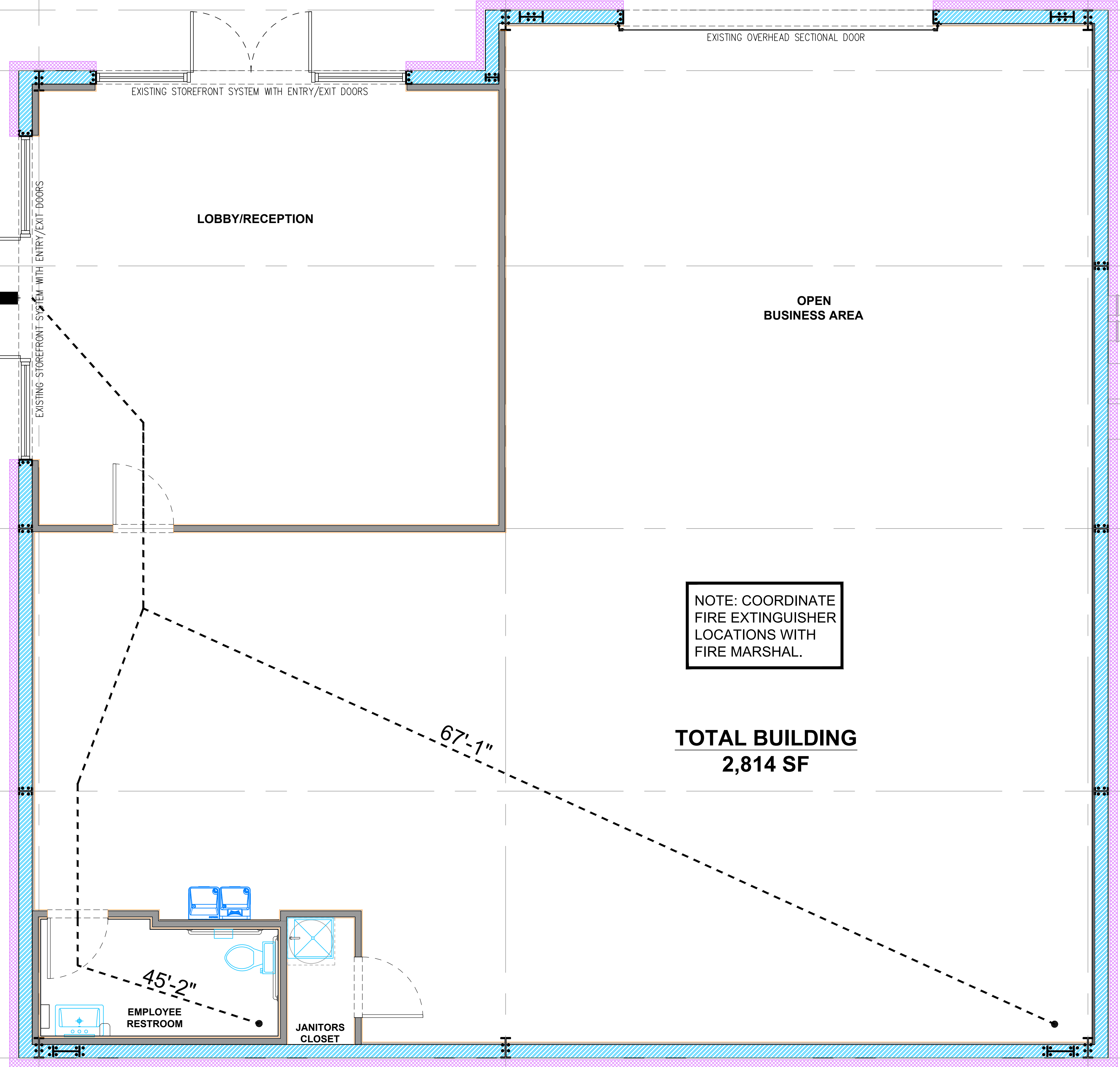




BUILDING OFFICIAL JURISDICTION: CITY OF NEW BRAUNFELS

PROJECT DESCRIPTION: THIS WILL BE A 2,814 SF. FIRST TIME INTERIOR TENANT FINISH-OUT INSIDE AN EXISTING SHELL LEASE SPACE.

