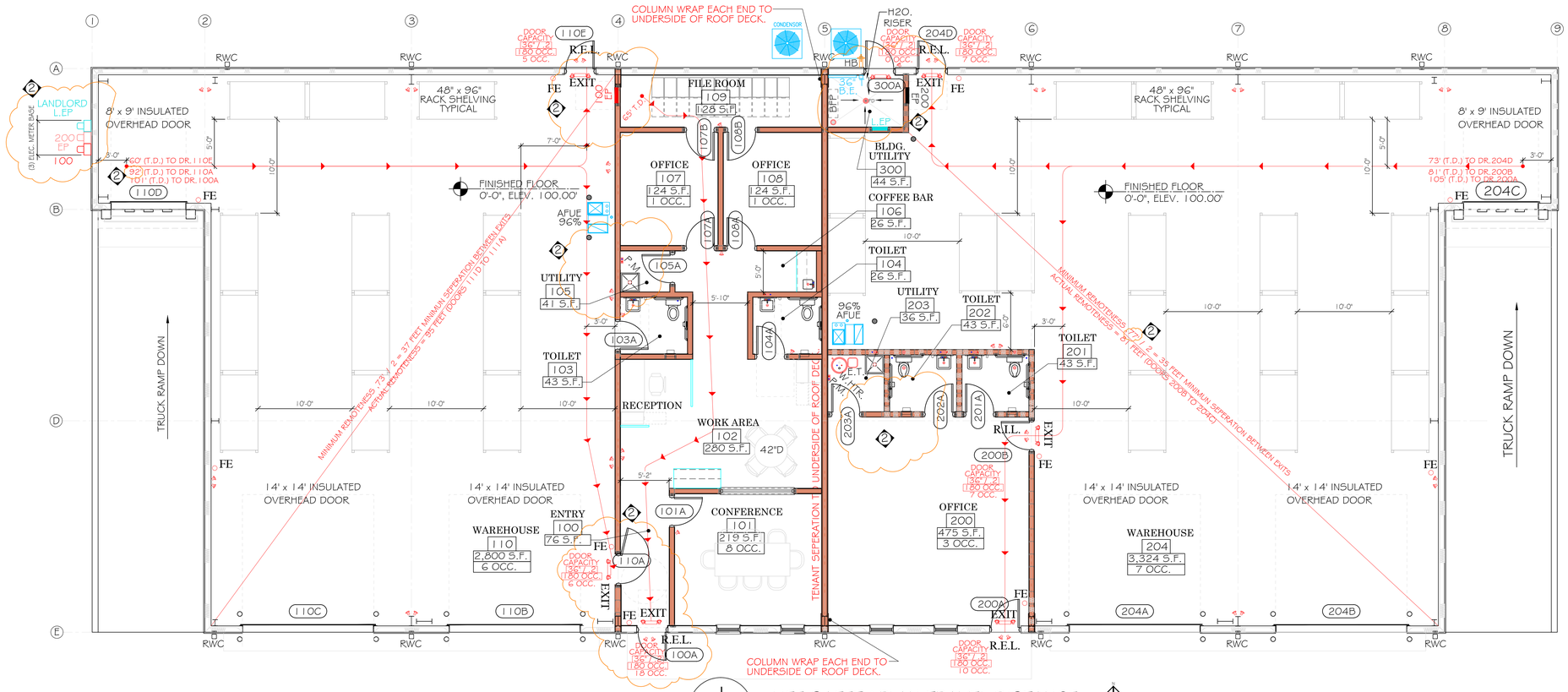
LEGEND

- EXIT — ILLUMINATED EXIT SIGN WITH REMOTE HEADS
- EMERGENCY REMOTE LIGHT UNIT (R.E.L - REMOTE EXTERIOR LIGHT, R.I.L - REMOTE INTERIOR LIGHT)
- FE — FIRE EXTINGUISHER WITH MOUNTING BRACKET (5LB ABC, 5 GAL.DRY CHEM.)
- MOST REMOTE POINT OF TRAVEL
- EXIT DOOR REMOTENESS
- PATH OF EGRESS TRAVEL
- 54' T.D. — LENGTH OF EGRESS TRAVEL DISTANCE TO EXIT DOOR
- DOOR CAPACITY 44" / .2 = 220 OCC. — EXIT DOOR CAPACITY VS. OCCUPANCY USE — 11 OCC.
- 113C — DOOR NUMBER
- PREP 113 563 S.F. 9 OCC. — ROOM NAME, ROOM NUMBER, ROOM SQ. FT., # OF OCCUPANCY FOR SPACE



