2015 INTERNATIONAL BUILDING CODE NON-STRUCTURAL CODE REVIEW

BASIC BUILDING DESCRIPTION:
Type of Construction = IIB
Building has an NFPA13 sprinkler system. (903.3.1.1)
Allowable area and height based on different uses not being separated by fire barriers. Most restrictive height and area used. (508.3.2)

ADDRESS IDENTIFICATION:
Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Characters shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches high and not less than 0.5 inch wide. They shall be installed on a contrasting background. When required by the fire official, address numbers shall be provided in additional approved locations. When access is by a private road and the building address cannot be view from the public way, a monument, pole or other approved sign shall be used to identify the structure. (501.2)

SITE DESCRIPTION: (506.3.2 and 202 FIRE SEPARATION DISTANCE)
The north side has a public way. Distance to public way = 25.0 ,width = 22.0
Length of perimeter facing the public way = 120.0 This side can be accessed from a street or approved fire lane.
The east side has a lot line. Distance to lot line = 20.0
Length of perimeter facing lot line = 288.0 This side is not accessible from a street or approved fire lane.
The south side has a public way. Distance to public way = 25.0 ,width = 22.0
Length of perimeter facing the public way = 120.0 This side can be accessed from a street or approved fire lane.
The west side has a public way. Distance to public way = 80.0 ,width = 24.0
Length of perimeter facing the public way = 288.0 This side can be accessed from a street or approved fire lane.
Perimeter of the entire building = 816.0 feet.
Perimeter which fronts a public way or accessible open space = 528.0 feet.
Weighted average of the width of public way or accessible open space = 54.1 feet. (506.3.2)
Allowable area increased 71.59% due to frontage. (506.3.2, Exception)

HEIGHT OF BUILDING:
Actual height of building = 22.00 ft. Allowed building height = 75.00 ft The height is within the allowed height. (504.1 and Table 504.3)

BUILDING INTERIOR:
ALLOWABLE AREA AND HEIGHT:

FL	NAME	OCC	MAX FLR	AREA	ALLOWED
F1	Warehouse	F1	3	34560	82528.41

Notes:
Allowable area is based on Table 506.2 and Section 506.
Allowable number of stories is based on Table 504.4 and Section 504
Allowed area increased 71.6% for frontage increase. (506.3)
The building meets unlimited area requirements except lot. The frontage increase may use a value greater than 30 not to exceed 60. (506.3.2, Exception)

EXIT REQUIREMENTS:

OCCUPANCY/USE	OCC FAC	TOTAL OCC	EXIT WIDTH	TRAVEL DIST
F1 / Warehouse	500	70	14"	250

NOTES FOR EXIT TABLE:
Occupant load is based on Section 1004 and Table 1004.1.2
Exit width is in inches and based on Sections 1005.3.1 and 1005.3.2
Exits shall be continuous from the point of entry into the exit to the exit discharge. (1003.6)

EGRESS CONTINUITY:
The path of egress travel along a means of egress shall not be interrupted by any building element other than a means of egress component. (1003.6)

MEANS OF EGRESS ILLUMINATION:
1. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied. (1006.1)
2. The means of egress illumination shall not be less than 1 foot-candle at the walking surface level. (1006.2)
See section 1006.3 for emergency power requirements.

EXIT SIGNS:
Signs shall be placed where the exit or the path of egress travel is not readily visible. No point in a corridor or passageway to be more than 100 feet from an exit sign. (1013.1)
Exception 2: Main exterior exit doors which obviously and clearly are identifiable as exits need not be signed when approved.
A sign stating EXIT in raised characters and Braille shall be provided adjacent to each exit door. (1013.4)
Exit signs shall be internally or externally illuminated. (1013.3)
Exit sign shall be illuminated at all times including during loss of primary power. (1013.5 & 1013.6.3)

ADDITIONAL DOORS:
Where additional doors are provided for egress purposes, they shall conform to the requirements in Section 1010. (1010.1)

