

Building Area Information	
Unit 98C	1603 SF
Unit 98B	846 SF
Storage Unit	151 SF
Total area	2600 SF

2015 IBC Code Overview		
Construction Type	Existing	Proposed
Sprinkler	IIIB	IIIB
Use	Yes	Yes
	S	B

UNIT 98C
 303.1.1 Building used for Assembly use less than 50 persons shall be considered under Group B occupancy.
 304.1 Business group B
 Table 1004.1.2 Occupancy Load calculations:
 Assembly (unconcentrated)Occ. Factor – 15net; 630sf/15= 42
 Kitchen occ. Factor- 200 gross ; 481sf/200=3

UNIT 98B
 304.1 Business group B
 Table 1004.1.2 Occupancy Load calculations:
 Assembly (unconcentrated)Occ. Factor – 15net; 362ft/15= 25
 Kitchen occ. Factor- 200 gross ; 138sf/200=1

STORAGE UNIT
 303.3 Storage group S-1
 Table 1004.1.2 Occupancy Load: Occ. Factor – 300gross; 151sf/15= 1

1006.2.1 One exit shall be provided where the occupant load of space is less than 49 (refer table 1006.2.1)
 1108.2.9 In dining and drinking areas all interior and exterior floor areas shall be accessible and be on an accessible route.
 1108.2.9.1 At least 5% but not less than 1 dining surfaces for the seating and standing surfaces shall be accessible.

IEBC 2015:
 504.1 Level 2 alteration.
 701.2 Existing building shall not be altered such as the building becomes less safe.
 702.2 New interior finish material shall comply to IBC.
 703.1 Maintain level of fire protection.
 704.1 Maintain same level of egress.
 705.1 Comply with ch 11 of IBC.
 708.1 All new construction energy requirements to comply with IECC.
 801.3 All new construction components and materials to comply with IBC.
 804.4 An approved fire detection system shall be installed in accordance to NFPA 72.
 805.3.1.1 In group B occupancy, single exit is permitted when occ.load is not more than 50 and exit access travel distance does not exceed 75ft.
 805.4.3 In any work area all doors opening to an exit passageway at grade or exit stairway shall be self-closing or automatic closing.
 805.7 Means of egress shall be provided with artificial lighting in accordance with IBC.
 805.8.1 Means of egress shall be provided with exit signs in accordance with IBC.
 805.11.1 Every open portion of stairway, landing, more than 30in above floor to be provided with guard rails.
 811.1 All new construction energy requirements to comply with IECC.

NFPA 2009:
 6.1.11 Business occupancy.
 6.2.2.3 Ordinary hazard contents.
 7.1.3.1 Corridors used as exit access and serving an area having an occupant load exceeding 30 shall be separated from other parts of the building by walls having not less than a 1-hr fire resistance rating.
 7.1.6.2 Changes in walking surfaces in means of egress shall not exceed 1/4". Changes in elevation exceeding 1/4", but not exceeding 1/2", shall be beveled with a slope of 1 in 2.
 7.1.7.1 Changes in level in means of egress shall be achieved by an approved means of egress where the elevation difference exceeds 21 inches.
 7.1.7.2.1 Where a ramp is used, the presence and location of ramped portions of walkways shall be readily apparent.
 7.2.1.2.3.1 Min door leaf width: 32 inches.
 7.2.1.3.3 Max door threshold: 1/2 inch.
 7.2.1.3.4 Raised thresholds and floor level changes in excess of 1/4 inch at door openings shall be beveled with a slope not steeper than 1 in 2.
 7.2.2.2.1.2 Min stair width: 36 inches clear.
 7.2.2.2.1.1(a) Max riser height: 7 in
 Min riser height: 4 in
 Min tread depth: 11 in
 Min headroom: 6 ft 8 in
 Max height between landings: 12 ft
 7.2.2.3.2.3 Every landing shall have a dimension, measured in the direction of travel, not less than the width of the stair.
 7.2.2.4.1.1 Stairs required to have handrails on both sides.
 7.2.2.4.4.1 Handrails to be not less than 34 inches and not more than 38 inches above the surface of the tread.
 7.2.2.4.4.6 Handrails shall have a circular cross section with an outside diameter not less than 1 1/4 inches.
 7.2.2.4.4.9 Handrails shall return to the wall.
 7.2.2.4.4.10 Handrails shall extend 12 inches beyond top riser and for the depth of one tread beyond bottom riser.

7.2.5.2(a) Minimum clear width: 44 inches
 Maximum slope: 1 in 12
 Maximum cross slope: 1 in 48
 Maximum rise for a single ramp run

7.2.5.3.1 (1) All ramps serving as a required means of egress shall be of permanent fixed construction.
 (4) The ramp floor and landings shall be solid and without perforation.