1 LSP-1 — LIFE SAFETY PLAN TRAVEL DISTANCE

SCALE: 3/16" = 1'-0"

CODE ANALYSIS

PROJECT DESCRIPTION: Reedville Business Park, Pa - P.N. 2513

THE ATTACHED PLANS FOR #5604-00270000, CENTER COUNTY, PA IS BEING SUBMITTED FOR BUILDING PERMIT. OUR PROJECT IS A 60' x 156' NEW BUILDING, LIGHT INDUSTRIAL, FLEX USE GROUP (OFFICE, WAREHOUSE, AND SHIPPING AREA) PRE-ENGINEERED METAL BUILDING, WITH AN AREA OF 8,280 GROSS AREA SQUARE FEET.TOTAL BUILDING OCCUPANT LOAD OF 28 PERSONS.

APPLICABLE CODES AND STANDARDS:

International Building Code - 2018 Edition
International Fire Code - 2018 Edition
International Plumbing Code - 2018 Edition
International Mechanical Code - 2018 Edition
International Fuel Gas Code - 2018 Edition
International Energy Conservation Code - 2018 Edition
NFPA 70 National Electnc Code - 2017 Edition
ICC A117.1 - 2009 Edition:
Amencans With Disabilities Act: 2010 Edition
National Fire Protection Association [NFPA] - Current Edition Unless Noted Otherwise:
NFPA 10 For Portable Fire Extinguishers: "Standard For Portable Fire Extinguishers"
Underwnter's Laboratones Inc.: "Fire Resistance Directory - Current Edition"

CODE COMPLIANCE:
CONSTRUCTION TYPE: TYPE IIB [IBC TABLE 601]
OCCUPANCY CLASSIFICATIONS: GROUP B - OFFICE [IBC 304.1]
GROUP S-1 - MODERATE HAZARD STORAGE [IBC 311.2].
ALLOWABLE BUILDING HEIGHT [IIB N]: B & S - 55'-0 [IBC TABLE 504.3]
ACTUAL BUILDING HEIGHT: 25'-0 TO LOWEST GRADE POINT
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE [IIB N]: B & S - ONE [IBC TABLE 504.4]
ACTUAL NUMBER OF STORIES: ONE STORY
ALLOWABLE AREA (IIB N) [IBC TABLE 506.2 & SECTION 506.3]
BUSINESS B - 23,000 S.F. NO FRONTAGE INCREASE NEEDED
STORAGE S-1 - 17,500 S.F NO FRONTAGE INCREASE NEEDED
ACTUAL FLOOR AREA: 8,280 SQUARE FEET FOOTPRINT TYPE IIB
OCCUPANCIES ARE NOT REQUIRED TO BE SEPARATED. FIRE RESISTANCE RATINGS FOR BUILDING ELEMENTS [IBC TABLE 601 & IBC TABLE 602]:
CONSTRUCTION TYPE IIB NS OCCCUPANCY USE GROUP B & S USE GROUP
PRIMARY STRUCTURAL FRAME: 0 HRS. 0 HRS
EXTERIOR BEARING WALLS: 1 HR. [LESS THAN 5 FT.] 0 HRS
EXTERIOR BEARING WALLS: 1 HR. [5 FT. TO LESS THAN 10 FT.] 0 HR
EXTERIOR BEARING WALLS: 1 HRS. [GREATER THAN 10 FT.] 0 HR
INTERIOR BEARING WALLS: 0 HRS. 0 HR
EXTERIOR NON-BEARING WALLS: 1 HR. [LESS THAN 5 FT.] 0 HR
EXTERIOR NON-BEARING WALLS: 1 HR. 5 FT. TO LESS THAN 10 FT.] 0 HR
EXTERIOR NON-BEARING WALLS: 0 HRS. [GREATER THAN 10 FT.] 0 HR
INTERIOR NON-BEARING WALLS: 0 HRS. 0 HR
FLOOR CONSTRUCTION: 0 HRS. 0 HR
ROOF CONSTRUCTION: 0 HRS. 0 HR
CORRIDORS SERVING MORE THAN THIRTY [30] OCC.: 0 HRS.