LANDINGS AT DOORS:
1. There shall be a floor or landing on each side of a door. (1010.1.5)
2. Such floor or landing shall be at the same elevation on each side of the door. (1010.1.5)
3. The floor or landing shall not be more than 1/2 inch lower than the threshold. (1010.1.7)
Where a landing serves an occupant load of 50 or more, doors in any position shall not reduce the landing dimension to less than one half of the required width. The minimum length in the direction of exit travel is 44 inches. (1010.1.6)
5. The space between two doors in series shall be 48 inches plus the width of door swinging into the space. (1010.1.8)

BOLT LOCKS:
Manually operated flush bolts and surface bolts are not permitted. (1010.1.9.4)
Exception 3: Where a pair of doors serves an occupant load of less than 50, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf. The inactive leaf shall contain no doorknobs, panic bars or similar operating hardware.
Exception 4: Manually operated edge- or surface-mounted bolts are permitted on the inactive leaf provided such inactive leaf is not needed to meet egress width requirements. The inactive leaf shall contain no doorknobs, panic bars or similar operating hardware.
Exception 2: Where a pair of doors serves a storage or equipment room, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf.
The unlatching of any door or leaf shall not require more than one operation. (1010.1.9.5)
Exception 2: Where manually operated bolt locks are permitted.
Exception 3: Doors with automatic flush bolts as permitted.

LOCKS AND LATCHES:
Egress doors shall be readily openable from the egress side without the use of a key or any special knowledge or effort. (1010.1.9)
Locks and latches shall be permitted to prevent operation where any of the following exists: (1010.1.9.3)
2. The main door or doors in Group B, F, M and S areas are permitted to be equipped with key operating locking devices from the egress side provided:
2.1 The locking device is readily distinguishable as locked.
2.2 A readily visible durable sign is posted on the egress side stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED

BUILDING ACCESSIBILITY:
Accessible entrances and accessibility within the building shall comply with Sections 1104 and 1105.

FIRE-RESISTANCE REQUIREMENTS:
None.

SMOKE AND HEAT REMOVAL:
Areas containing high piled combustible storage require smoke and heat removal when required by Table 3206.2 of the IFC. Design to comply with Section 910.3 or 910.4.

ROOFING REQUIREMENTS:
1. The roofing on this building is required to be Class C or better. (Table 1505.1)

PORTABLE FIRE EXTINGUISHERS:
Portable fire extinguishers are required. (906.1)
See Section 906.1 and Table 906.1 for location requirements.
See Section 906.3 for size and distribution requirements.

STANDPIPE AND HOSE SYSTEMS:
A standpipe system is not required. (905)

SMOKE AND HEAT REMOVAL:
Areas containing high piled combustible storage require smoke and heat removal when required by Table 3206.2 of the IFC. Design to comply with Section 910.3 or 910.4.

LIGHT AND VENTILATION:
1. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings or shall be provided with artificial light. (1205.1)
2. Buildings shall be provided with natural ventilation or mechanical ventilation per the International Mechanical Code. (1203.1)
3. Rooms containing bathtubs, showers, spas and similar bathing fixtures shall be mechanically ventilated. (1203.5.2.1)

GLAZING REQUIREMENTS:
All glazing in hazardous locations is required to be of safety glazing material. (2406.1)
See Section 2406.4 for locations.

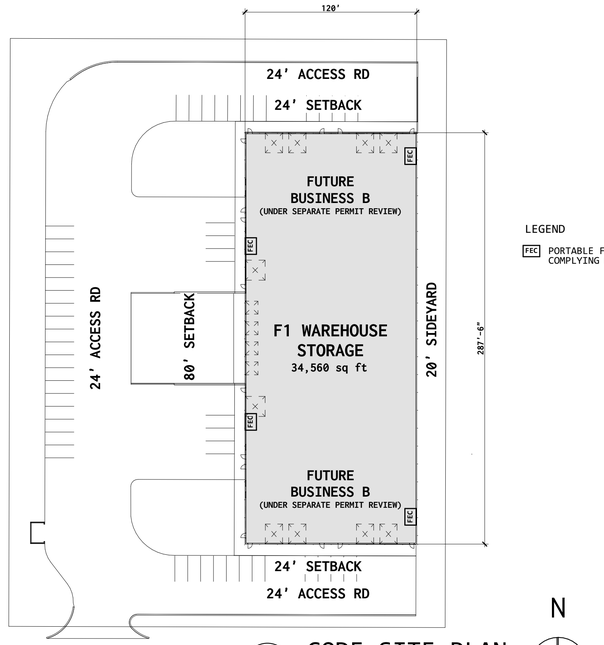
WALL AND CEILING FINISHES:
1. Wall and ceiling finish materials are required to comply with Sec. 803.11 and Table 803.11.
2. Textile wall and ceiling coverings shall have Class A flame spread index and shall be protected by automatic sprinklers or meet the criteria in Section 803.5, 803.6.

