

JGR Architects

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Project Description: 3098 LP/AM-PACK MANUFACT - WAREHOUSE ADDITION 100,000 Date: Thursday, 15 Oct 2020

Project Location: 400 W. BLANCHARD, SOUTH HUTCHINSON

Construction by: Architect: JONES GILLAM RENZ ARCHITECTS Engineer:

Code Study by: Jeff Gillam

This code study is based on the 2012 International Building Code by ICC using Plan Analyst.

www.plananalyst.com

BASIC BUILDING DESCRIPTION:

Type of Construction = IIB

Building has an NFPA13 sprinkler system. System is used for allowable area(506.3) and height(504.2)

Allowable area and height based on different uses not being separated by fire barriers. Most restrictive height and area used. (508.3.2)

ADDRESS IDENTIFICATION:

Buildings shall be provided with approved address numbers or letters. Each character shall be not less than 4 inches high and not less than 0.5 inch wide. They shall be installed on a contrasting background and be plainly visible from the street or road. When required by the fire official, address numbers shall be provided in additional approved locations. When access is by a private road and the building address cannot be view from the public way, a monument, pole or other approved sign shall be used to identify the structure. (501.2)

SITE DESCRIPTION: (506.1.1 and 202 FIRE SEPARATION DISTANCE)

The north side has a lot line. Distance to lot line = 80.0

Length of perimeter facing lot line = 330.0 This side is not accessible from a street or approved fire lane.

The east side has a public way. Distance to public way = 12.0 ,width = 60.0

Length of perimeter facing the public way = 535.0 This side is not accessible from a street or approved fire lane.

The south side has a lot line. Distance to lot line = 124.0

Length of perimeter facing lot line = 330.0 This side can be accessed from a street or approved fire lane.

The west side has a public way. Distance to public way = 50.0 ,width = 60.0

Length of perimeter facing the public way = 535.0 This side can be accessed from a street or approved fire lane.

Perimeter of the entire building = 1,730.0 feet.

Perimeter which fronts a public way or accessible open space = 865.0 feet.

Weighted average of the width of public way or accessible open space = 30.0 feet.

The allowable area of this building is unlimited based on Section 507.3.

HEIGHT OF BUILDING:

Actual height of building = 25.00 ft Allowed building height = 55.00 ft The height is within the allowed height. (504.1 and Table 503)

BUILDING INTERIOR:**ALLOWABLE AREA AND HEIGHT:**

FL	NAME	OCC	MAX FLR	AREA	ALLOWED	RATIO	STATUS
F1	Warehouse	S1	UL	80000	UNLIMITED	0	OK
F1	Manufacturing area	F1	UL	60000	UNLIMITED	0	OK
F1	Business area	B	UL	20000	UNLIMITED	0	OK
TOTAL FOR FLOOR				160000	UNLIMITED	0	OK

BUILDING TOTAL

160000 UNLIMITED 0 OK

Notes:

Unlimited allowable area is based on Section 507.

EXIT REQUIREMENTS:

FL	NAME OF AREA	NUMB OF OCC	MIN NUMB EXIT	MIN EXIT WDTH	PANIC HDWR	DOOR SWNG	CORRIDOR FIRE RATING	MAX TRVL DIST	NOTES
F1	Warehouse	160	2	24	no	OUT	N/A	250	1 2
F1	Manufacturing area	120	2	18	no	OUT	N/A	250	1 2
F1	(A)Business area	200	2	30	no	OUT	N/A	300	1 2
	TOTAL 1st FLOOR	280	2	42	no	OUT	N/A	250	5

NOTE: Areas with (A) before the number of occupants is being treated an accessory use area. This area is only used persons who occupy the main areas of the building. The occupant load of this area is not included in the total occupant load for suites, floors, or the building.

FOOTNOTES:

1. Two exits are required from this area since the occupant load exceeds allowable in Table 1015.1
2. Two exits are required from this area since the common path of egress limits in Section 1014.3
5. Number of exits from this floor is based on Section 1021.2

NOTES FOR EXIT TABLE:

- Door swing is based on Section 1008.1.2
- Occupant load is based on Section 1004 and Table 1004.1.2
- Exit width is in inches and based on Sections 1005.3.1 and 1005.3.2
- For the minimum width of stairways, see Section 1009.4.
- Exits shall be continuous from the point of entry into the exit to the exit discharge. (1003.6)

DOOR SWING EXCEPTIONS:

- Exception 5: Revolving doors complying with Section 1008.1.4.1
- Exception 6: Horizontal sliding doors complying with Section 1008.1.4.3
- Exception 7: Power-operated doors complying with Section 1008.1.4.2

EXIT WIDTH NOTES:

- Exit width is in inches and based on Section 1005.2
- Width shown for all areas is based on other egress components. (1005.3.2)
- Width shown for 1st floor is based on other egress components. (1005.3.2)
- Width shown for other floors & basements is based on stairways. (1005.3.1)
- For the minimum width of doors, see Section 1008.1.1.