PORTABLE FIRE EXTINGUISHERS REQUIRED [IBC SECTION 906]
HAZARD: MODERATE
MINIMUM SIZE: 2A-10B:C [OR AS REQUIRED BY SPECIFIC USE]
MAXIMUN FLOOR AREA PER UNIT OF 'A': 1,500 SQUARE FEET [IBC TABLE 906.3(1)]
MAXIMUM FLOOR AREA PER EXTINGUISHER: 11,250 SQUARE FEET [IBC TABLE 906.3(1)]
MAXIMUM TRAVEL DISTANCE: SEVENTY-FIVE FEET [75 FT.] [IBC TABLE 906.3(1)]
BASIC MINIMUM EXTINGUISHER RATING BASED ON UNITS OF 'B': 10B [IBC TABLE 906.3(2)]
MAXIMUM TRAVEL DISTANCE: THIRTY FEET [30 FT.] [IBC TABLE 906.3(2)]
MINIMUM NUMBER REQUIRED:
REFER TO LIFE SAFETY PLAN FOR NUMBERS AND LOCATIONS OF PORTABLE FIRE EXTINGUISHERS.
SPRINKLER SYSTEM:
NOT REQUIRED FOR GROUP B, OR S-1
OCCUPANCIES UNDER ALLOWABLE SF
[IBC SECTION 903]
OCCUPANT LOAD: [IBC TABLE 1004.1.2]:
OFFICE SUITE 100 (5,512 GROSS)
B - OFFICE USE: 1,340 S.F./150 GROSS = 9 OCCUPANTS - SEE LIFE SAFETY PLAN (DESIGN FOR12)
S-1- STORAGE: 2,800 S.F./500 GROSS = 6 OCCUPANTS - SEE LIFE SAFETY PLAN
TOTAL FOR SUITE 100 = 18 OCCUPANTS (USED FOR TOILET ROOM COUNT)
OFFICE SUITE 200 (5,512 GROSS)
B - OFFICE USE: 475 S.F./150 GROSS = 3 OCCUPANT (3 BY DESIGN) SEE LIFE SAFETY PLAN
S-1- STORAGE: 3,324 S.F./500 GROSS = 7 OCCUPANTS (7 BY DESIGN) SEE LIFE SAFETY PLAN
TOTAL FOR SUITE 200 = 10 OCCUPANTS (USED FOR TOILET ROOM COUNT)
TOTAL BUILDING OCCUPANCY = 28 OCCUPANTS
WIDTH OF EXITS REQUIRED [IBC TABLE 1004.5 & SECTION 1005]:
B - OFFICE USE: DOOR WIDTH IN INCHES / 0.20 = DOOR OCCUPANCY CAPACITY,36 INCH DOOR PROVIDED. 36 (DOOR LEAF) / .20 = 180 PEOPLE PER DOOR
NUMBER OF EXITS [IBC TABLE 1006.2.1]: (SUITES 100,200)
B OCCUPANCY, ONE EXIT REQUIRED (BASED ON OCCUPANCY LOAD). ONE [1] EXIT PROVIDED (LESS THAN 30 OCCUPANTS)
MAX. TRAVEL DISTANCE 75'-0"
S OCCUPANCY, ONE EXIT REQUIRED (BASED ON OCCUPANCY LOAD). TWO [2] EXITS PROVIDED, DUE TO TRAVEL DISTANCE EXCEEDING 100'-0" OF TRAVEL (LESS THAN 29 OCCUPANTS)
MAX. TRAVEL DISTANCE 100'-0"
DOORS:
DOORS SHALL HAVE A MINIMUM CLEAR WIDTH OF NOT LESS -THAN THIRTY-TWO INCHES [32 IN.] MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN TO NINETY DEGREES [90 DEG.]. WHEN THERE ARE PAIRS OF DOORS, ONE LEAF SHALL MEET THIS REQUIREMENT. MAXIMUM WIDTH OF DOOR LEAF IS FORTY-EIGHT INCHES [48 IN.]. [IBC PARAGRAPH 1010.1.1]
DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WERE SERVING AN OCCUPANT LOAD OF FIFTY [50] OR MORE. [IBC PARAGRAPH 1010.1.2.1]

