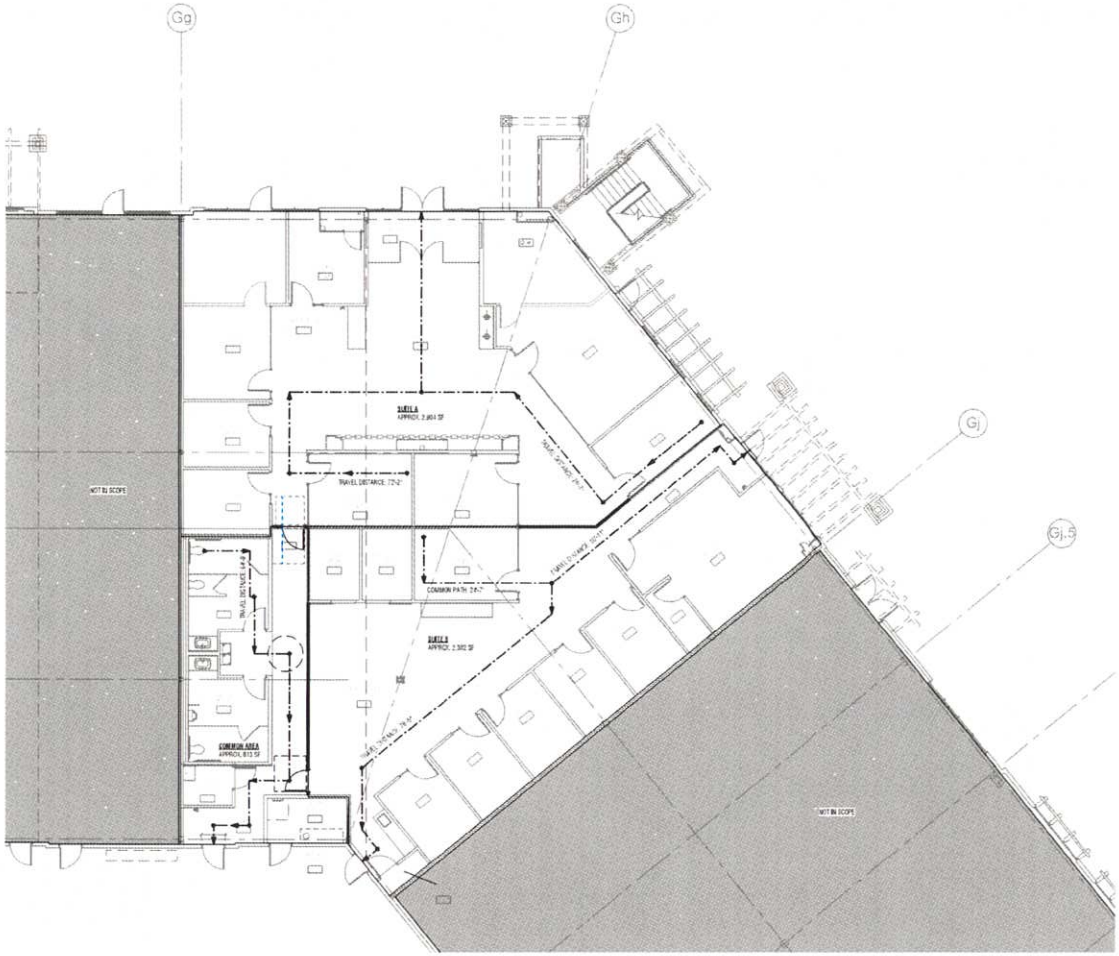

LEGEND

EGRESS PATH

CODE REVIEW

JURISDICTION
PARK CITY, UT

CODE
2021 INTERNATIONAL EXISTING BUILDING CODE (CLASSIFICATION OF THE WORK)
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2021 COMMERCIAL ENERGY CONSERVATION CODE
2020 NATIONAL ELECTRICAL CODE
2017 ICC ANSI A117.1, 2017

OCCUPANCY CLASSIFICATION (§312)

