

Code Review

Jun 4, 2015

Grime Studios

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) 2893 sf (100 gsf/oc) = 29

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Business Areas (existing second story) 787 sf (100 gsf/oc) = 8

B (existing 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 of Travel with sprinkler		
	1018.4	Business - 50' Dead End (with sprinkler)	38.2.5.2.1 B	50' dead end corridor		
	T 1021.2	Single means of egress allowed for 2nd story Business Use with maximum 29 occupants and 75' travel distance				
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					