MAXIMUM TRAVEL DISTANCE [S] [IBC TABLE 1017.2]: B & S - 200'-0. SEE TRAVEL DISTANCE ON LIFE SAFETY PLAN
MAXIMUM DEAD END CORRIDOR: [IBC ARTICLE 1020.4] B & S [5] FIFTY [20 FT.] NO DEAD-END CORRIDORS.
PORTABLE FIRE EXTINGUISHERS REQUIRED [IBC SECTION 906]
HAZARD: MODERATE
MINIMUM SIZE: 2A-10B:C [OR AS REQUIRED BY SPECIFIC USE]
MAXIMUN FLOOR AREA PER UNIT OF 'A': 1,500 SQUARE FEET [IBC TABLE 906.3(1)]
MAXIMUM FLOOR AREA PER EXTINGUISHER: 11,250 SQUARE FEET [IBC TABLE 906.3(1)]
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SPRINKLER SYSTEM:
NOT REQUIRED FOR GROUP B, OR S-1
OCCUPANCIES UNDER ALLOWABLE SF
[IBC SECTION 903]
OCCUPANT LOAD: [IBC TABLE 1004.1.2]:
OFFICE SUITE 100 (5,512 GROSS)
B - OFFICE USE: 1,340 S.F./150 GROSS = 9 OCCUPANTS - SEE LIFE SAFETY PLAN (DESIGN FOR12)
S-1- STORAGE: 2,800 S.F./500 GROSS = 6 OCCUPANTS - SEE LIFE SAFETY PLAN
TOTAL FOR SUITE 100 = 18 OCCUPANTS (USED FOR TOILET ROOM COUNT)
OFFICE SUITE 200 (5,512 GROSS)
B - OFFICE USE: 475 S.F./150 GROSS = 3 OCCUPANT (3 BY DESIGN) SEE LIFE SAFETY PLAN
S-1- STORAGE: 3,324 S.F./500 GROSS = 7 OCCUPANTS (7 BY DESIGN) SEE LIFE SAFETY PLAN
TOTAL FOR SUITE 200 = 10 OCCUPANTS (USED FOR TOILET ROOM COUNT)
TOTAL BUILDING OCCUPANCY = 28 OCCUPANTS
WIDTH OF EXITS REQUIRED [IBC TABLE 1004.5 & SECTION 1005]:
B - OFFICE USE: DOOR WIDTH IN INCHES / 0.20 = DOOR OCCUPANCY CAPACITY,36 INCH DOOR PROVIDED. 36 (DOOR LEAF) / .20 = 180 PEOPLE PER DOOR
NUMBER OF EXITS [IBC TABLE 1006.2.1]: (SUITES 100,200)
B OCCUPANCY, ONE EXIT REQUIRED (BASED ON OCCUPANCY LOAD). ONE [1] EXIT PROVIDED (LESS THAN 30 OCCUPANTS)
MAX. TRAVEL DISTANCE 75'-0"
S OCCUPANCY, ONE EXIT REQUIRED (BASED ON OCCUPANCY LOAD). TWO [2] EXITS PROVIDED, DUE TO TRAVEL DISTANCE EXCEEDING 100'-0" OF TRAVEL (LESS THAN 29 OCCUPANTS)
MAX. TRAVEL DISTANCE 100'-0"
DOORS:
DOORS SHALL HAVE A MINIMUM CLEAR WIDTH OF NOT LESS -THAN THIRTY-TWO INCHES [32 IN.] MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN TO NINETY DEGREES [90 DEG.]. WHEN THERE ARE PAIRS OF DOORS, ONE LEAF SHALL MEET THIS REQUIREMENT. MAXIMUM WIDTH OF DOOR LEAF IS FORTY-EIGHT INCHES [48 IN.]. [IBC PARAGRAPH 1010.1.1]

DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WERE SERVING AN OCCUPANT LOAD OF FIFTY [50] OR MORE. [IBC PARAGRAPH 1010.1.2.1]
MAXIMUM TRAVEL DISTANCE [S] [IBC TABLE 1017.2]: B & S - 200'-0. SEE TRAVEL DISTANCE ON LIFE SAFETY PLAN
MAXIMUM DEAD END CORRIDOR: [IBC ARTICLE 1020.4] B & S [5] FIFTY [20 FT.] NO DEAD-END CORRIDORS
REQUIRED PLUMBING FIXTURES [IBC ARTICLE 2902.2]:
USE GROUP B, S - 28 OCCUPANTS FOR THE ENTIRE BUILDING [2 UNISEX TOILET ROOMS FOR SUITE 100,200]
SUITE 100 = 18 OCCUPANTS
SUITE 200 = 10 OCCUPANTS
TOTAL OCCUPANTS FOR THIS PROJECT = 28 OCCUPANTS
WATER URINALS: N/A BY DESIGN
LAVATORIES: PER DESIGN
WATER CLOSET: PER DESIGN
DRINKING FOUNTAIN: BOTTLED WATER TO BE PROVIDED EACH SUITE
COFFEE BAR SINK: PER DESIGN SUITE 100 AT THIS TIME.
SUITE 100: [IBC TABLE 2902.1]:
OFFICE AREA
UNISEX BATHROOM
1 / 25 1ST 50 OCC:
OFFICE OCCUPANCY BY DESIGN IS 12; 1 TOILET FIXTURE REQUIRED MIN. ONE PROVIDED.
1 / 40 1ST 80 OCC:
OFFICE OCCUPANCY BY DESIGN IS 12; 1 LAVATORY FIXTURE REQUIRED MIN. ONE PROVIDED.
STORAGE / WAREHOUSE
UNISEX BATHROOM
1 / 100 OCC:
WAREHOUSE OCCUPANCY BY DESIGN IS 6; 1 TOILET FIXTURE REQUIRED MIN. ONE PROVIDED.
1 / 100 OCC:
WAREHOUSE OCCUPANCY BY DESIGN IS 6; 1 LAVATORY FIXTURE REQUIRED MIN. ONE PROVIDED.
MOP SERVICE BASINS: 1 PROVIDED.
SUITE 200: [IBC TABLE 2902.1]:
OFFICE AREA
UNISEX BATHROOM
1 / 25 1ST 50 OCC:
OFFICE OCCUPANCY BY DESIGN IS 3; 1 TOILET FIXTURE REQUIRED MIN. ONE PROVIDED.
1 / 40 1ST 80 OCC:
OFFICE OCCUPANCY BY DESIGN IS 3; 1 LAVATORY FIXTURE REQUIRED MIN. ONE PROVIDED.
STORAGE / WAREHOUSE
UNISEX BATHROOM
1 / 100 OCC:
WAREHOUSE OCCUPANCY BY DESIGN IS 7; 1 TOILET FIXTURE REQUIRED MIN. ONE PROVIDED.
1 / 100 OCC:
WAREHOUSE OCCUPANCY BY DESIGN IS 7; 1 LAVATORY FIXTURE REQUIRED MIN. ONE PROVIDED.
MOP SERVICE BASINS: 1 PROVIDED.
ACCESSIBILITY: FULLY COMPLIANT FOR THE PARKING, ENTRY, OFFICE AREA AND TOILET ROOMS, INCLUDING, BUT NOT LIMITED TO, MEANS OF ENTRY; MEANS OF EGRESS; ACCESSIBLE COUNTERS; TOILET ROOM FIXTURES AND SIGNAGE.

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REVISIONS:

1	05/12/2025	MOVED PROJECT TO BUILDING 2 SITE
2	07/02/2026	CODE REVIEW COMMENT RESPONSES & CHANGES

REGISTERED PROFESSIONAL ARCHITECT COMMONWEALTH OF PENNSYLVANIA ELDON R. STOLTZFUS No. 25863-X

DRAWN BY: DR	FILE NAME: 2513 -LSP-1
SCALE: AS NOTED	DATE: 27-11-25

THE CONTRACTOR SHALL CHECK CONDITIONS IN PLACE AND OBTAIN OR VERIFY ALL NECESSARY DIMENSIONS BEFORE BEGINNING WORK.

LIFE SAFETY PLAN / TRAVEL DIST. / CODE DATA

156' x 60' NEW BUILDING AT REEDVILLE BUSINESS PARK
BELLOWS RD., LOWER OXFORD TWP.
CHESTER COUNTY, PA 19363

JOB NO: 2513

DRAWING NO: LSP-1