CEILING HEIGHTS:
Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches. Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall be permitted to have a ceiling height of not less than 7 feet. (1208.2)

INSULATION NOTES:
1. Insulating materials shall have a flame-spread rating of no more than 25 and a smoke developed index of not more than 450. (720.2) 'concealed installation' and Sec. 720.3 'exposed installation'.
Foam plastic insulations are required to be protected. (2603)

KNOX LOCK BOX:
An approved lock box with key may be required per IFC 506.1. Contact the City Fire Department for additional information.

HAZARDOUS MATERIALS:
Types and quantities of storage of hazardous materials shall be limited by those listed in the IBC and IFC. The City Fire Department may require verification of types of materials stored in this building. Contact the City Fire Department for additional information.



LEGEND

FEC PORTABLE FIRE EXTINGUISHER COMPLYING WITH IBC 906.

N

3/A0 CODE SITE PLAN

SCALE: 1" = 50'

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge.

I am a duly licensed architect under the laws of the state of Iowa.

I am the author of this document
2019.11.07

Daniel Hunt Date
License number:03659
My license renewal date is June 30, 2020

Pages or sheets covered by this seal:

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SHEET TITLE:

CODE REVIEW

A0

SHEET 1 OF 4

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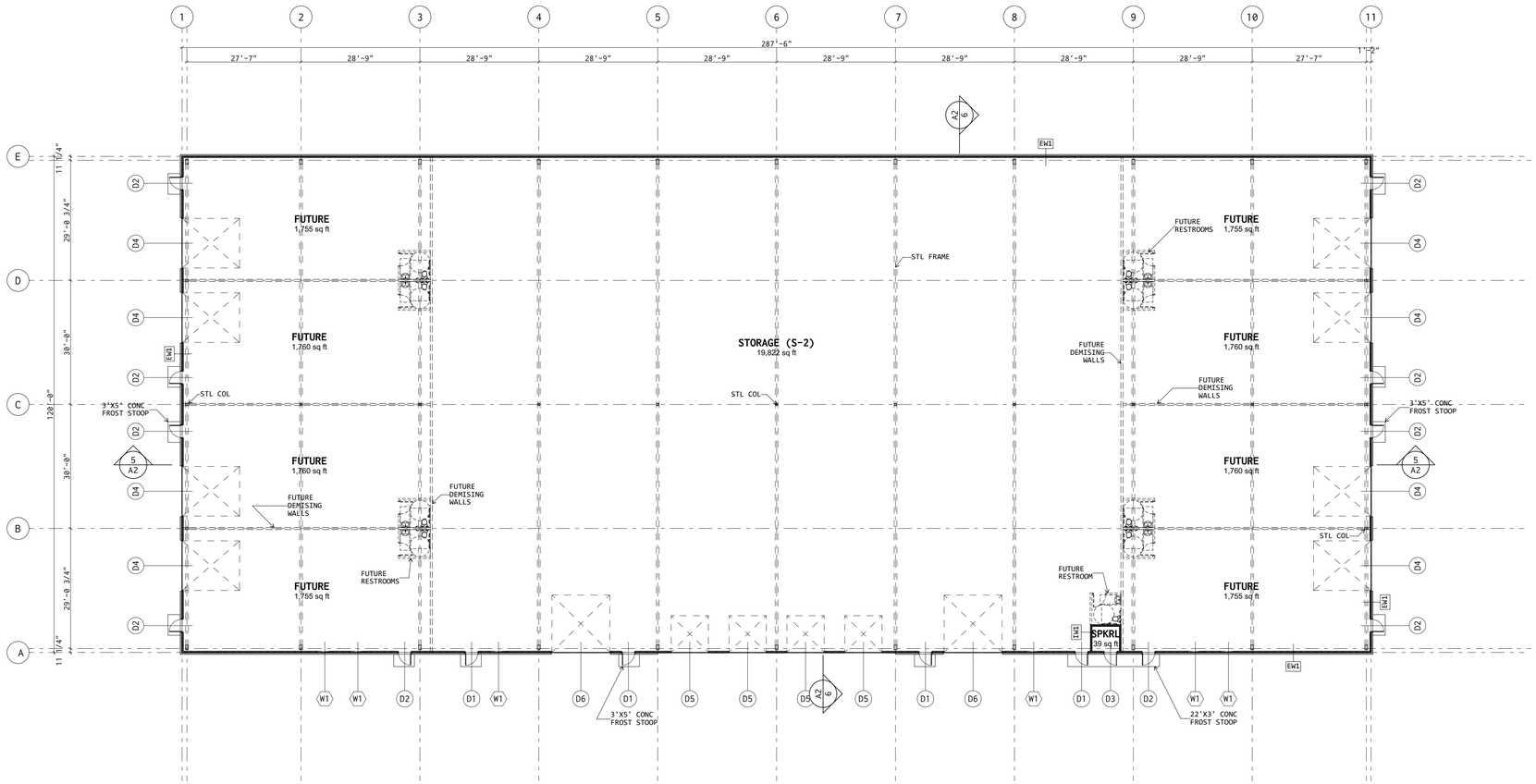


GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS.
2. ALL DIMENSIONS ARE TO CENTER OF OF WALL AND GRIDLINE U.N.O.
3. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT IMMEDIATELY WITH ANY DISCREPANCIES.
4. VERIFY ALL EQUIPMENT ROUGH IN DIMENSIONS WITH SUBCONTRACTS PRIOR TO RELEASING EQUIPMENT FOR ORDERING.

1 / A1 FLOOR PLAN

SCALE: 1/16" = 1'-0"

INTERIOR WALL IW-1:

5/8" GYPSUM WALL BOARD
3-5/8" METAL WALL STUDS @ 16" O.C.
5/8" GYPSUM WALL BOARD

DOOR AND FRAME SCHEDULE

ID	SIZE			DOOR			FRAME			HRDWR GROUP	RATING	MIN REQ R-VALUE	QTY	NOTES
	W	HT	THK	TYPE	MATL	FINISH	TYPE	MATL	FINISH					
D1	3'-0"	7'-0"	1 3/4"	HALF	HM	PTD	SINGLE	HM	PTD	1	NR	7.14	4	
D2	3'-0"	7'-0"	1 3/4"	HALF	HM	PTD	SINGLE	HM	PTD	2	NR	7.14	10	
D3	3'-0"	7'-0"	1 3/4"	FLUSH	HM	PTD	SINGLE	HM	PTD	2	NR	7.14	1	
D4	12'-0"	14'-0"	2"	OH1	INSLM	PRFN	OHF	STL	GALV	3	NR	5	8	
D5	9'-0"	9'-0"	2"	OH1	INSLM	PRFN	OHF	STL	GALV	3	NR	5	4	
D6	14'-0"	14'-0"	2"	OH1	INSLM	PRFN	OHF	STL	GALV	3	NR	5	2	

ABBREVIATIONS:

NOTE	DESCRIPTION
HALF:	HALF LITE GLAZING
FLUSH:	FULL FLUSH PANEL
OH1:	OVERHEAD DOOR WITH (3) 26" X 13" LITES
HM:	HOLLOW METAL
INSLM:	INSUALTED METAL
PTD:	PAINTED FINISH
PRFN:	FACTORY PRE-FINISH
SINGLE:	SINGLE SWING FRAME
OHF:	OVERHEAD TRACK AND FRAME SYSTEM
STL:	PRIMED STEEL
GALV:	GALVANIZED STEEL
NR:	NOT RATED
60	60 MIN RATED

DOOR AND FRAME NOTES

1. GLAZING IN DOORS SHALL BE TEMPERED WHERE REQUIRED BY THE 2015 IBC.
2. ALL THRESHOLDS AT INTERIOR AND EXTERIOR DOORS SHALL NOT EXCEED 1/2" IN HEIGHT.
3. DO NOT INSTALL HARDWARE THAT REQUIRES TIGHT GRASPING, PINCHING OR TWISTING OR THE WRIST FOR OPERATION.
4. INSTALL ALL DOOR LOCK-SETS, HANDLES, PUSH/PULLS, AND PANIC BARS AT 36" A.F.F.
5. DOOR LEAFS SHALL NOT REQUIRE MORE THAN A SINGLE OPERATION TO UNLATCH.

