

SUMMARY:

- This project is a change of use for a 2,310sqft of tenant space in a 20,750sq ft building comprised of various business and mercantile uses. Tenant space currently permitted as a space for jukebox repair and sales, new use will be 3 artist studios, and an accessory performance space. The performance space will be under 750sqft thus the space will be a B type occupancy.

Building is multi use non-separated and sprinkled.
Emergency egress lighting for tenant space to be updated per drawings.

IBC 2009

CHAPTER 3:

304.1 - Artist Studio = Occupancy B (Business)
303.1.3 - Accessory Performance Space is assembly but classified as Group B per exception 3 (less than 750sqft)

CHAPTER 5:

503 - Building is mixed use non-separated, primary use B
504.2 - Fully sprinkled allows 3 stories and 38,000sqft area (57,000sqft since building is 1 story)

508.4 - Neighboring spaces are Electronic Parts store (M) and Audio Recording Studio (B) No separation required.

CHAPTER 6:

602.3 - Construction type IIIB - Concrete block exterior walls with unprotected interior steel frame.

CHAPTER 9:

903.2 - Sprinkler system currently installed.

906 - Fire Extinguishers to remain as currently located by exits.

CHAPTER 10:

1004.1.1 Occupant Load

OFFICE/STUDIO SPACE = 842sqft

- occupancy load 100sqft/person = 9

TABLE + CHAIR SEATING/STAGE = 705 sqft

- occupancy load 15sqft/person = 47

TOTAL OCCUPANCY LOAD = 56

1008.1.5 - Landing Provided at entry ramp

1008.1.9 - Exit door hardware to meet this section. Door hardware to be levers except at store front, existing push pull hardware to remain.

1008.1.10 - Panic hardware not required.

1010 - Ramp at entry to meet this section, as shown in details.

1011 - Current exit signs to remain, and additional exit signs added per drawings.

1012 - Handrail details for ramp shown in drawings.

1015.1 - Occupant Load of 56 for Group B (greater than 49) requires 2 means of egress.

1015.2.1 - Distance between exits greater than 1/3 (sprinkled) the diagonal of the space.

1016.1 - Minimum travel distance is 300ft (sprinkled).

1018.1 - Corridor rating for Group B over 30 occupant load and sprinkled is 0 hours.

1018.2 - Minimum corridor width 44".

1018.4 - Dead End corridor can not exceed 50'.

1027.1 - Exit discharge requirements are met at both exits.

NFPA 101

CHAPTER 6

6.1.2.1 Seating and stage area occupancy is Assembly but less than 49 people thus classified as Business.

6.1.11 - Artist Studios - classified as Business

6.1.14.1.3 - Non separated

6.2.2.3 - Ordinary Hazard

CHAPTER 7

7.2.1 - Doors shall comply with this section.

7.2.2.4.1 - Handrails at ramp shall comply with this section (see ramp details).

7.2.5.4 - Ramp shall comply with this section (see ramp details).

7.3.1.2 - Occupant Load

Artist Studio Space = 842sqft

- occupancy load (Business Use) 100sqft/person = 9

Performance Space and Stage = 705 sqft

- occupancy load (Assembly Use: Less Concentrated Use / stage) 15sqft/person = 47

TOTAL OCCUPANCY LOAD = 56

7.4.1.1 - Two means of egress shall be provided.

7.5.1.3.3 - The Exits shall be separated by a minimum of 1/3 of the overall diagonal of the space.

CHAPTER 8

8.2.1.2 - Construction Type shall be III (200)

CHAPTER 9 Business Occupancies

38.2.2.2.2 - Locks on entrance/exit doors shall comply.

38.2.2.6 - Ramp complies (see details)

38.2.3.2 - With occupancy over 50 people the clear width of corridor and means of egress shall be 44" min.

38.2.4.3 - A single Exit is allowable per this section, however two are provided that meet all requirements to.

38.2.4.5 - A single Exit is allowable per this section, however two are provided that meet all requirements.

