CODE SUMMARY

I. GENERAL DESCRIPTION

A. Project Name: Saenger Theater Renewal Project

B. Project Location: 1111 Canal Street
New Orleans, LA 70112

C. Project Summary: New Orleans' Saenger Theatre consists of five main sections: the arcade, the theatre lobbies and seating area, the stage house and back of house areas, the 1101 Canal Street building, all of which suffered damage during Hurricane Katrina in 2005. The facility contains a stage house and seating area for performing arts as well as various supporting occupancies including ticketing offices, lobbies, concession areas, back of house areas, etc.

The project is to consist largely of restoration and rehabilitation work, particularly in the historic arcade, front of house, and theatre spaces. Some significant proposed modifications of this restoration and rehabilitation project will include adding a row of rooms to the north wall of the basement (extending the basement boundary north approximately 16 feet), raising the stage house height by approximately 20 feet, providing seating for approximately 2,800 occupants (a reduction from the 4,000 occupants the building was originally designed for), protecting the structure with an automatic fire protection sprinkler system, and adding a fire alarm system with voice evacuation.

D. Historical Classification: The property is listed on the National Register of Historical Places. As a historic property, the Secretary of the Interior's Standards for Rehabilitation apply. The Health and Safety section of this code states that "special coordination with the responsible code officials at the state, county or municipal level may be required. … It is often necessary to look beyond the "letter" of code requirements to their underlying purpose; most modern codes allow for alternative approaches and reasonable variance to achieve compliance."

E. Applicable Code:
- International Building Code (IBC) 2006
- 2006 NFPA 101 Life Safety Code (LSC)
- 2006 International Fire Code (IFC)
- 2007 NFPA 13
- 2007 NFPA 24

F. Occupancy Classification:

Primary: Assembly (Group A-1) (IBC 302 and LSC Chapters 12 & 13)

Secondary: Assembly (Group A-3) (IBC 302 and LSC Chapters 12 & 13)
Business (Group B) (IBC 302 and LSC Chapters 38 & 39)
Storage (Group S-1 and S-2) (IBC 302 and LSC Chapter 42)

G. Construction Classification:

1. Extisting Theatre Construction - Type I-B

2. Stage Structure - Type I-B (Resembles LSC Type II (222))

II. HEIGHT AND AREA LIMITS

Height:

User Group A-1, Type I-B

Allowable Height - 6 floors / 180 feet (IBC Table 503)
greater than 4 floors, No comparable height requirement (LSC)

Area:

User Group A-1, Type I-B

Allowable Area - Unlimited (IBC Table 503)
- No Comparable Req. (LSC Table 13.1.6)

The Saenger Theatre contains primarily assembly spaces, but does include some business and storage occupancy areas. Utilizing the code provisions for an unseparated mixed-use building, where the height and area requirements from the most restrictive occupancy are applied to the entire building, occupancy separations are not required. For Type IB construction, a Group A-1 Assembly occupancy is permitted to be of unlimited area per floor, for up to 5 stories and 160 feet in height. The building has a proposed height of 96 feet and a maximum of four stories with approximately 41,300 square feet per story (several stories have significantly less square footage). Therefore, the existing building and proposed building additions are within the new construction height and area allowances based on the existing construction type.

III. STRUCTURAL FIRE RESISTANCE REQUIREMENTS

Use Group A-1, Type I-B Construction.

The existing structure is said to meet the requirements for Type IB construction. As such, the structural frame, bearing walls, and floors are required to be of 2-hour fire resistance rated construction while the roof is permitted to be 1-hour fire resistance rated. Exterior walls are to be fire resistance rated in relation to their proximity to the nearest property line.

III. STRUCTURAL FIRE RESISTANCE REQUIREMENTS (CONT.)

Many of the walls throughout the building are constructed of clay terracotta tiles with a plaster finish. The U.S. Department of Housing and Urban Development's *Fire Ratings of Archaic Building Materials and Assemblies* (Archaic Building Materials Code) states that 3 inch thick non-load bearing clay tile and plaster walls achieve at least a 1-hour fire resistance rating (Table A.1.1.1). Such locations would include stairs connecting less than 4 stories and existing incidental use spaces (storage rooms, trash rooms, etc.).