EGRESS CONTINUITY:

The path of egress travel along a means of egress shall not be interrupted by any building element other than a means of egress component. (1003.6)

EXIT SEPARATION:

In areas where 2 exits are required, the minimum separation is 1/3 of the maximum diagonal of the area or floor measured in a straight line between exits or exit access doorways. (1015.2.1, Exception 2)
Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity by more than 50 percent. (1005.5)

MEANS OF EGRESS ILLUMINATION:

1. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied. (1006.1)

2. The means of egress illumination shall not be less than 1 foot-candle at the walking surface level. (1006.2)
See section 1006.3 for emergency power requirements.

EXIT SIGNS:

Signs shall be placed where the exit or the path of egress travel is not readily visible. No point in a corridor or passageway to be more than 100 feet from an exit sign. (1011.1)

Exception 2: Main exterior exit doors which obviously and clearly are identifiable as exits need not be signed when approved.

A sign stating EXIT in raised characters and Braille shall be provided adjacent to each exit door. (1011.4)

Exit signs shall be internally or externally illuminated. (1011.3)

Exit sign shall be illuminated at all times including during loss of primary power. (1011.5 & 1011.6.3)

ADDITIONAL DOORS:

Where additional doors are provided for egress purposes, they shall conform to the requirements in Section 1008. (1008.1)

LANDINGS AT DOORS:

1. There shall be a floor or landing on each side of a door. (1008.1.5)

2. Such floor or landing shall be at the same elevation on each side of the door. (1008.1.5)

3. The floor or landing shall not be more than 1/2 inch lower than the threshold. (1008.1.7)

4. Landings shall have a width not less than the width of the stairway or width of the doorway, whichever is the greater.

Where a landing serves an occupant load of 50 or more, doors in any position shall not reduce the landing dimension to less than one half of the required width. The minimum length in the direction of exit travel is 44 inches. (1008.1.6)

5. The space between two doors in series shall be 48 inches plus the width of door swinging into the space. (1008.1.8)

BOLT LOCKS:

Manually operated flush bolts and surface bolts are not permitted. (1008.1.9.4)

Exception 3: Where a pair of doors serves an occupant load of less than 50, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf. The inactive leaf shall contain no doorknobs, panic bars or similar operating hardware.

Exception 4: Manually operated edge- or surface-mounted bolts are permitted on the inactive leaf provided such inactive leaf is not needed to meet egress width requirements. The inactive leaf shall contain no doorknobs, panic bars or similar operating hardware.

Exception 2: Where a pair of doors serves a storage or equipment room, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf.

The unlatching of any door or leaf shall not require more than one operation. (1008.1.9.5)

Exception 2: Where manually operated bolt locks are permitted.

Exception 3: Doors with automatic flush bolts as permitted.

LOCKS AND LATCHES:

Egress doors shall be readily openable from the egress side without the use of a key or any special knowledge or effort. (1008.1.9)

Locks and latches shall be permitted to prevent operation where any of the following exists: (1008.1.9.3)

2. The main door or doors in Group B, F, M and S areas are permitted to be equipped with key operating locking devices from the egress side provided:

2.1 The locking device is readily distinguishable as locked.

2.2 A readily visible durable sign is posted on the egress

side stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED

3. Where egress doors are used in pairs, automatic flush bolts shall be permitted to be used, provided the door leaf having the automatic flush bolts has no doorknob or surface-mounted hardware.

5. Fire doors after the minimum elevated temperature has disabled the unlatching mechanism.

BUILDING ACCESSIBILITY:

Accessible entrances and accessibility within the building shall comply with Sections 1104 and 1105. On floors where drinking fountains are provided, accessible drinking fountains shall be provided. No fewer than 2 drinking fountains shall be provided. One shall comply with the requirements for people in a wheelchair and one for standing persons. (1109.5.1)

MINIMUM NUMBER OF PLUMBING FIXTURES: (2902.1)

FL	NAME OF AREA	NUMBER OCC	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS
			MALE	FEMALE	MALE	FEMALE	
F1	Warehouse	160	1	1	1	1	1
F1	Manufacturing area	120	1	1	1	1	1
F1	(A)Business area	200	3	3	3	3	2
TOTAL for 1st FLOOR		1200	2	2	2	2	1

NOTES ON THE TOTAL NUMBER OF PLUMBING FIXTURES:

The number of fixtures for a floor may not match total number of fixtures per area.