38.2.4.6 - A single Exit is allowable per this section, however two are provided that meet all requirements.

38.2.5.2.1 - Dead end corridors may be a maximum of 50'. (note: no dead end corridors exist in proposed layout)

38.2.5.3.2 - Common Path of Travel shall not exceed 100'.

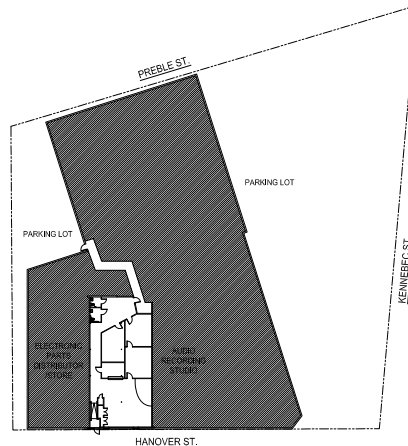
38.2.6.3 - Travel distance to exit shall not exceed 300'

38.2.8 - Means of egress path shall be illuminated.

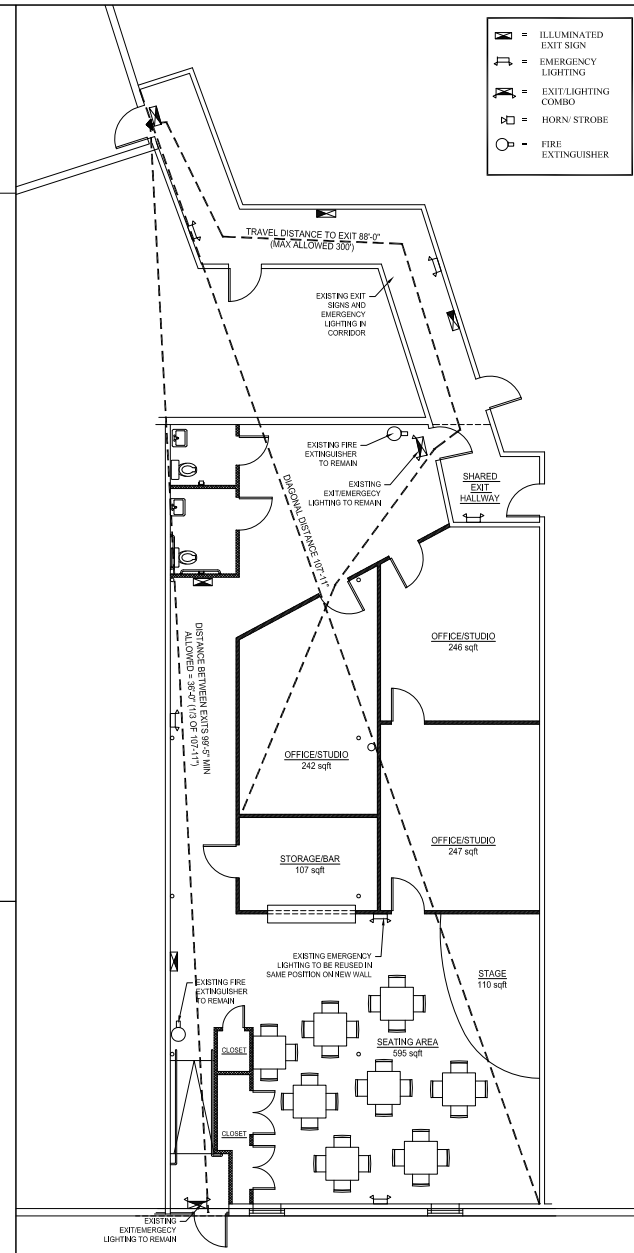
38.3.4.1 - A fire alarm system is not required.

38.3.5 - Fire Extinguishers provided.

2 | KEY PLAN
SCALE: 1/16"=1'-0"



1 | LIFE SAFETY PLAN
SCALE: 3/16"=1'-0"



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Date: 25 JAN 2016
Scale: AS NOTED
LIFE SAFETY and CODE REVIEW

LS1