

Building Code Summary

APPLICABLE CODES
2018 INTERNATIONAL EXISTING BUILDING CODE

CHAPTER 6 CLASSIFICATION OF WORK
SECTION 604.1 LEVEL 3 ALTERATIONS APPLY WHERE THE WORK AREA EXCEEDS 50 PERCENT OF THE BUILDING AREA.
SECTION 604.2 LEVEL 3 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 7 & 8 FOR LEVEL 1 AND LEVEL 2 ALTERATIONS, RESPECTIVELY, AS WELL AS THE PROVISIONS OF CHAPTER 9.

CHAPTER 8 ALTERATIONS LEVEL 2
SECTION 801.3 NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE
EXCEPTION
4. THE MINIMUM CEILING HEIGHT OF THE NEWLY CREATED HABITABLE AND OCCUPIABLE SPACES AND CORRIDORS SHALL BE 7 FEET.

2018 INTERNATIONAL BUILDING CODE

CHAPTER 3 USE AND OCCUPANCY

SECTION 303.2.2 SMALL ASSEMBLY SPACES
1. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.
2. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT IS LESS THAN 750 SF IN AREA AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.

SECTION 304.1 BUSINESS GROUP B (CLINIC, OUTPATIENT, ADMIN AREAS)

CHAPTER 6 TYPE OF CONSTRUCTION

SECTION 601 TYPE IIB FULLY SPRINKLERED
TABLE 601 IF STRUCTURES ARE WITHIN 10 FEET, 1-HR EXTERIOR WALL CONSTRUCTION REQUIRED.

CHAPTER 7 FIRE AND SMOKE PROTECTION

SECTION 705.8.1 ALLOWABLE AREA OF OPENINGS
EXCEPTION 2: BUILDINGS WHOSE EXTERIOR BEARING WALLS, EXTERIOR NON-BEARING WALLS AND EXTERIOR PRIMARY STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS.

SECTION 712 VERTICAL OPENINGS

SECTION 712.1.6 DUCTS PENETRATING FLOOR LINES TO BE PROTECTED PER 717.6.3

SECTION 718 CONCEALED SPACES

SECTION 718.4.3 ATTIC DRAFT STOPPING EXCEPTION: DRAFT STOPPING IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1

CHAPTER 10 MEANS OF EGRESS

SECTION 1004 OCCUPANT LOAD

TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT:
ACCESSORY STORAGE, MECH, EQUIP. 300 GROSS
ASSEMBLY - CONCENTRATED (CHAIRS ONLY) 7 NET
ASSEMBLY - UNCONCENTRATED (TABLES AND CHAIRS) 15 NET
BUSINESS AREAS: 150 GROSS

SECTION 1005 MEANS OF EGRESS SIZING

SECTION 1005.3.1 STAIRWAYS: 1/2" WIDTH PER OCCUPANT WHEN SPRINKLERED; 0.3" IF NONSPRINKLERED.
SECTION 1005.3.2 OTHER EGRESS COMPONENTS: 0.15" WIDTH PER OCCUPANT WHEN SPRINKLERED; 0.2" IF NONSPRINKLERED.
SECTION 1005.7.1 ENCROACHMENT: DOORS SHALL NOT REDUCE REQUIRED WIDTH BY MORE THAN 7" WHEN FULLY OPEN OR BY MORE THAN HALF IN ANY POSITION.

SECTION 1006 NUMBER OF EXITS AND EXIT ACCESS DOORWAYS

TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY:
GROUP A: 49 OCC. MAX; 75' MAX COMMON PATH OF TRAVEL
GROUP B: 49 OCC. MAX; 100' MAX COMMON PATH OF TRAVEL IF SPRINKLERED OR OL < 30;

SECTION 1006.3.1 EGRESS BASED ON OCCUPANT LOAD:

TABLE 1006.3.1: 1-500 OCCUPANTS PER STORY = MINIMUM 2 EXITS OR ACCESS TO EXITS FROM STORY

SECTION 1007 EXIT AND EXIT ACCESS DOORWAY CONFIGURATION

SECTION 1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS: TWO REQUIRED EXITS SHALL BE PLACED NOT LESS THAN 1/2 THE OVERALL DIAGONAL DIMENSION.
EXCEPTION 2: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM THE SEPARATION DISTANCE SHALL NOT BE LESS THAN 1/3 THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

SECTION 1009 ACCESSIBLE MEANS OF EGRESS

SECTION 1009.1 ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS. WHERE MORE THAN ONE MEANS OF EGRESS IS REQUIRED BY SECTION 1008.2 OR 1008.3 FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY NOT LESS THAN TWO ACCESSIBLE MEANS OF EGRESS.
SECTION 1009.6 AREAS OF REFUGE (NOT REQUIRED REF. STAIRWAY & ELEVATOR EXCEPTIONS FOR SPRINKLERED BUILDINGS)
SECTION 1009.8 TWO-WAY COMMUNICATION: MUST BE PROVIDED AT EACH ELEVATOR LANDING THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE.

