

# INTERNATIONAL BUILDING CODE 2006 REQUIREMENTS

## OFFICE RENOVATION FOR RAY MASKER JOB #1848

**NOTE: THIS IS AN EXISTING METAL BUILDING THAT WAS USED AS A DANCE STUDIO. IT IS BEING RENOVATED INTO OFFICE SPACE WITH A SMALL WAREHOUSE AT THE REAR.**

### **Occupancy Classification:**

Business, Group B. (Sec 304.1)

Warehouse Storage, Group S-2. (Sec 311.3)

### **Occupant Load: (TBL 1004.1.1)**

Business Areas = 100 Gross sq. ft. / occupant

Warehouse Areas = 500 Gross sq. ft. / occupant

2508 s.f. Office = 25 occupants

547 s.f. Warehouse = 1 occupants

3055 s.f. Gross Building

Total of 26 occupants

### **Exit Access Requirements: (Sec 1015/1016)**

1 exit required for less than 49 occupants in business occupancy (Table 1015.1). (2 exits provided).

Exit access travel distance = 200' unsprinkled.

1 exit required for occupants in storage occupancy (Table 1015.1). (1 exit provided).

Exit access travel distance = 300' unsprinkled.

*Table 1017.1 - occupant load less than 30 - no corridor fire rating required*

### **Allowable height and bldg. Area: (TBL 503)**

B = 23,000 s.f. / 4 story allowed, this project 1 story 2508 s.f.

S-1 = 26,000 s.f. / 4 story allowed, this project 1 story 547 s.f.

### **Construction Classification: (Sec 602.2)**

Type IIB

### **Fire Resistance Rating Requirements for Building Elements: (TBL 601)**

Structural Frame = 0 hrs.

Bearing Walls (interior and exterior) = 0 hrs.

Non-Bearing Walls = 0 hrs.

Floor Construction = 0 hrs.

Roof Construction = 0 hrs.

### **Fire Resistance Rating Requirements for Exterior Walls: (TBL 602)**

Existing building with existing exterior wall construction.

*495*

**Fire Alarm System Requirements: (Sec 907)**

This Bldg. Does not require a Fire Alarm System in accordance with Section 907.2.2

**Fire Protection System Requirements: (Sec 903)**

This Bldg does not require a Fire Protection System in accordance with Section 903.2.9 Group S-2.

**Construction Documents: (Sec 1603)**

This Bldg. shall be designed in accordance with IBC Section 1609 as a fully enclosed Bldg. using the following information:

Basic Wind Speed (3 second gusts) = 130 mph (Fig 1609)

Importance Factor: Category III Bldg., IE = 1.00, IS = 1.0, IW = 1.00 (TBL 1604.5)

Exposure B, determination of wind loads shall be in accordance with IBC Sec 1609.4

Minimum live loads shall be determined in accordance with TBL 1607.1

Ground snow loads = 5 psf (Fig. 1608.2)

Based on the survey of this property by Mandel – Edwards Surveying, Inc. Registered Land Surveyor No. 4373

F.I.R.M. Community Map No. 220204, Panel No. 0005, Suffix B, F.I.R.M. Date 12/16/1980.

Flood Zone A5; Base Flood Elevation 9.0' N.G.V.D.

Add to Coversheet.