Structural Frame, including columns, girders, trusses and spandrels having direct connection to the columns and bracing members designed to carry gravity loads. The members of floor or of roof panels which have no connection to columns shall be considered secondary members and not structural frame. Minimum Fire Resistance Rating:
IBC (Table 601) - 2 hours (1 hour supporting roof only)
LSC (A.8.2.1.2) - Same

Bearing Walls, Interior and Exterior. Minimum Fire Resistance Rating:
IBC (Table 601) - 2 hours (1 hour supporting roof only)
LSC (A.8.2.1.2) - Same

Interior Non-Bearing Walls and Partitions. Minimum Fire Resistance Rating:
IBC (Table 601) - 0 hours
LSC (A.8.2.1.2) - Same

Floor Constructions, (supporting beams & joists). Min. Fire Resistance Rating:
IBC (Table 601) - 2 hours
LSC (A.8.2.1.2) - Same

Roof Construction, (supporting beams and joists). Min. Fire Resistance Rating:
IBC (Table 601) - 1 hour (0 hour, where 20' A.F.F.)
LSC (A.8.2.1.2) - 1 hour (No Comparable Exception)

Exterior Non-Bearing Walls and Partitions (IBC Table 602)
Less than 30' - Minimum Fire Resistance Rating: 1 hour
Greater than or equal to 30' - Minimum Fire Resistance Rating: 0 hours
(No LSC Comparable Requirement)

IV. EXTERIOR WALLS

A. Projections. Cornices, eave overhangs, exterior balconies and similar architectural appendages extending beyond the floor area shall conform to the requirements of IBC section 704 and section 1406. Exterior egress balconies and exterior exit stairways shall also comply with IBC sections 1013.5 and 1022.2. Projections shall not extend beyond the distance determined by the following two methods, whichever results in the lesser projection: (704.2)

1. A point one-third the distance to the lot line from an assumed vertical plane located where protected openings are required in accordance with section 704.8 (704.2)

2. More than 12 inches into areas where openings are prohibited. (704.2)

For Type I and Type II construction. Projections from walls or Type I or II construction shall be of noncombustible materials or combustible materials as allowed by section 1406.3. (704.2.1)

B. Maximum Area of Exterior Wall Openings (Table 704.8 and 715.4)

	Unprotected	Protected
Zero to 3'	Not Permitted	Not Permitted
Greater than 3' to 5'	Not Permitted	15 Percent
Greater than 5' to 10'	10 Percent	25 Percent
Greater than 10' to 15'	15 Percent	45 Percent
Greater than 15' to 20'	25 Percent	75 Percent
Greater than 20' to 25'	45 Percent	No Limit
Greater than 25' to 30'	70 Percent	No Limit
Greater than 30'	No Limit	No Limit

Note: Unlimited unprotected openings are permitted in the first story of exterior walls facing a street that have a fire separation distance of greater than 15 feet or facing an unoccupied space. Unoccupied space shall be on the same lot or dedicated for public use, shall not be less than 30 feet in width and shall have access from a street by a posted fire lane. (704.8.2)

V. SHAFT ENCLOSURES

Connecting less than 4 stories
IBC (707.4) - 2 hours
LSC (8.6.5) - 2 hours where new, 1/2 hour where existing.

Connecting 4 or more stories:
IBC (707.4) - 2 hours
LSC (8.6.5) - 2 hours where new, 1/2 hour where existing.

Exst. Stairs Connecting 2 stories:
IBC (1020.1) - 1 hour, unenclosed if floors served do not open to other floors
LSC (43.10.4.7.1) - Unenclosed

Exst. Stair Connecting 3 or fewer stories:
IBC (1020.1) - 1 hour
LSC (43.10.4.7.1) - Enclosed by tight fitting elements, no rating req.

