Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/31/17

03/27/17	REV 1 4/26/17						
IBC 2009 Code Analysis							
23 Ocean Avenue							
	Basement	**1st Floor**	**2nd Floor**	**3rd Floor**		**Comment**	**Rev 1**
Areas	1,700	1,700	2,620	2,620			
Total Area	8,640						
Building Use	Business B	Business B	Residential R-2	Residential R-2			
	Storage S-1					Tenant storage rooms	*
		Storage S-2				4 parking spaces (Use Low Hazard Storage S-2) located adjacent to 1st floor B use and below part of 2nd floor R-2 use	*
Allowable Height and Building Areas (Table 503)							
Type of Construction	V-B	V-B	V-B	V-B		with automatic sprinkler system	
Allowed # of Floors	3	3	3	3		Includes 504.2 increase of 1 story for sprinkler system	*
Allowed Building Height	60	60	60	60		Includes 504.2 increase of 20 ft. for sprinkler system	
Allowed Area per story	9,000	9,000	7,000	7,000			
Building Height (504)						City Zoning governs as code allowed height exceeds limit set by Zoning.	
Building Area Modifications (506)						Not calculated. Though eligible, none required as proposed structure is well within area limits of Table 503.	
Separation of Occupancies (Table 508.4)							
	B & R-2	1 hr					
	B & S-1	none					*
	B & S-2	1 hr					
	R-2 & S-2	1 hr					
	R-2 units	none				½ hr. per NFPA 101	

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Fire Resistance Ratings for Building Elements (Table 601)							
	Type V-B						
Primary Structural Frame	0 hrs						
Bearing Walls	0 hrs						
Interior Partitions	0 hrs						
Floor	0 hrs						
Roof	0 hrs						
Fire Resistance Ratings for Exterior Walls based on Separation Distance (Table 602)							
	Type V-B						
10~X<30	0 hrs					B, R-2, & S-2 occupancy	
						12'-2 1/2" min. separation at closest point, 0 hr. rating required	*
Max. Area of Exterior Wall Openings (Table 705.8)							
	Opening Protection		Allowable Area				
5' to less than 10'	unprotected, sprinklered (UP-S)		25%			Imaginary lot line at half of minimum separation distance considered.	
			11%	provided			