7.2.5.3.2 (1) Ramps shall have landings located at the top, at the bottom, and at door leaves opening onto the ramp.
 (2) The slope of the landing shall not be steeper than 1 in 48.
 (3) Every landing shall have a width not less than the width of the ramp.
 (4) Every landing shall not be less than 60 inches long in the direction of travel.

7.2.5.4.2 Handrails shall be provided along both sides of a ramp run with a rise greater than 6 inches.

7.2.5.6.2 Outside ramps and landings shall be designed to minimize water accumulation on their surfaces.

Tb 7.3.1.2 Occupancy Load calculations:
 Unit 98C- Assembly (unconcentrated)Occ. Factor – 15net; 630sf/15= 42
 Kitchen occ. Factor- 100 gross ; 492sf/100=5
 Unit 98B- Assembly (unconcentrated)Occ. Factor – 15net; 362sf/15= 25
 Kitchen occ. Factor- 100 gross ; 1382sf/100=2

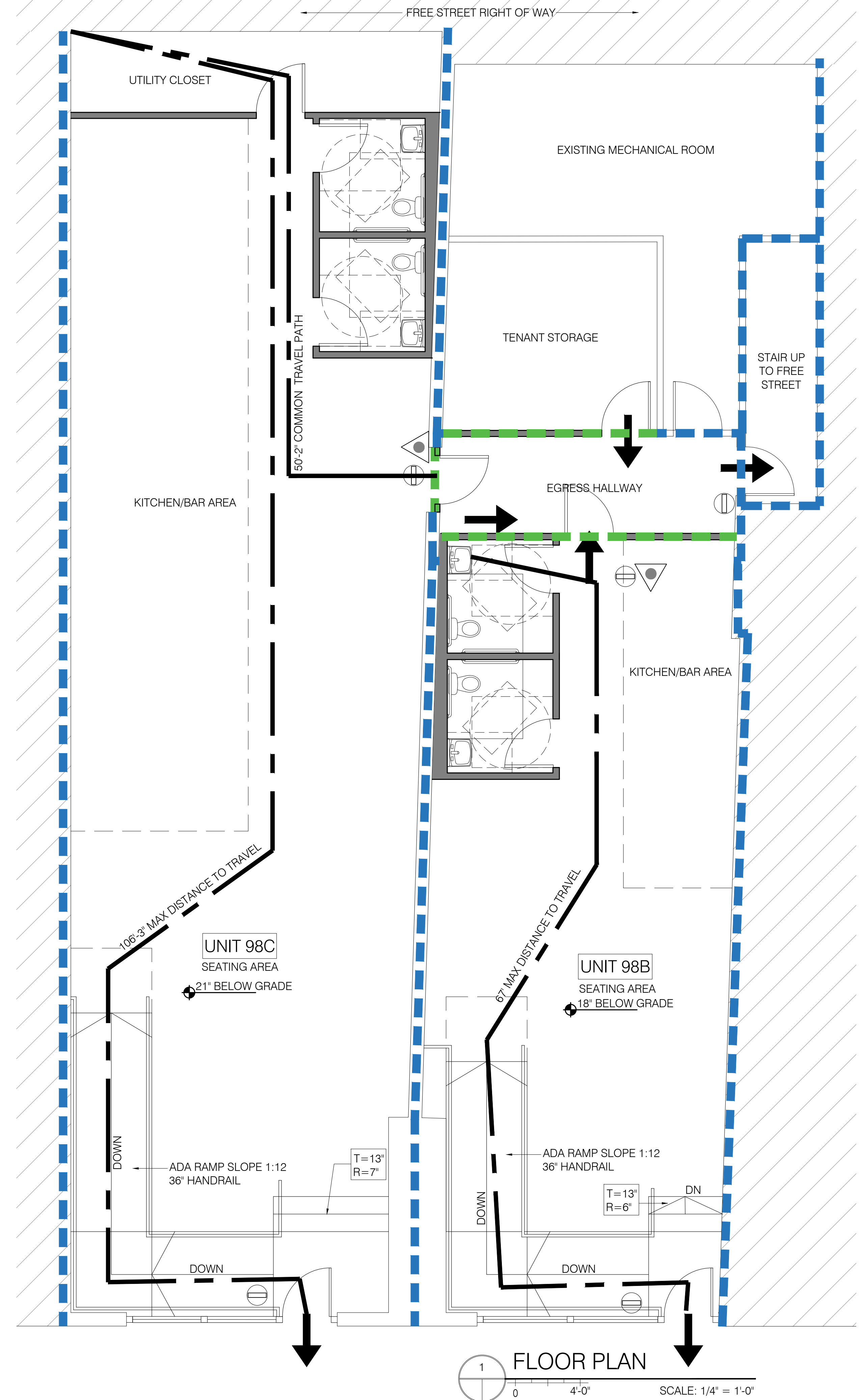
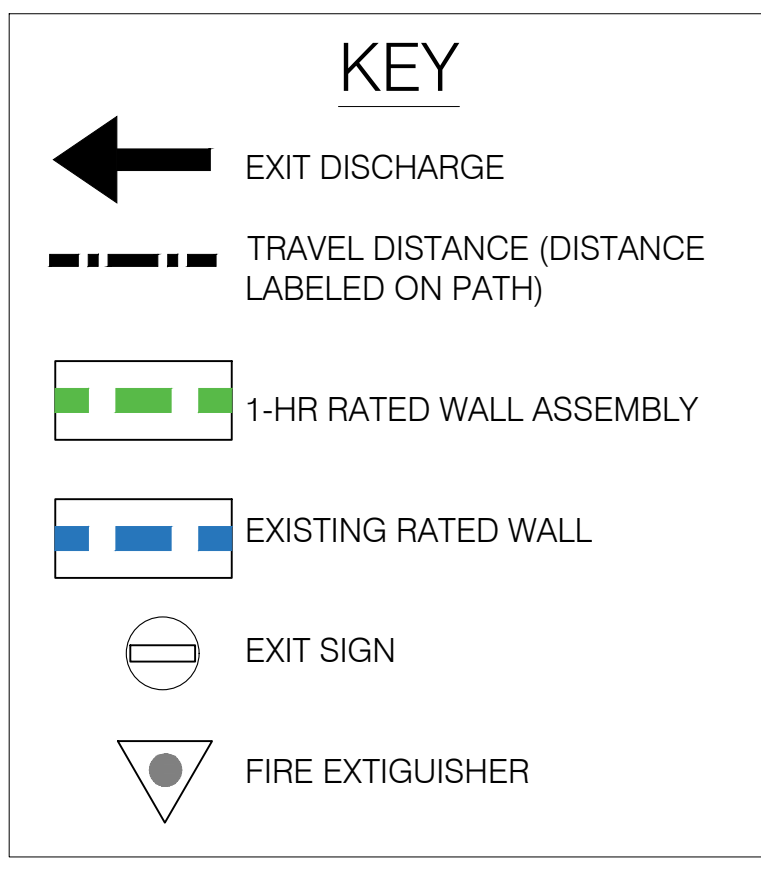
7.3.3.1 Stairway Egress Capacity Factor: 0.3
 Level Components and Ramp Egress Capacity Factor: 0.2
 Minimum means of egress width: 36 inches.

