

**APPLICABLE**

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL FIRE CODE
- 2009 NATIONAL ELECTRIC CODE
- 2017 IRC A117.1

**PROJECT**

1251 SF TENANT FINISH FOR AN OFFICES OCC. TENANT IN AN EXISTING CORE AND SHELL BUILDING. THE SPACE IS CURRENTLY UNOCCUPIED.

**OCCUPANCY**

NEW BUILDING  
OCCUPANCY CLASSIFICATION: B OCCUPANCY  
ACCESSORY USES:

**TYPE OF**

EXISTING BUILDING: V-4B FULLY SPRINKLED  
BUILDING ELEMENT (TABLE 601) FIRE RESISTANCE: V-4B

STRUCTURAL FRAME: 0  
BEARING WALLS - EXTERIOR: 0  
BEARING WALLS - INTERIOR: 0  
NON-BEARING WALLS/PART - EX: 0  
NON-BEARING WALLS/PART - IN: 0  
FLOOR CONSTRUCTION: 0  
ROOF CONSTRUCTION: 0  
SHAFT OPENINGS CONSTRUCTION: 0

**ALLOWABLE AREA INCREASE**

SPRINKLER = 20% FOR MULTI-STORY BUILDING, 300% FOR ONE STORY BUILDING

**ALLOWABLE AREA CALCULATIONS FOR**

OCCUPANCY	TYPE OF CONST.	BASE ALLOWABLE AREA	SPRINKLER INCREASE AREA	UNLIMITED AREA ALLOWED*	TOTAL ALLOWABLE AREA	ACTUAL AREA
B OCC.	V-4B	5,000 SF	27,000 SF	NO	27,000 SF	2,598 SF

**ALLOWABLE HEIGHT AND NUMBER OF**

OCCUPANCY	TYPE OF CONST.	HEIGHT ALLOWED*	STORIES ALLOWED*	MEZZANINE LEVELS	ROOF STRUCTURE CLASS	ACTUAL HEIGHT
B OCC.	V-4B	60 FEET	3 STORIES	NO	C	38'-3"

\* CALCULATION INCLUDES THE SPRINKLER INCREASE

**EGRESS WIDTH REQUIREMENTS (SEC.)**

MINIMUM EGRESS WIDTH (WITH SPRINKLER SYSTEM):  
STAIRWAYS: 0.2' PER OCCUPANT  
OTHER EGRESS COMPONENTS: 0.15' PER OCCUPANT

**OCCUPANT**

SEE CODE PLAN FOR OCCUPANT LOADS AND EXITING WIDTHS.

**MINIMUM NUMBER OF EXITS FOR OCCUPANT**

TWO EXITS ARE REQUIRED WHERE THE OCCUPANT LOAD EXCEEDS 49 (SEC. 1006.2.1 & TABLE 1006.2.1)

**EXIT ACCESS:**

EXIT ACCESS TRAVEL DISTANCE:  
A, B, M, R, & S+ OCCUPANCIES WITH SPRINKLER SYSTEM:  
250 FT. MAX.  
B OCCUPANCIES WITH SPRINKLER SYSTEM:  
300 FT. MAX.