SECTION 1011 STAIRWAYS

SECTION 1011.2 WIDTH AND CAPACITY
THE REQUIRED CAPACITY OF STAIRWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT THE MINIMUM WIDTH SHALL BE NOT LESS THAN 44 INCHES. SEE SECTION 1009.3 FOR MEANS OF EGRESS STAIRWAYS
EXCEPTION 1: STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES.

SECTION 1011.5 STAIR TREADS AND RISERS

SECTION 1011.5.2 STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM... RECTANGULAR TREAD DEPTHS SHALL BE 11 INCHES MINIMUM.
SECTION 1011.5.4 DIMENSIONAL UNIFORMITY
STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT OR BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL BE 3/8 INCH IN ANY FLIGHT OF STAIRS.

SECTION 1011.6 STAIRWAY LANDINGS

THERE SHALL BE A LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH OF THE LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAYS SERVED. EVERY LANDING SHALL HAVE A MINIMUM WIDTH MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL EQUAL TO THE WIDTH OF THE STAIRWAY.

SECTION 1016 EXIT ACCESS

SECTION 1016.2 EGRESS THROUGH INTERVENING SPACES. INTERVENING ROOMS MUST BE ACCESSORY TO AN AREA, NOT A HIGH HAZARD OCCUPANCY, WITH A DISCERNABLE PATH OF EGRESS TRAVEL TO AN EXIT.

SECTION 1017 EXIT ACCESS TRAVEL DISTANCE

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE:
GROUP B: 200' MAX (NONSPRINKLERED); 300' MAX (SPRINKLERED)

SECTION 1017.3.1 MEASUREMENT. TRAVEL DISTANCE ON EXIT ACCESS STAIRWAYS OR RAMP SHALL BE INCLUDED IN THE EXIT ACCESS TRAVEL DISTANCE MEASUREMENT.

SECTION 1020 CORRIDORS

TABLE 1020.1 CORRIDOR FIRE-RESISTANCE RATING:
GROUP B: NOT RATED IF SPRINKLERED OR 30 OR FEWER OCCUPANTS; OTHERWISE 1 HR REQUIRED

TABLE 1020.2 MINIMUM CORRIDOR WIDTH = 44" MIN

1020.4 CORRIDOR DEAD ENDS: 25' MAX.
EXCEPTION 2: GROUP B OCCUPANCIES W/ SPRINKLER ALLOWS 50' MAX.; EXCEPTION 3: NOT LIMITED IF LENGTH < 2.5 TIMES LEAST WIDTH

CHAPTER 28 PLUMBING FIXTURES

SECTION 2802 MINIMUM PLUMBING FACILITIES

TABLE 2802.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES:

OCCUPANCY	WATER CLOSETS		LAVATORIES	
	MALE	FEMALE	MALE	FEMALE
B Occupancy: 6,375 SF/150 64 Total occupants (32 Male + 32 Female)	1 PER 25 FOR FIRST 50, 1 PER 50 FOR REMAINDER	1 PER 25 FOR FIRST 50, 1 PER 50 FOR REMAINDER	1 PER 40 FOR FIRST 80, 1 PER 80 FOR REMAINDER	1 PER 40 FOR FIRST 80, 1 PER 80 FOR REMAINDER
SUM REQUIRED (A)	1.14 2	1.14 2	1 1	1 1
A Occupancy: 3,630 SF/15 242 Total occupants (121 Male + 121 Female)	1 PER 25 FOR FIRST 50, 1 PER 50 FOR REMAINDER	1 PER 25 FOR FIRST 50, 1 PER 50 FOR REMAINDER	1 PER 40 FOR FIRST 80, 1 PER 80 FOR REMAINDER	1 PER 40 FOR FIRST 80, 1 PER 80 FOR REMAINDER
SUM REQUIRED (B)	3.42 4	3.42 4	3.02 4	3.02 4
TOTAL REQUIRED	6	6	5	5
TOTAL PROVIDED	GENDER NEUTRAL: 6 WC'S		GENDER NEUTRAL: 6 LAVS	

Code Plan Legend

- Name # 150 SF / 100 - ROOM NAME, OCCUPANT LOAD, OCCUPANT LOAD FACTOR, ROOM AREA
- EXIT PATHWAY
- XX ▶ OCCUPANT LOAD AT EXIT
- XX ▶ OCCUPANT LOAD FROM SPACE
- FEC FIRE EXTINGUISHER CABINET
- ILLUMINATED EXIT SIGN
- DENOTES EXTENTS OF OCCUPANCY GROUP INDICATED
- 1-HR FIRE RATED ASSEMBLY
- 2-HR FIRE RATED ASSEMBLY
- BUILDING SEPARATION LINE