HARDWARE GROUPS

GROUP 1:

1	LOCKSET; ENTRY
1	CLOSER
1.5	PR HINGES
1	WEATHER-SEAL
1	STOP
1	THRESHOLD

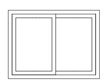
GROUP 2:

LOCKSET; STOREROOM	
1.5	PR HINGES
1	WEATHER-SEAL
1	STOP
1	THRESHOLD
2	KICKPLATES

GROUP 3:

1	OH TRACK SYSTEM
1	CLOSER
1	WEATHER-SEAL

WINDOW SCHEDULE

ID	W1
VIEW	
NOM SIZE	4'×3'
TYPE	SLIDERS
QTY	6
MIN U-VALUE	.23

WINDOW NOTES

1. PROVIDE INTERIOR SCREEN AT ALL OPERABLE UNITS.

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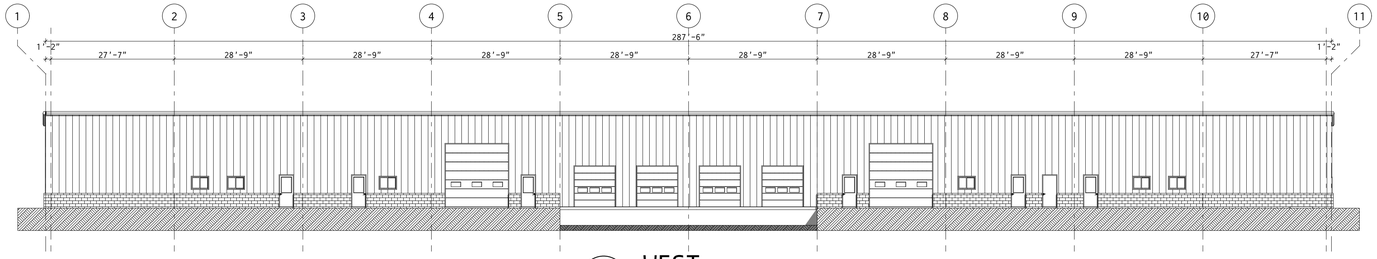
SHEET TITLE:

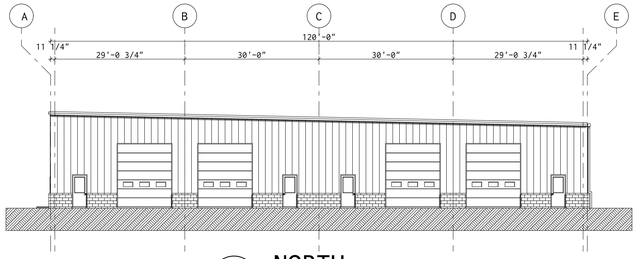
FLOOR PLAN

A1



1 A2 **WEST**

SCALE: 1/16" = 1'-0"



3 A2 **NORTH**

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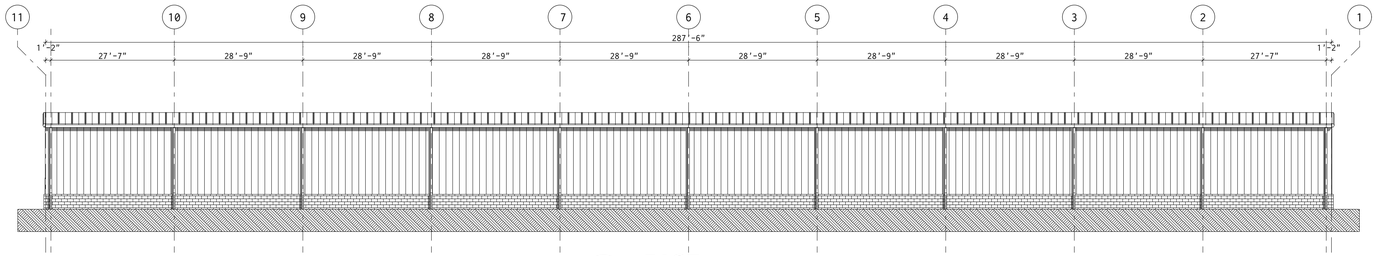