1. Fixtures for accessory areas are not included in the floor total.
2. The number of fixtures for each area are rounded up to the next whole number. Floor totals are not rounded up until the floor total is obtained.

If the fixtures only serve an area, use number shown for each area.

If the fixtures serve an entire floor, use number shown for totals.

FIRE-RESISTANCE REQUIREMENTS:

FIRE-RESISTANCE RATING FOR EXTERIOR WALLS:

North Side:

Group S1 - Bearing walls = 0-hr Nonbearing walls = 0-hr rating on the inside. (705.5, Tables 601 & 602)

Parapet not required. (705.11, Exception 3)

Projections extending beyond the exterior wall are not permitted. (Table 705.2)

No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)

Group F1 - Bearing walls = 0-hr Nonbearing walls = 0-hr rating on the inside. (705.5, Tables 601 & 602)

Parapet not required. (705.11, Exception 3)

Projections extending beyond the exterior wall are not permitted. (Table 705.2)

No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)

Group B - Bearing walls = 0-hr Nonbearing walls = 0-hr rating on the inside. (705.5, Tables 601 & 602)

Parapet not required. (705.11, Exception 3)

Projections extending beyond the exterior wall are not permitted. (Table 705.2)

No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)

If there are projections beyond the exterior wall, they shall be of noncombustible materials. (705.2.1) See Section 1406.3 for balconies.

East Side:

Group S1 - Bearing walls = 0-hr Nonbearing walls = 0-hr rating on the inside. (705.5, Tables 601 & 602)

Parapet not required. (705.11, Exception 3)

Projections extending beyond the exterior wall cannot extend closer to than 24 inches to the fire separation distance line. (Table 705.2)

No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)

Group F1 - Bearing walls = 0-hr Nonbearing walls = 0-hr rating on the inside. (705.5, Tables 601 & 602)

Parapet not required. (705.11, Exception 3)

Projections extending beyond the exterior wall cannot extend closer to than 24 inches to the fire separation distance line. (Table 705.2)

No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)

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Parapet not required. (705.11, Exception 3)

Projections extending beyond the exterior wall cannot extend closer to than 24 inches to the fire separation distance line. (Table 705.2)

No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)

If there are projections beyond the exterior wall, they shall be of noncombustible materials. (705.2.1) See Section 1406.3 for balconies.

South Side:

Group S1 - Bearing walls = 0-hr Nonbearing walls = 0-hr rating on the inside. (705.5, Tables 601 & 602)
Parapet not required. (705.11, Exception 3)

Projections extending beyond the exterior wall are not permitted. (Table 705.2)

No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)

Group F1 - Bearing walls = 0-hr Nonbearing walls = 0-hr rating on the inside. (705.5, Tables 601 & 602)
Parapet not required. (705.11, Exception 3)

Projections extending beyond the exterior wall are not permitted. (Table 705.2)

No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)

Group B - Bearing walls = 0-hr Nonbearing walls = 0-hr rating on the inside. (705.5, Tables 601 & 602)
Parapet not required. (705.11, Exception 3)

Projections extending beyond the exterior wall are not permitted. (Table 705.2)

No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)

If there are projections beyond the exterior wall, they shall be of noncombustible materials. (705.2.1) See Section 1406.3 for balconies.

West Side:

Group S1 - Bearing walls = 0-hr Nonbearing walls = 0-hr rating on the inside. (705.5, Tables 601 & 602)
Parapet not required. (705.11, Exception 3)

Projections extending beyond the exterior wall cannot extend closer to than 24 inches to the fire separation distance line. (Table 705.2)

No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)

Group F1 - Bearing walls = 0-hr Nonbearing walls = 0-hr rating on the inside. (705.5, Tables 601 & 602)
Parapet not required. (705.11, Exception 3)

Projections extending beyond the exterior wall cannot extend closer to than 24 inches to the fire separation distance line. (Table 705.2)

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No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)

If there are projections beyond the exterior wall, they shall be of noncombustible materials. (705.2.1) See Section 1406.3 for balconies.