Stairs Connecting less than 4 stories:
IBC (1020.1) - 1 hour
LSC (43.10.4.7.1) - 1 hour

Stairs Connecting 4 or more stories:
IBC (1020.1) - 2 hours
LSC (43.10.4.7.1) - New 2 hours, Exist. 1 hour

VI. EGRESS

A. Exit Access Corridors
0 hours - (IBC Table 1017.1 and 1014.5)
0 hours - (LSC 7.1.3.1, 7.5.3.3 and 12/13/38/39.3.6)

B. Minimum corridor width - Corridor width shall be determined by occupant load, but shall not be less than the following:

1. New serving 50 or more occupants:
44 inches min. - IBC (1017.2), LSC (12/38.2.3.2)

2. New serving less than 50 occupants:
36 inches min. - IBC (1017.2), LSC (7.3.4.1)

3. Existing serving 50 or more occupants:
44 inches min. - IBC (1017.2), LSC (39.2.3.2)

4. Existing serving less than 50 occupants:
IBC (1017.2) - 36 inches min.
LSC (7.3.4.1.2) - 28 inches min.

Exception: LSC - Existing stairs intended for egress shall be permitted, provided sufficient width and height are available for a person to traverse the exit, and the capacity of the egress system is adequate for the occupant load. (43.10.4.3)
IBC - No comparable exception.

C. Dead End Corridors:

1. Business Occupancy Areas: 50' max. - IBC (1017.3),LSC (38/39.2.5.2.1)
- Exception: Not limited where length less than 2.5 times width. (No comparable exception in LSC)

2. Assembly Occupancy Areas: 20' max. - IBC (1017.3),LSC (38/39.2.5.2.1)
- Exception: Not limited where length less than 2.5 times width. (No comparable exception in LSC)

D. Exit Access Travel Distance:

1. Business Occupancy Areas: 300 feet. - IBC (1016.1),LSC (38/39.2.6.1)

2. Assembly Occupancy Areas: 250 feet - IBC (1016.1),LSC (38/39.2.6.1)

E. Common Path of Travel

1. All areas not assembly: 100' - IBC (1014.3 & 1025.8), LSC (12/13.2.5.1.2)

2. Assembly areas fewer 50 occ.: 75' - IBC (1025.8), LSC (12/13.2.5.1.2)

3. Assembly areas 50 or more occ.: 30' - IBC (1025.8)
20' - LSC (12/13.2.5.1.2)

4. Mechanical equipment rooms: New 100' - IBC (1014.3), LSC (7.12.1)
Exist: 150' - LSC (7.12.1)

F. Number of exits

1. Two exits or exit access doorways from any space shall be provided when the occupant load is greater than 50 or when the common path of travel is exceeded in an Assembly occupancy. (IBC 1015.1, LSC 7.4.1.2, 12/13/38/39.2.4)

Exception - 1 exit path permitted serving an assembly balcony or mezz. (LSC 7.4, IBC no comparable exception)

2. In a sprinklered building, where two exits or exit access doorways are required from any space, exit doors or exit access doorways shall be placed a distance apart equal to not less than one-third the length of the maximum overall diagonal dimension of the space to be measured in a straight line between exit doors or exit access doorways. (IBC 1015.2.1, LSC 7.5.1.3.3)

Exception - In existing buildings, the 1/3 diagonal spacing is not req. provided the exists are remotely located from each other and arranged and constructed to minimize the possility that more than one has the potential to be blocked by any one fire or other emergency condition. (LSC 7.5.1.3.5 & 7.5.1.3.1, IBC no comparable exception)

3. 2 exits - occupant load of one to 500. (IBC 1019.1, LSC 7.4.1.2)

4. 3 exits - occupant load of 501-1000. (IBC 1019.1, LSC 7.4.1.2)

5. 4 exits - occupant load of greater than 1000. (IBC 1019.1, LSC 7.4.1.2)

G. Exit Capacity (inches per occupant)

Stairways - 0.3 (IBC 1025.6.1 & 1005.1)(LSC 12/13.2.3.2 & 7.3.3.1)

Ramps - .22 (IBC 1025.6.1 & 1005.1)(LSC 12/13.2.3.2 & 7.3.3.1)

Other egress components - .15 (IBC 1005.1)
0.2 (LSC 7.3.3.1)

H. Egress Doors

1. Minimum clear width opening - 32" (IBC 1008.1.1, LSC 7.2.1.2.4)

2. Maximum width of a swinging door leave - 48" (IBC 1008.1.1)

3. Egress doors shall be side hinged swinging type. (IBC 1008.1.2, LSC 7.2.1.4.2)

VI. EGRESS (CONT.)

4. Doors shall swing in the direction of egress travel where serving an occupant load of 50 or more persons. (IBC 1008.1.2, LSC 7.2.1.4.2)