GROUP	DESCRIPTION
(B)	BUSINESS

MIXED OCCUPANCY (§508.3)
NONE

NON-SEPARATED (§508.3)
N/A

SEPARATED (§508.4, FIRE BARRIERS (707) HORIZONTAL ASSEMBLIES (711))
N/A

HIGH-RISE (§403.1)
N/A

TYPE OF CONSTRUCTION (§602)

GROUP	CONSTRUCTION TYPE
(B)	IIB

AUTOMATIC SPRINKLER SYSTEM (§903)

GROUP	
(B)	YES

BUILDING HEIGHT (§504.3)

GROUP	ALLOWABLE	PROPOSED
(B)	EXISTING	UNALTERED

NUMBER OF STORIES (§504.4)

GROUP	ALLOWABLE	PROPOSED
(B)	EXISTING	UNALTERED

BUILDING AREA (§506)

GROUP	ALLOWABLE w/INCREASE(S)	PROPOSED
(B)	EXISTING	UNALTERED

INCIDENTAL USES (§509)
N/A

FIRE RESISTIVE REQUIREMENTS (TABLE 601)
CONSTRUCTION TYPE: IIB

PRIMARY STRUCTURAL FRAME	0 HR RATING
BEARING WALLS	
EXTERIOR	0 HR RATING (601, 602 EXTERIOR WALL, 705)
INTERIOR	0 HR RATING (FIRE PARTITIONS 708)
NON BEARING WALLS	
EXTERIOR	0 HR RATING
INTERIOR	0 HR RATING
FLOOR CONSTRUCTION	0 HR RATING (601, HORIZONTAL ASSEMBLY 711)
ROOF CONSTRUCTION	0 HR RATING
SHAFT WALLS	1 HR RATING (713 & FIRE BARRIER 707)
CORRIDORS	0 HR RATING (NOTE 2, FIRE PARTITIONS 708, 708.2, 713)

OCCUPANT LOAD CALCULATION (TABLE 1)

AREA	SQUARE FEET	LOAD FACTOR	OCCUPANTS
SUITE A	2,864	1:150	19.09
SUITE B	2,362	1:150	15.88
COMMON AREA	813	1:150	5.42
TOTAL	6,039	1:50	40.39 (41 OCCUPANTS)

EGRESS WIDTH (§1005.1, §1010.1.1, §1011.2, §1005.3)

TYPE	CODE	REQUIRED	PROVIDED
OTHER EGRESS			
EXIT DOORS	2" x OCCUPANT	32" EA.	MIN. 32" EA.
CORRIDORS	2" x OCCUPANT	44" EA.	MIN. 44" EA.

PLUMBING FIXTURE REQUIREMENTS (§2902.1)
FIXTURE CALCULATIONS (§2902.1.1)

GROUP	CALCULATION
(B)	41 OCCUPANTS = 20.5 MALE / 20.5 FEMALE

WATER CLOSETS

GROUP	TABLE VALUE - CALCULATION	REQUIRED	PROVIDED
(B)	1:25 FOR THE FIRST 50 THEN 1:50	1 M : 1 F	2 M : 2 F
	TOTALS	1 M : 1 F	2 M : 2 F / 0 UNISEX

LAVATORIES

GROUP	TABLE VALUE - CALCULATION	REQUIRED	PROVIDED
(B)	1:40 FOR THE FIRST 80 THEN 1:80	1 M : 1 F	1 M : 1 F
	TOTALS	1 M : 1 F	1 M : 1 F / 0 UNISEX

DRINKING FOUNTAINS

GROUP	TABLE VALUE - CALCULATION	REQUIRED	PROVIDED
(B)	1:100	1	1
	TOTALS	1	1

SERVICE SINKS

REQUIRED	PROVIDED
1	1

A1 CODE PLAN
1/8" = 1'-0"

NORTH

NOT FOR CONSTRUCTION

DESIGN WEST
LOGAN, UTAH
(435) 757-2021
SALT LAKE CITY, UTAH
(801) 539-8251

COLDWELL BANKER FEASIBILITY STUDY
1153 CENTER DRIVE, G000
PARK CITY, UT 84098
ANYWHERE REAL ESTATE

MARK	DATE	DESCRIPTION

PROJECT #	254475
DRAWN BY	ZJ
CHECKED BY	SO
ISSUED	03.20.2025

CODE REVIEW
G-003