2 A2 **EAST**

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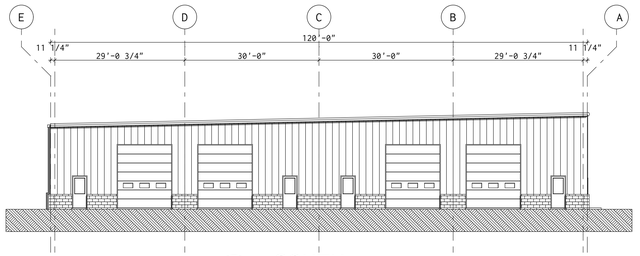

4 A2 **SOUTH**

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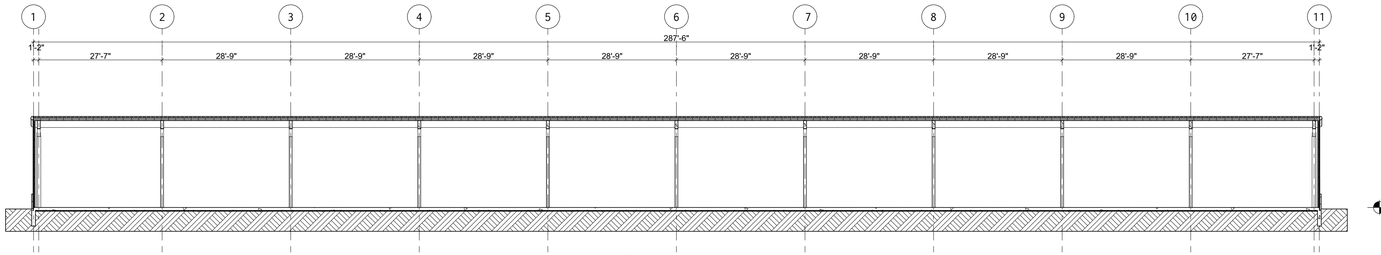

5 A2 **SECTION 1**

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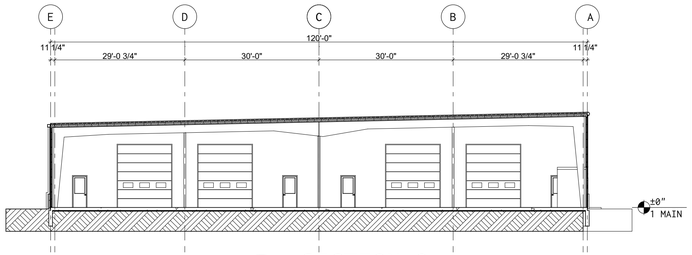

6 A2 **SECTION 2**

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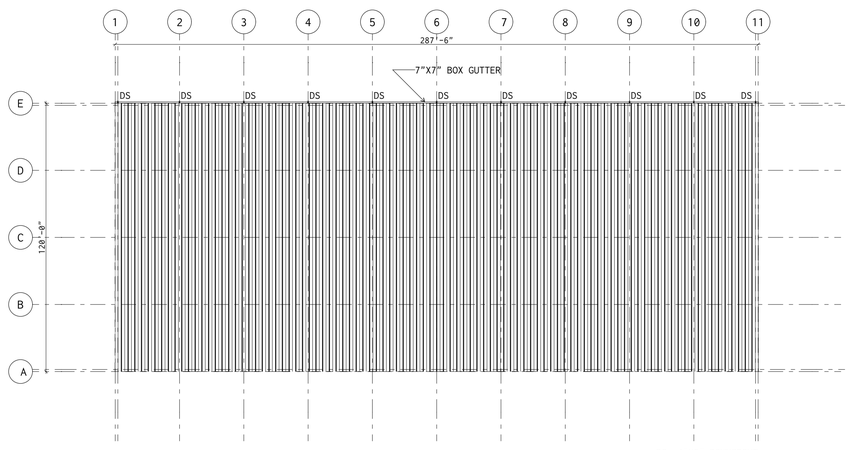