<u>APPLICABLE CODES:</u>	
BUILDING:	2021 INTERNATIONAL BUILDING CODE (IBC 2021)
STRUCTURAL:	2021 INTERNATIONAL BUILDING CODE (IBC 2021)
PLUMBING:	2021 INTERNATIONAL PLUMBING CODE (IPC 2021)
MECHANICAL:	2021 INTERNATIONAL MECHANICAL CODE (IMC 2021)
ELECTRICAL:	2020 NATIONAL ELECTRICAL CODE
FIRE/LIFE SAFETY:	2021 INTERNATIONAL FIRE CODE (IFC 2021)
ACCESSIBILITY:	TEXAS ACCESSIBILITY STANDARDS (CURRENT)
ENERGY CODE:	2021 INTERNATIONAL ENERGY CODE 2021 (IECC 2021)
ICC:	ALL AIA WORK MEETS THE REQUIREMENTS OF ICC A117.1-2017

CHAPTER 3 - USE AND OCCUPANCY
303.3 B - BUSINESS

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS:

HEIGHT IN FEET (TABLE 504.3)		
B, II-B CONSTRUCTION, NON-SPRINKLERED:	55'	ACTUAL: 24'
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE (TABLE 504.4)		
B, II-B CONSTRUCTION, NON-SPRINKLERED:	2 STORY	ACTUAL: 1 STORY
ALLOWABLE AREA (TABLE 506.2)		
B, II-B CONSTRUCTION, NON-SPRINKLERED:	9,500SF	ACTUAL: 2,814 SF

CHAPTER 6 - TYPE OF CONSTRUCTION:

CLASSIFICATION: II-B - (NON-SEPARATED OCCUPANCIES)

FIRE-RESISTANCE RATINGS (TABLE 601):

STRUCTURAL FRAME:	0 HOURS
BEARING WALLS:	
INTERIOR:	0 HOURS
EXTERIOR:	0 HOURS
NON-BEARING WALLS:	
INTERIOR:	0 HOURS
EXTERIOR:	0 HOURS
FLOOR CONSTRUCTION:	0 HOURS
ROOF CONSTRUCTION:	0 HOURS

CHAPTER 8 - INTERIOR FINISHES:

INTERIOR WALL AND CEILING FINISHES REQUIREMENTS BY OCCUPANCY (TABLE 803.13)	
USE B - BUSINESS:	
INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS:	CLASS A
CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS:	CLASS B
ROOMS AND ENCLOSED SPACES:	CLASS C

CHAPTER 9 - FIRE PROTECTION SYSTEMS:

903.2.1.2 AUTOMATIC SPRINKLER SYSTEM IS NOT REQUIRED.

CHAPTER 10 - MEANS OF EGRESS:

TABLE 1004.1.2 AND 1004.4

OCCUPANT LOAD BREAKDOWN:

BUSINESS AREA (1/150 SF NET):	2,814 SF	19 OCCUPANTS
-------------------------------	----------	--------------

EGRESS WIDTH:	FACTOR:	REQUIRED:	PROVIDED:	REMARKS:
DOORS	0.2 X 150	30"	64"	

EXIT ACCESS REQUIREMENTS:	MIN. UNITS:	PROVIDED UNITS:	REMARKS:
MINIMUM EXITS	1	1	
MIN. CORRIDOR WIDTH (INCHES)	44"	N/A	
MIN. EXIT SEPARATION (FEET)			
MAX LENGTH OF EXIT ACCESS TRAVEL	N/A	N/A	(ONLY ONE EXIT)
COMMON PATH TRAVEL DISTANCE	100'-0"	67'-1"	

EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)
N/A (ONLY ONE EXIT)

CHAPTER 29 - PLUMBING FIXTURE REQUIREMENTS:

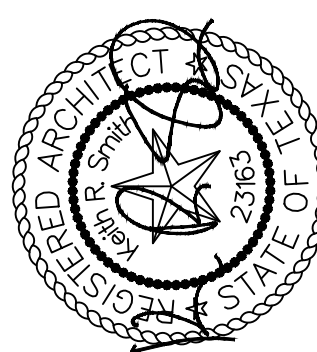
REQUIRED PLUMBING FIXTURES (B)								
OCCUPANCY: (19)	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS		SERVICE SINK	
	REQ'D.	PROV.	REQ'D.	PROV.	REQ'D.	PROV.	REQ'D.	PROV.
FEMALE/ MALE	1	1	1	1	1	2	1	1

NOTE: PER 2021 IPC 403.2 EXEMPTION 4
SEPARATE FACILITIES NOT REQUIRED FOR OCCUPANT LOAD UNDER (25)

☐ RELEASED FOR CONSTRUCTION
☒ RELEASED FOR PERMIT SUBMITTAL
☐ NOT RELEASED FOR CONSTRUCTION

SHEET HISTORY

04/16/26 IFO: ISSUE 1

**PERMIT SET**

absolute design

• 32600 US highway 281 n. Bulverde TX 78163 •

LIFE SAFETY PLAN AND CODE ANALYSIS

**TENANT
INTERIOR FINISH - OUT**

596 BUSINESS 35
NEW BRAUNFELS, TX 78130

job: **2026086**
date: **04/16/26**
drawn: **KS**

G.1