

### BUILDING CODE ANALYSIS

#### TYPE OF CONSTRUCTION - TYPE III B USE TYPE B - BUSINESS

- \* EXISTING BUILDING CONSTRUCTION TYPE III B - TABLE 506.2 - UP TO 12,500 GROSS Sq. Ft. + ALLOWABLE INCREASE SEE CALCULATIONS BELOW.
- \* EXISTING AND NEW PARTITIONS BETWEEN TENANTS ARE 2HR AND 1 HR RATED.
- \* INTERIOR ELEMENTS ARE REQUIRED TO BE NON-COMBUSTABLE OR WHEN USING WOOD - FIRE RETARDANT TREATED WOOD.
- \* ALLOWABLE BUILDING HEIGHT = 55 FEET - ACTUAL = 25 FEET.
- \* ALLOWABLE NUMBER OF STORIES = 3 - ACTUAL = 1.
- \* ALLOWABLE BUILDING GROSS SQUARE FOOTAGE WITH INCREASE IS 31,100 sq. ft. SEE CALCULATIONS BELOW.

BUILDING GROSS SQUARE FOOTAGE - 23,720

P = BUILDING PERIMETER = 780 LIN. FT.

F = BUILDING PERIMETER WITH FRONTAGE OF 20' OR MORE = 696 LIN. FT.

W = CALCULATED WIDTH OF PUBLIC WAY OR OPEN SPACE = 29.76

$$W = (20 \times 30) + (55 \times 30) + (116 \times 30) + (55 \times 30) + (54 \times 30) + (29 \times 30) + (60 \times 30) + (30 \times 24) + (10 \times 30) + (115.5 \times 30) + (5 \times 30) + (13 \times 30) + (11 \times 30) + (123 \times 30) / 696$$
$$W = (600) + (1,650) + (3,480) + (1,650) + (1,620) + (870) + (1,800) + (720) + (300) + (3,465) + (150) + (390) + (330) + (3,690) / 696$$
$$W = 20,715 / 696$$
$$W = 29.76$$

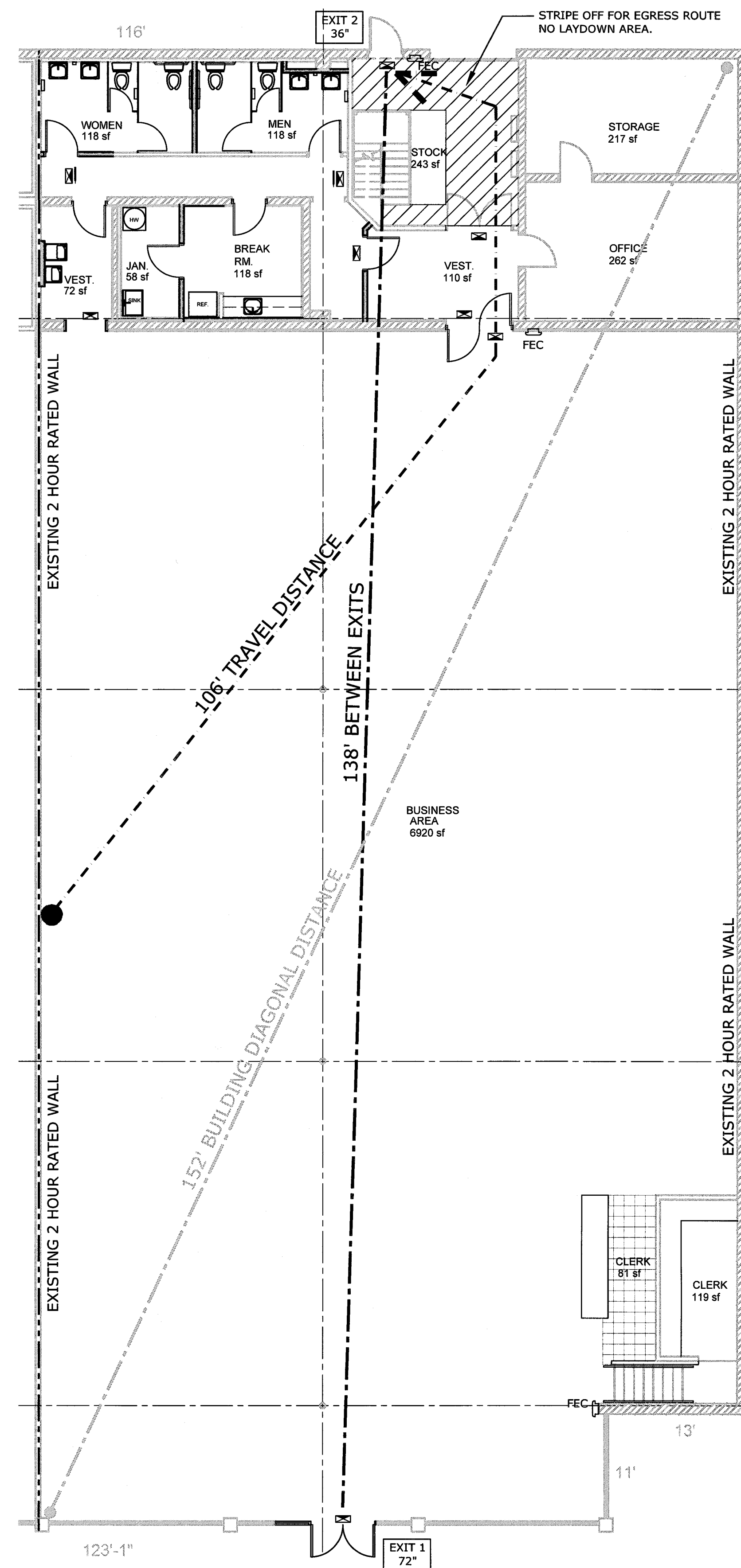
FORMULA FOR AREA INCREASE IS  $I = (F/P - 0.25) W/30$

$$I = (696/780 - 0.25) (29.76/30)$$
$$I = (.6423) (.992)$$
$$I = .637$$

ALLOWABLE INCREASE IS  $19,000 \times .637 = 12,100$  sq. ft.

