

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 5 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 IIB - 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 = 867sqft
- 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

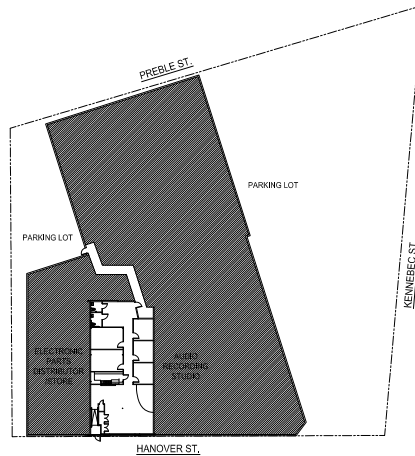
Artist Studio Space = 867sqft
- occupancy load (Business Use) 100sqft/person = 9
Performance Space and Stage = 705 sqft
- occupancy load (Assembly Use: Less Concentrated Use / stage) 15sqft/person = 47
TOTAL OCCUPANCY LOAD = 56
7.4.1.1 - Two means of egress shall be provided.
7.5.1.3.3 - The Exits shall be separated by a minimum of 1/3 of the overall diagonal of the space.

CHAPTER 8

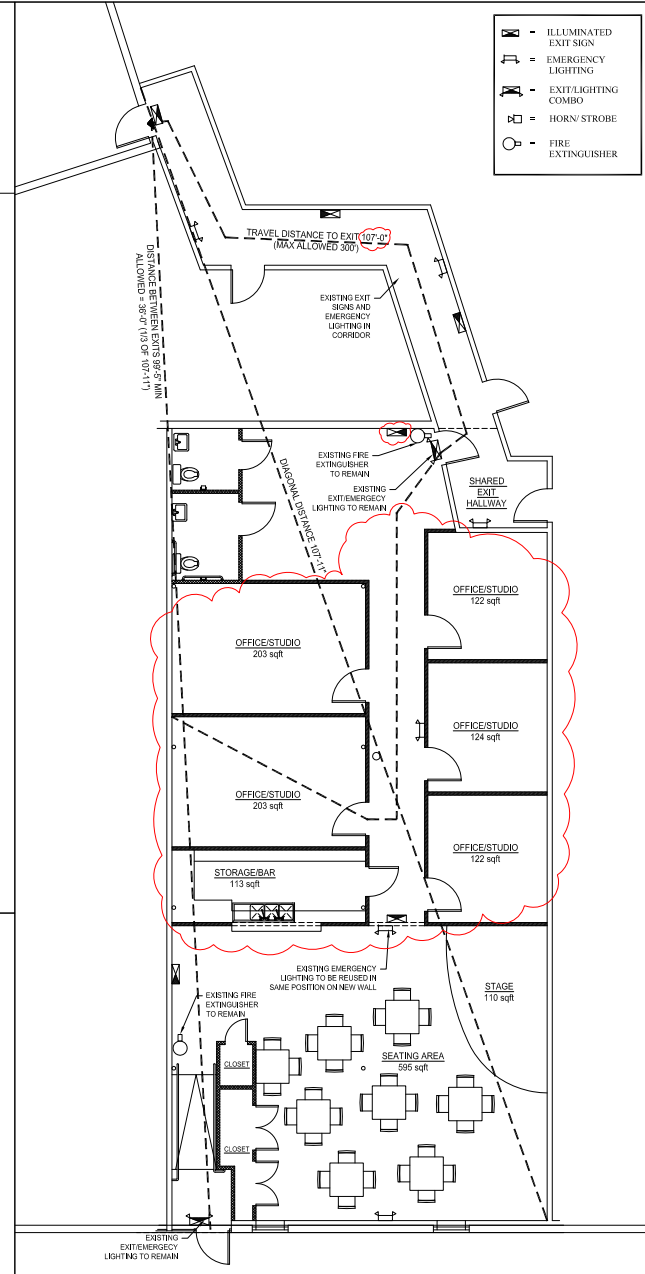
8.2.1.2 - Construction Type shall be III (200)
CHAPTER 9 Business Occupancies
38.2.2.2.2 - Locks on entrance/exit doors shall comply.
38.2.2.6 - Ramp complies (see details)
38.2.3.2 - With occupancy over 50 people the clear width of corridor and means of egress shall be 44" min.
38.2.4.3 - A single Exit is allowable per this section, however two are provided that meet all requirements to.

CHAPTER 9

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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Scale:	AS NOTED
LIFE SAFETY and CODE REVIEW	
LS1	