FIRE-RESISTANCE RATING REQUIREMENTS:(Table 601 except as noted)

Exterior walls . Minimum fire resistance rating = FIRE-RESISTANCE RATING FOR EXTERIOR WALLS above

Primary structural frame must be noncombustible. Minimum fire resistance rating = 0 hour

Interior bearing wall must be noncombustible. Minimum fire resistance rating = 0 hour

Interior nonbearing wall must be noncombustible. Minimum fire resistance rating = 0 hour

Fire-retardant treated wood shall be permitted in: (603.1)

1.1 Nonbearing partitions where the required fire-resistance rating is two hours or less.

1.2 Nonbearing exterior walls where no fire rating is required.

1.3 Roof construction, including girders, trusses, framing and decking.

Partitions dividing portions of stores, offices or similar places occupied by one tenant only and do not establish a corridor or serve an occupant load of 30 or more may be:

1. constructed of fire retardant treated wood

2. one hour fire resistive construction

3. wood panels or similar up to six feet in height. (603.1, 10)
Floor/ceiling assembly must be noncombustible. Minimum fire resistance rating = 0 hour
Roof/ceiling assembly must be noncombustible. Minimum fire resistance rating = 0 hour
Fire-retardant-treated wood shall be allowed in buildings including girders and trusses as part of the roof construction. (Table 601, b.)
Stairs must be noncombustible. Minimum fire resistance rating = 0 hour

MARKING AND IDENTIFICATION:

Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified. (703.7)
Identification shall be located in accessible concealed floor, floor-ceiling or attic spaces;
Be located within 15 feet of the end of each wall and at intervals not exceeding 30 feet; and
Suggested wording: 'FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS'

FIRE PARTITIONS:

The following wall assemblies shall comply. (708.1)
Fire partitions shall have a fire-resistance rating of not less than 1-hour. (708.3)
See exceptions.
Fire partitions shall extend from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above or to the fire-resistive-rated floor/ceiling or roof/ceiling assembly above. (708.4)
The supporting construction shall be protected to afford the required fire-resistance rating of the wall supported, except for tenant and sleeping unit separation wall and corridor walls.
See exceptions.

A 1-hour fire-resistive rating is required for smoke barriers. (709.3)
Smoke barriers shall form an effective membrane continuous from outside wall to outside wall and from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, deck or slab above, including continuity through concealed spaces. (710.4)
See Section 710.5 for opening requirements.

PENETRATIONS OF FIRE RESISTIVE ASSEMBLIES:

WALLS ASSEMBLIES:

Penetrations of walls shall comply Section 714.3.1.1 or 714.3.1.2.

FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES:

Penetrations of floor/ceiling and roof/ceiling assemblies shall comply Section 714.4.1.1 or 714.4.1.2.

DUCTS AND AIR TRANSFER OPENINGS:

Where required. (717.5) , Fire walls (717.5.1), Fire barriers (717.5.2), Shaft enclosures (717.5.3), Fire partitions (717.5.4) and Smoke barriers (717.5.5)

REQUIRED SEPARATION OF OCCUPANCIES: (508.4.4 & Table 508.4)

Uses are not separated by fire barriers. The construction of the building is based on the most restrictive use. (508.3.3)

SEPARATION OF INCIDENTAL USE AREAS: (Table 509)

Furnace rooms where any piece of equipment is over 400,000 BTU per hour input = Smoke barrier (509.4.2)
Rooms with any boiler over 15 psi and 10 horsepower = Smoke barrier (509.4.2)
Refrigerant machinery rooms = Smoke barrier (509.4.2)
Hydrogen cut-off rooms not classified as Group H = 1 hour
Incinerator rooms = 2 hours and an automatic sprinkler system
Stationary storage battery systems having a liquid capacity of more than 50 gallons of flooded lead-acid, nickel cadmium or VRLA or more than 1,000 pounds for lithium-ion and lithium metal polymer used for facility standby power, emergency power or uninterrupted power supplies = 1 hour

SMOKE AND HEAT VENTS:

If there is over 50,000 sq.ft. of undivided area, smoke and heat vents are required. (910.2.1)
Areas containing high piled combustible stock or rack storage in any occupancy group require smoke and heat vents. Design to comply with the International Fire Code. (910.2.3)

Note: Where areas of buildings are equipped with early suppression fast-response (ESFR) sprinklers, automatic smoke and heat vents shall not be required within these areas. (910.1, Exception 2)

VENT DESIGN REQUIREMENTS:

1. The design and installation of smoke and heat vents and draft curtains shall be as specified in Table 910.3. (910.3)
2. Smoke and heat vents shall be approved and labeled and shall be capable of being operated by approved automatic and manual means. (910.3.2)
3. Smoke and heat vents shall be designed to operate automatically. (910.3.2.2)
4. The effective venting area shall not be less than 16 square feet with no dimension less than 4 feet, excluding ribs or gutters having a total width not exceeding 6 inches. (910.3.3)
5. Vents shall be located 20 feet or more from lot lines and fire walls and 10 feet or more from fire barrier walls. Vents shall be uniformly located within the roof area above high-piled storage areas. (910.3.4)
6. Where approved by the fire code official, engineered mechanical smoke exhaust shall be an acceptable alternate. (910.4) See Section 910.4 for requirements.

