELEASE

DATE: 10.22.07

PROJECT #: 020807

DRAWN BY: KW

CHECKED BY: MET

DRAWING SCALE: AS NOTED

**SHEET TITLE**

CODE REVIEW DATA

**G102**

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020807 - KeyBank, One Canal Plaza NFPA 2006 OVERVIEW		
<b>Description of Project</b>	Partial renovation to an existing high rise building (10 floors) with B Occupancy. Scope of work is limited to certain areas of Floors 1, 2, 4, 7 & 10. Existing accessory assembly occupancy on the 10th floor to be renovated in finishes only.	
<b>Type of Construction</b>	Type II 0,0,0 (existing)	
<b>Fire Protection</b>	Existing NFPA 13 sprinkler system.	
<b>Occupant Load (new construction and renovated area)</b>	Shown below	
<b>Occupancy Separation NFPA 2006 Table 6.1.14.4(b)</b>	A (less than 300 occupants) to B Occupancy - 1 hour	
<b>NFPA Chapters</b>	Chapter 38 New Business Occupancy Chapter 13 Existing Assembly Occupancy	
<b>Means of Egress Chapter 7</b>		
7.1.3.1.1	Exits	Existing to remain - existing area not under renovation and occupancy is not changing
7.3.2.1(1)	Exits	Existing to remain - existing area not under renovation and occupancy is not changing
7.2.1.6.2	Access - controlled egress doors	The doors shall be arranged to unlock in the direction of egress.
7.2.12.1.2	Area of Refuge	Not required - building is protected with NFPA 13 system
8.7.1.1(2)	Special Hazard Protection	Protecting the area with automatic extinguishing systems in accordance with Section 9.7. Rating: 0 hrs.
12.2.2.2.3	Panic hardware	Add panic hardware to exit stairs on floors under construction and to egress doors out of 10th floor assembly occupancy room
38.2.6.1 Business (B) Table A7.6	Travel Distance	Limited to 300 ft. (ordinary hazard)
38.2.2.2.5	Access controlled egress doors	comply with section 7.2.1.6.2
38.2.5.2.1 Business (B) Table A7.6	Dead End Corridors	Limited to 50 ft.
38.2.5.3.1 Business (B) Table A7.6	Common Path of Travel	Limited to 100 ft (ordinary hazard)

**G15 NFPA 2006 REVIEW**

NTS KEYBANK - ONE CANAL PLAZA

020807 - KeyBank, One Canal Plaza Occupant Load by Floor under renovation (does not include common spaces such as corridors, stairways and elevator shafts or exterior walls)				
Floor	Space	Square Footage	Division Factor (Table 7.3.1.2 NFPA 2006) (Table 1004.1.1 IBC 2006)	Total Occupants
1	KeyBank	2597	100	26
2	KeyBank	12076	100	121
4	KeyBank	9151	100	92
7	KeyBank	6781	100	68
10	Phoenix Room (assembly use)	1152	7	165
10	Kitchen (Rm. 1001)	268	100	3
<b>Estimate of Occupant Load of Floors Not Under Renovation</b>				
3	Third Floor	14250	100	143
5	Fifth Floor	14250	100	143
6	Sixth Floor	14250	100	143
8	Eighth Floor	14250	100	143
9	Ninth Floor	14250	100	143
<b>Total Building Estimate Occupant Load</b>				1186
<b>Total Building Estimate Occupant Load per stair tower (Occupant load / 2)</b>				593

**A15 OCCUPANT LOAD**

NTS KEYBANK - ONE CANAL PLAZA

020807 - KeyBank, One Canal Plaza IBC 2003 OVERVIEW		
<b>Description of Project</b>	Existing Business Occupancy B with accessory assembly use (10th floor). Partial renovation to the floors 1, 2, 4, 7, and 10. All alterations are considered Level 2 by the 2003 International Existing Building Code.	
<b>Code Chapters</b>	Section 303 Assembly Occupancy (existing) Section 304 Business occupancy (existing) Section 403 High Rise building (existing)	
<b>Type of Construction</b>	Type II B Existing non rated structural frame, interior and exterior bearing walls, roof structure and floor construction	
<b>Fire Protection</b>	Existing NFPA 13 sprinkler system in some areas on some floors.	
<b>Occupant Load</b>	Shown on plan	
<b>Separation of Occupancy Table 302.3.2</b>	B occupancy to A Occupancy - 1 hour	
<b>CHAPTER 10 MEANS OF EGRESS</b>		
<b>Section Number</b>	<b>Title</b>	<b>Remark</b>
1008.1.3.4	Access Controlled Egress doors	Must meet the requirements of 1008.1.3.4
1008.1.9	Panic Hardware	Panic Hardware is required on doors egressing from the assembly occupancy on the 10th floor and will be added to all stair exit doors on floors under construction
1013.3	Common Path of egress travel	B Occupancy - limited to 100 ft in areas with NFPA 13 sprinkler system all other areas - limited to 75 feet
1014	Exit Access and Doorways	Two means of egress required in spaces with more than 50 occupants
1014.2.1	Distance between exists	Separation shall not be more than 1/3 the diagonal distance apart. Required and provided separation distances shown on plans.
Table 1015.1 A occupancy	Travel Distance	A = 250 ft. B = 300 ft
Table 1016.1	Corridor Fire resistance rating	Not Applicable. Existing exit corridors are not under renovation.
1016.3	Dead End Corridors	B Occupancy = 50 ft
1018	Minimum Number of Exits	2 exits per floor required. Occupancy load per floor is less than 500.
1019	Vertical Exit Enclosures	Not Applicable. Existing exit enclosures are not under renovation.
Chapter 11	Accessibility	It is technically infeasible to renovate the existing bathrooms to include a fully compliant ADA bathroom without reducing the number of water closets required by the plumbing code.

**A8 IBC 2003 REVIEW**

NTS KEYBANK - ONE CANAL PLAZA

**A1 NOT USED**

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