**ROOF ASSEMBLY:**

THE ROOF ASSEMBLY IS EXISTING AND IS A MINIMUM CLASS: C

**PLUMBING REQUIREMENTS:**

**ENTIRE BUILDING**

NEW TENANT FINISH: 28 OCC.  
TOTAL BUILDING OCCUPANTS: 116 OCC. + 38 POTENTIAL OCC.  
77 MALE/ 77 FEMALE

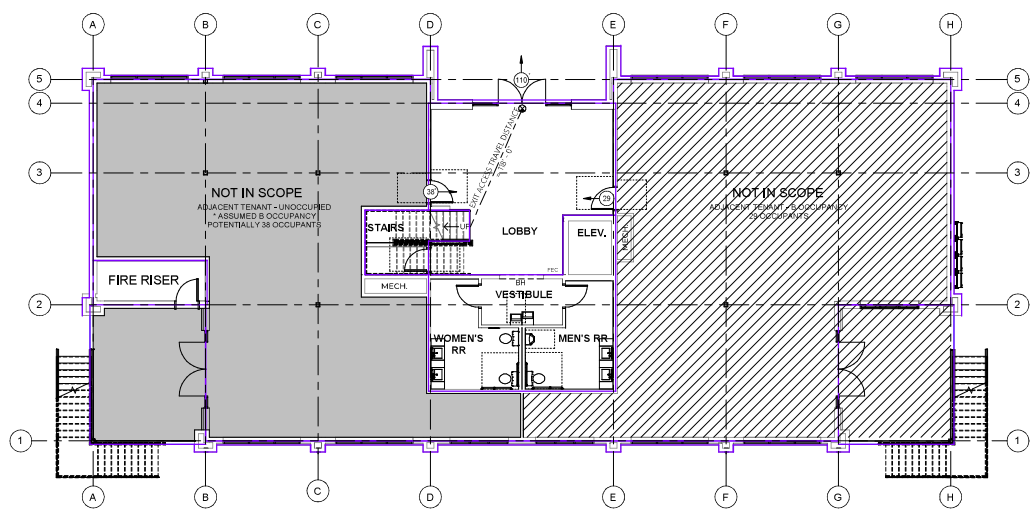
	WATER CLOSETS		LAVATORIES		DINING FOUNTAINS	SERVICE SINK
	MALE	FEMALE	MALE	FEMALE		
B OCC.	50/25 = 2	50/25 = 2	38/40 = 1	38/40 = 1	16/100 = 1	1
B OCC*	8/25 = 2	8/25 = 2	10/40 = 4	10/40 = 4	38/100 = 1	1
REQUIRED	3.08 W.C.	3.08 W.C.	1.92 S.L.	1.92 S.L.	1.54	1
PROVIDED	2 W.C.	4	4 L.	4 L.	2 DF	1
	2 URBAN W.C.		4 L.	4 L.		

\* CURRENTLY, THIS WOULD BE THE ONLY UNOCCUPIED SPACE IN THE BUILDING. AN ASSUMPTION OF A B OCCUPANCY FOR THIS SPACE HAS BEEN CALCULATED.

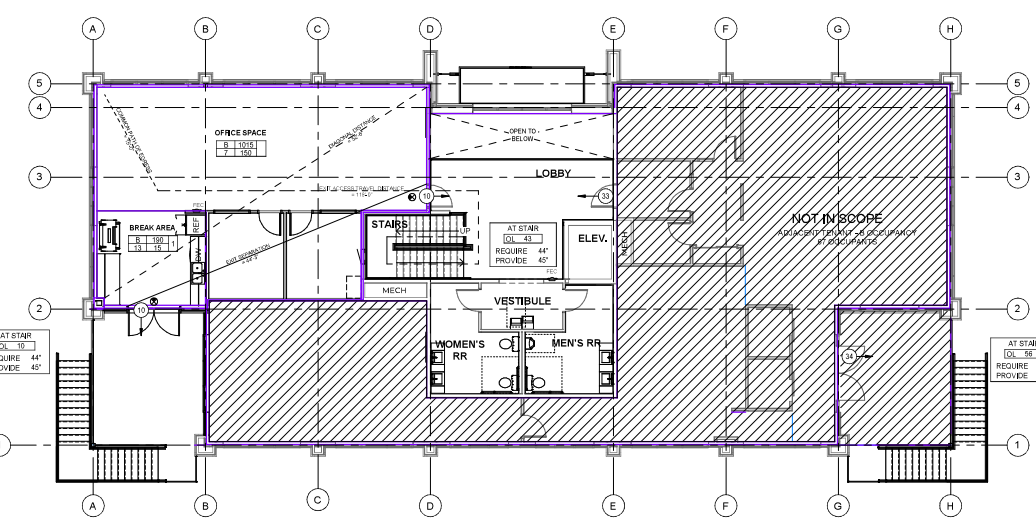
**LEGEND**

- EXIT ACCESS TRAVEL DISTANCE
- EXIT SEPARATION DISTANCE
- MAXIMUM DIAGONAL LENGTH
- COMMON PATH OF EGRESS
- ⊙ OCCUPANT LOAD THRU EXIT
- ⊙ FIRE EXTINGUISHER CABINET
- ⊙ OCCUPANCY GROUP
- AREA NOMINAL SQ. FT.
- NUMBER OF EXITS REQUIRED
- OCCUPANT LOAD FACTOR
- NUMBER OF OCCUPANTS

REVIEWED  
By IME at 9:44 am, Mar 29, 2022



1 FIRST FLOOR CODE PLAN  
10' x 12' 75" x 114.25'

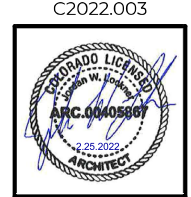


2 SECOND FLOOR CODE PLAN  
10' x 12' 75" x 114.25'



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PERMIT SET	Revisions



**CODE PLAN**

**A0.2**