7 A2 **ROOF**

SCALE: 1/32" = 1'-0"

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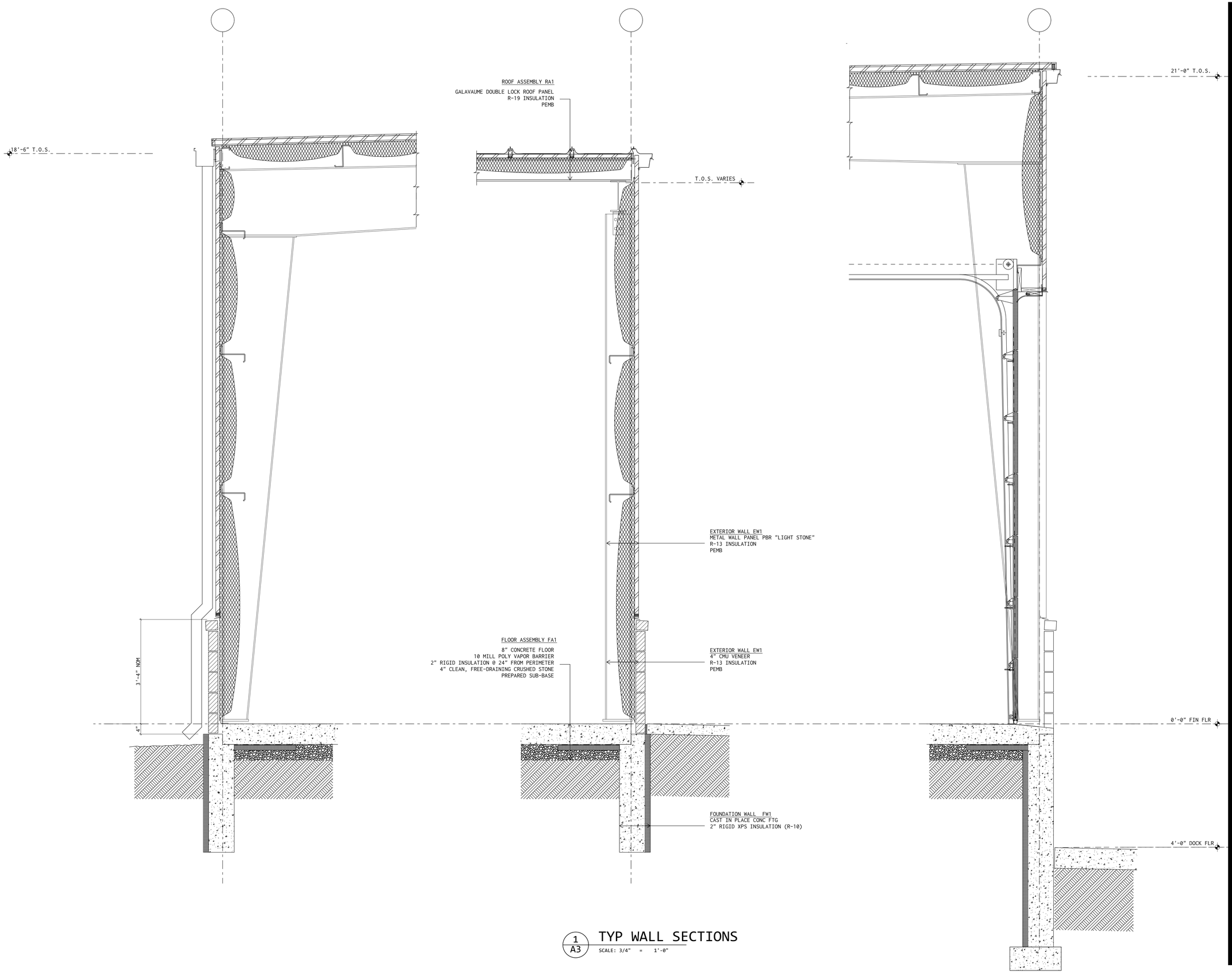
ELEVATIONS AND SECTIONS

A2



1/A3 TYP WALL SECTIONS

SCALE: 3/4" = 1'-0"

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WALL SECTIONS

A3

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