ROOFING REQUIREMENTS:

1. The roofing on this building is required to be Class C or better. (Table 1505.1)

ROOF DRAINAGE:

Where the exterior wall construction extends above the roof in such a manner that water will be entrapped if the primary drains allow build up for any reason, secondary (emergency overflow) roof drains or scuppers shall be provided. (1503.4.1)

1. Secondary drains or scuppers shall be located and sized to prevent the weight ponding water from exceeding the design load of the roof.
2. See section 1611.1 for design load requirements.
3. Scuppers shall not have an opening dimension of less than 4 inches. (1503.4.2)
4. See sections 1106 and 1108 of the Plumbing code for design requirements.

FIRE PUMPS:

When provided, fire pumps shall be located in rooms that are separated from all other areas by 2-hour fire barrier construction. (913.2.1)

Exception: Separation by 1-hour fire barriers is permitted in buildings equipped throughout with an automatic sprinkler system.

PORTABLE FIRE EXTINGUISHERS:

Portable fire extinguishers are required. (906.1)

See Section 906.1 and Table 906.1 for location requirements.

See Section 906.3 for size and distribution requirements.

STANDPIPE AND HOSE SYSTEMS:

Exception: Class I standpipes are allowed in buildings with an automatic sprinkler system.

A standpipe system is not required. (905)

SMOKE AND HEAT VENTS:

If there is over 50,000 sq.ft. of undivided area, smoke and heat vents are required. (910.2.1)

Areas containing high piled combustible stock or rack storage in any occupancy group require smoke and heat vents. Design to comply with the International Fire Code. (910.2.3)

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6. Where approved by the fire code official, engineered mechanical smoke exhaust shall be an acceptable alternate. (910.4) See Section 910.4 for requirements.

ACCESSIBLE FACILITIES:

Accessible water fountains shall comply with ICC/ANSI A117.1, see Section 602.
Toilet facilities shall comply with ICC/ANSI A117.1, see Sections 603 through 609.

ADDITIONAL TOILET REQUIREMENTS:

Customers, patrons and visitors shall be provided with public toilet facilities in spaces intended for public utilization. (2902.3)
The route to the public facilities shall not pass through kitchens, storage rooms or closets. (2902.3.1)
The path of travel to facilities shall not exceed a distance of 500 feet. (2902.3.2)
Directional signage indicating route to public facilities shall be posted. Such signage shall be located in a corridor or aisle at the entrance to the facilities. (2902.4.1)
Where a toilet is provided for use of multiple occupants, the egress door for the room shall not be lockable from the inside. (2902.3.5)
Where a building or tenant space requires a separate toilet facility for each sex and each toilet facility is required to have only one water closet, two family/assisted-use toilet facilities shall be permitted to serve as required separate facilities. Toilet facilities shall not be required to be identified for exclusive use by either sex. (2902.2.1)

LIGHT AND VENTILATION:

1. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings or shall be provided with artificial light. (1205.1)
2. Buildings shall be provided with natural ventilation or mechanical ventilation per the International Mechanical Code. (1203.1)
3. Rooms containing bathtubs, showers, spas and similar bathing fixtures shall be mechanically ventilated. (1203.4.2.1)

GLAZING REQUIREMENTS:

All glazing in hazardous locations is required to be of safety glazing material. (2406.1)
See Section 2406.4 for locations.

WALL AND CEILING FINISHES:

1. Wall and ceiling finish materials are required to comply with Sec. 803.9 and Table 803.9.
2. Textile wall and ceiling coverings shall have Class A flame spread index and shall be protected by automatic sprinklers or meet the criteria in Section 803.5, 803.6 and 803.1.4.
3. Expanded vinyl wall coverings shall comply with the requirements for textile wall and ceiling materials. (803.7)
4. Toilet room floors shall have a smooth, hard nonabsorbent surface that extends upward onto the walls at least 4 inches. (1210.2.1)
5. Walls within 2 feet of urinals and water closets shall have a smooth, hard nonabsorbent surface, to a height of 4 feet above the floor. (1210.2.2)

CEILING HEIGHTS:

Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches. Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall be permitted to have a ceiling height of not less than 7 feet. (1208.2)

INSULATION NOTES:

1. Insulating materials shall have a flame-spread rating of no more than 25 and a smoke developed index of not more than 450. (720.2) 'concealed installation' and Sec. 720.3 'exposed installation'

Foam plastic insulations are required to be protected. (2603)