I. Stairs

1. Risers - minimum of 4 in, maximum of 7 in (IBC 1009.3, LSC 7.2.2.2.1.1)
- maximum of 8 in. for existing (LSC 7.2.2.2.1.1)

2. Treads - minimum of 11 in. (IBC 1009.3, LSC 7.2.2.2.1.1)
- minimum of 9 in. for existing (LSC 7.2.2.2.1.1)

3. Vertical Rise: 12 feet (IBC 1009.6, LSC 7.2.2.2.1.1)

4. Width - ≥ 50 occupants - Min. 44 in. (IBC 1009.1, LSC 7.2.2.2.1.2)
< 50 occupants - Min. 36 in. (IBC 1009.1, LSC 7.2.2.2.1.1)

Exception: Existing stairs intended for egress shall be permitted, provided sufficient width and height are available for a person to traverse the exit, and the capacity of the egress system is adequate for the occupant load. (LSC 43.10.4.3)

5. Headroom - minimum of 80 inches (6 feet 8 inches) (1009.2)

J. Handrails

1. Handrails shall be provided on each side of stairs and ramps with a rise greater than 6". (IBC 1009.11, LSC 7.2.2.4.1.1)

Exception: Exist. grand stairways shall be exempt from the handrail req. (LSC 43.10.4.9.2, IBC has no comparable exception)

2. Handrail height, measured above stair tread nosings, or finish surface of ramp slope, shall be uniform, not less than 34 inches and not more than 38 inches. (IBC 1012.2, LSC 7.2.2.4.4.1)

3. Intermediate handrails shall be provided so that all portions of stairs are within 30 inches of a handrail. (IBC 1012.8)

4. Clear space between handrail and wall to which it is fastened shall be a minimum of 2.5 inches (LSC 7.2.2.4.4.5)

K. Ramps

1. Vertical Rise Ramps:30 in. max (IBC 1010.4, LSC 7.2.5.2)

2. Ramps used as part of the means of egress shall have a running slope not steeper than one unit vertical in 12 units horizontal. The slopes of other ramps shall have a running slope not steeper than one unit vertical in 8 units horizontal. (IBC 1010.2, LSC 7.2.5.2, 12.2.2.6)

3. Minimum Width: 36 inches (IBC 1010.5.1)
44 inches (LSC 7.2.5.2)

L. Exterior Ramps and Stairs

1. Exterior exit ramps and stairways shall be permitted as an element of the required means of egress for buildings not exceeding six stories or 75 feet in height. (IBC 1023.2)

2. Exterior exit ramps and stairways shall be located at least 10' from adjacent lot lines and from other buildings on the same lot unless the adjacent building exterior walls and openings are protected in accordance with section 704 based on fire separation distance.(IBC 1024.3)

3. Exterior ramps and stairway protection shall be separated from the interior of the building in accordance with section 1020.1. (IBC 1023.6)

M. Guards

1. Shall be provided along open-sided walking surfaces, mezzanines, stairways, ramps and landings which are located more than 30 inches above the floor or grade below. (IBC 1013.1)

2. Shall also be located along glazed sides of stairways, ramps and landings that are located more than 30 inches above floor or grade below (IBC 1013.1)

3. Exceptions (IBC 1013.1):
a. Guards do not need to be located on the audience side of stages and elevated walking surfaces appurtenant to stages (exception 2)

b. Guards do not need to be located on raised stage and platform floor areas such as runways, ramps and side stages used for entertainment or presentations. (exception 3)

c. Guards do not need to be located at vertical openings in the performance area of stages and platforms. (exception 4)

d. Guards do not need to be located at elevated walking surfaces appurtenant to stages and platforms for access to and utilization of special lighting or equipment. (exception 5)

e. Guards do not need to be located in assembly seating where guards in accordance with section 1024.14 are permitted and provided. (exception 7)

4. Guard height shall form a protective barrier not less than 42 inches high, measured vertically above the leading edge of the tread, adjacent walking surface or adjacent seatboard. (IBC 1013.2, LSC 7.2.2.4.5.2)

30 inches allowed for existing (LSC 7.2.2.4.5.2)

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DATE:	No.:	REVISION:

DATE:	ISSUE:
02.19.10	PERMIT SET
04.02.10	GMP CONTRACT SET
11.11.10	CONTRACT SET

SHEET TITLE:
CODE SUMMARY

A-0.04

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