ALLOWABLE BUILDING GROSS SQ. FT. IS  $19,000 + 12,100 = 31,100$  sq. ft.

ALLOWABLE = 31,100 sq.ft. > ACTUAL = 23,720 sq.ft. = OK



### TENANT SPACE CODE ANALYSIS

#### CONSTRUCTION TYPE IIIB USE - TYPE B BUSINESS

CONSTRUCTION TO MEET THE REQUIREMENTS OF 2012 INTERNATIONAL EXISTING BUILDING CODE; CHAPTER 7 - ALTERATIONS LEVEL 2

#### TENANT AREA

TOTAL GROSS AREA.....10,448 SF

ALLOWABLE EGRESS WIDTH, PER IBC 1005.3

- TENANT AREA 9,123 SF
- MECH. ATTIC PLATFORM 1,325 SF
- OCCUPANT LOAD = 90 PEOPLE
- MIN. EGRESS WIDTH REQUIRED= 90 @ .2"/PER PERSON = 18"
- PROVIDED 36" + 72" of exits = 108"
- PROVIDED = 108 > 18 OK

#### AREA OF WORK OCCUPANT LOAD

AREA USE (BUSINESS).....SEE OCCUPANT LOAD TABLE TOTAL = 90

BUSINESS & OFFICE SPACE @ 100 SF PER PERSON, TOTAL = 74.58 PEOPLE  
ASSEMBLY (TABLES & CHAIRS) @ 15 SF PER PERSON, TOTAL = 7.87 PEOPLE  
STORAGE/STOCK/JAN. @ 300 SF PER PERSON, TOTAL = 1.73 PEOPLE  
MECHANICAL @ 300 SF PER PERSON, TOTAL = 4.42 PEOPLE

#### DIAGONAL RULE

- SUITE DIAGONAL = 152'
- EXIT DIAGONAL = 138'
- $152/2 = 76 < 138$ ; OK

#### LONGEST TRAVEL TO EXIT

- LONGEST TRAVEL DISTANCE = 106'
- $106' < 200'$ ; OK

#### PLUMBING FIXTURE COUNT for MERCANTILE USE

TOILET FIXTURE REQUIREMENT IS:

- 1 PER 25 for FIRST 50 MALE
- 1 PER 25 for FIRST 50 FEMALE

LAVATORY FIXTURE REQUIREMENT IS:

- 1 PER 40 for FIRST 50 BOTH MALE & FEMALE

TOTAL PEOPLE COUNT = 90

45 MALE COUNT

45 FEMALE COUNT

TOILET ROOMS PROVIDED - 2

(1) WOMEN'S, (1) MEN'S

WATER CLOSETS REQUIRED - 4

WATER CLOSETS PROVIDED - 4, (2) ADA, 2 STANDARD

LAVATORIES REQUIRED - 4

LAVATORIES PROVIDED - (4) ADA

DRINKING FOUNTAIN REQUIRED - 2

DRINKING FOUNTAIN PROVIDED - (2) 1 ADA, 1 STANDARD

SERVICE SINK REQUIRED - 1

SERVICE SINK PROVIDED - 1

### LEGEND

--- INDICATES RATED WALL 2hr.  
SEE PLAN THIS SHEET

☒ INDICATES NEW EXIT SIGN

10' SUITE DIAGONAL DISTANCE  
IBC 1015.2.1

10' EXIT DISTANCE  
IBC 1015.2.1

FEC INDICATES NEW FIRE EXTINGUISHER CABINET

●---➔ PATH OF LONGEST TRAVEL TABLE 1016.1

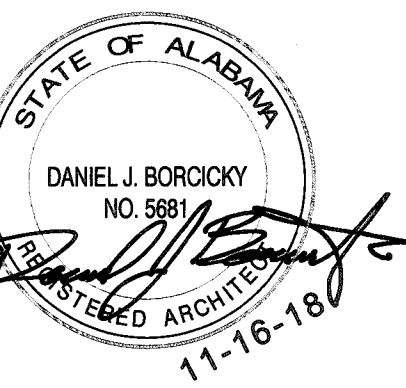
#### TENANT SPACE OCCUPANCY COUNT

OFFICE/BUSINESS	7458 sf	@100	74.58
BREAK	118 sf	@15	7.87
STOR./STOCK/JAN.	518 sf	@300	1.73
MECH.	1325 sf	@300	4.42

TOTAL OCCUPANCY COUNT 88.60

MALE 45, FEMALE 45 = USE 90

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#### REVISIONS

NO.	DATE	REMARKS

#### SHEET TITLE

LIFE SAFETY  
PLANS

JOB NO. 1801

DATE: NOVEMBER 16, 2018

SHEET

LS002