7.3.4.1 Corridors shall provide exit access without passing through any intervening rooms.
 7.5.1.2 Access to an exit shall not be through storerooms other than provided in Chapter 39 or other spaces subject to locking.
 7.5.2.1 Exit access and exit doors shall be designed and arranged to be clearly recognizable.
 7.5.2.2 A single accessible means of egress shall be permitted from buildings which are permitted to have single exit.
 7.5.4.1.2 The travel distance shall include the travel on stairway or ramp.
 7.6.2 Means of egress shall be illuminated in accordance with this section.
 7.8 Emergency lighting shall be in accordance with this section.
 7.9 Means of egress marking to be done according to this section.
 7.10

Tb-A7.6 Existing business - travel distance limit- sprinklered- 300ft.
 - Dead end limit – sprinklered- 50ft
 - Common path limit- sprinklered- 100ft

Tb 8.3.4.2 Exit access corridors: 1hr rated walls; 20 min rated doors to be provided.
 39.1.6 No minimum construction requirements
 39.2.4.3 A single exit is permitted for an area with occupant load fewer than 100 persons when-
 1. The exit shall discharge directly to the outside at the level of discharge.
 2. Travel distance from any point shall not exceed 100ft.
 3. the total distance of travel specified in the above point shall be on the same floor, or if traversing on stairs is necessary, the ht should not exceed 15ft.

39.3.2.3 Commercial cooking equipment shall be in accordance with NFPA 96.
 39.3.3.2.1 Interior wall and ceiling finishes shall be Class A or Class B in exits and exit corridors
 39.3.3.2.2 Interior wall finishes can be Class A, Class B, Class C in other areas except for exits and exit enclosures.
 39.3.3.3 No requirements for interior floor finish.
 39.3.5 Portable fire extinguishers shall be provided in every business occupancy.
 39.7.4 Food service operations shall comply with this section.
 43.2.2.1.5 Change of use
 43.7.2 Change of occupancy classification.
 43.7.2.2 Where a change of occupancy classification occurs to an occupancy within same hazard classification, the building shall comply with the requirements of chapters of occupancy created by the change; automatic sprinkler system and detection requirements applicable to new construction for the occupancy created.
 Business- hazard category- 3.



1 FLOOR PLAN SCALE: 1/4" = 1'-0"