Code Review

Grime Studios

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 11/04/14

	IBC 2009		NFPA 101 2009	
1 floors above grade	502.1			
Sprinklers		NFPA 13		NFPA 13
Occupant Load	T 1004.1.1	Business Areas 7344 sf (100 gsf/oc) = 74	7.3.1.2	B 7344 sf (100 gsf/oc) = 74
		Business Areas (second story) 787 sf (100 gsf/oc) = 8		B (second story) 787 sf (100 gsf/oc) = 8
Use Group(s)	304.1	B Business	38	Business Occupancy
Construction Type	T 503	2B - Non combustible unprotected		II-N Non combustible unprotected
Building Area	T 503	B is 23,000sf 3 stories		
	506.3	Sprinkler Increase 200% = 69,000 sf		
Building Elements	T 601	0 hr Structural Frame	38.1.6 B	No Minimum Construction requirements
	T 602	0 hr Bearing Walls Exterior		
	T 601	0 hr Bearing Walls Interior		
	T 601	0 hr Non-Bearing Walls Interior		
	T 602	1 hr Non-Bearing Walls Exterior (sep. dist <10') NA		
	705.5	Exterior Wall with >10' sep. needs rating only from inside		
	T 601	0 hr Floor Construction		
	T 601	0 hr Roof Construction		
Separations	508.3	Separated uses	6.1.14.1	
		B from S-1 = 0 hr (note NFPA is 1hr)		B from Storage Ordinary (2hrs - 1 spkr.) = 1hr
Distances to Exits	1016.1	Business - 300' Travel Distance to exits (with sprinklers)	38.2.6.3	300' Travel Distance to exits with Sprinklers

	1014.3	B - 100' Common Path of Travel with sprinkler	38.2.5.3.1	100' Common Path
	1018.4	Business - 50' Dead End (with sprinkler)	38.2.5.2.1 B	50' dead end corridc
Egress Width	1005.1	82 Occ. x 0.2) = 16.4 inches, 2 doors 9" minimum each		
Egress Stairs	1009.1	Occ. Load >50 = 44" min width		
	1009.1	Occ. Load <=50 = 36" min width	7.2.2.2.1.2(B)	44" min. over 50 occ
	1003.3	Handrails can protrude into stair 4.5" max	7.2.2.2.1.2	Handrails can protrude into stair 4.5" max
	1005.2	Door Swings may not reduce egress width by > 1/2		
	1009.2	80" min headroom	7.2.2.2.1.1(a)	6'-8" min. headroom
	1009.3	7" max. riser	7.2.2.2.1.1(a)	7" max. riser
	1009.3	11" min Tread depth	7.2.2.2.1.1(a)	11" min. tread
	1009.6	12' max. total rise between floors or landings	7.2.2.2.1.1(a)	12' max. height between landings
Ramps	1010.2	1:12 (8%) Max slope	7.2.5.2(a)	1:12 max. slope
	1010.6	60" long landings at top and bottom		
	1010.6	2% max slope of landings	7.2.5.2(a)	1:48 max. cross slope
	1010.8	>6" rise must have handrails on both sides of ramp		
Egress Corridors	1018.2	44" min. when Occ. > 50		44" min. Hallway width
	1018.2	36" min. when Occ. <= 50		
	1018.2	24" min. at service corridors to mechanical equipment		
Plumbing Requirements				
Office Buildings	82 Occupants = 41 men and 41 women			
	Toilets = Male 1 per 100 occ. = 1 toilet			
	Urinal = Male 1 per 100 occ. = 1 Urinal			
	Lavatory = Male 1 per 200 occ. = 1 Lavatory			
	Toilets = Female 3 per 100 occ. = 3 toilets			
	Lavatory = Female 1 per 200 occ. = 1 Lavatory			

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