CHC Puyallup - Garage

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ARCHITECT'S STAMP

City of Puyallup Development & Permitting Services ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

CONSULTANT

CONSULTANT'S STAMP

FULL SIZED LEDGIBLE COLOR PLANS ARE REQUIRED TO BE PROVIDED BY THE PERMITTEE ON SITE FOR ALL INSPECTIONS (MIN. PLAN SIZE 24" X 36")

BUILDING DEPARTMENT'S STAMP

PHASE

IFC Set

DATE

05/22/23

REVISIONS

No.	Description	Date
26	Permit Revision #2	2/19/24

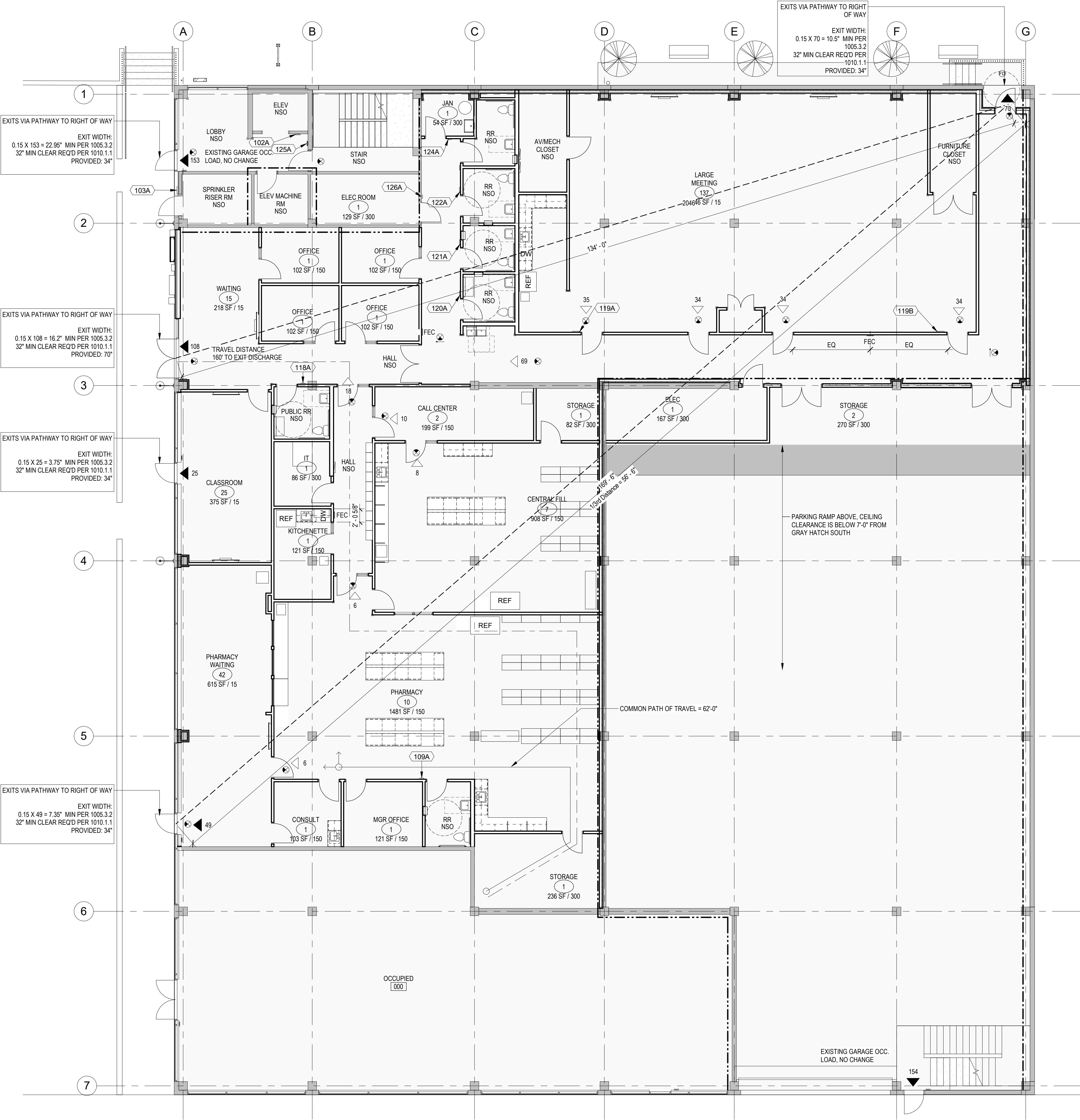
SHEET TITLE

CODE SHEET

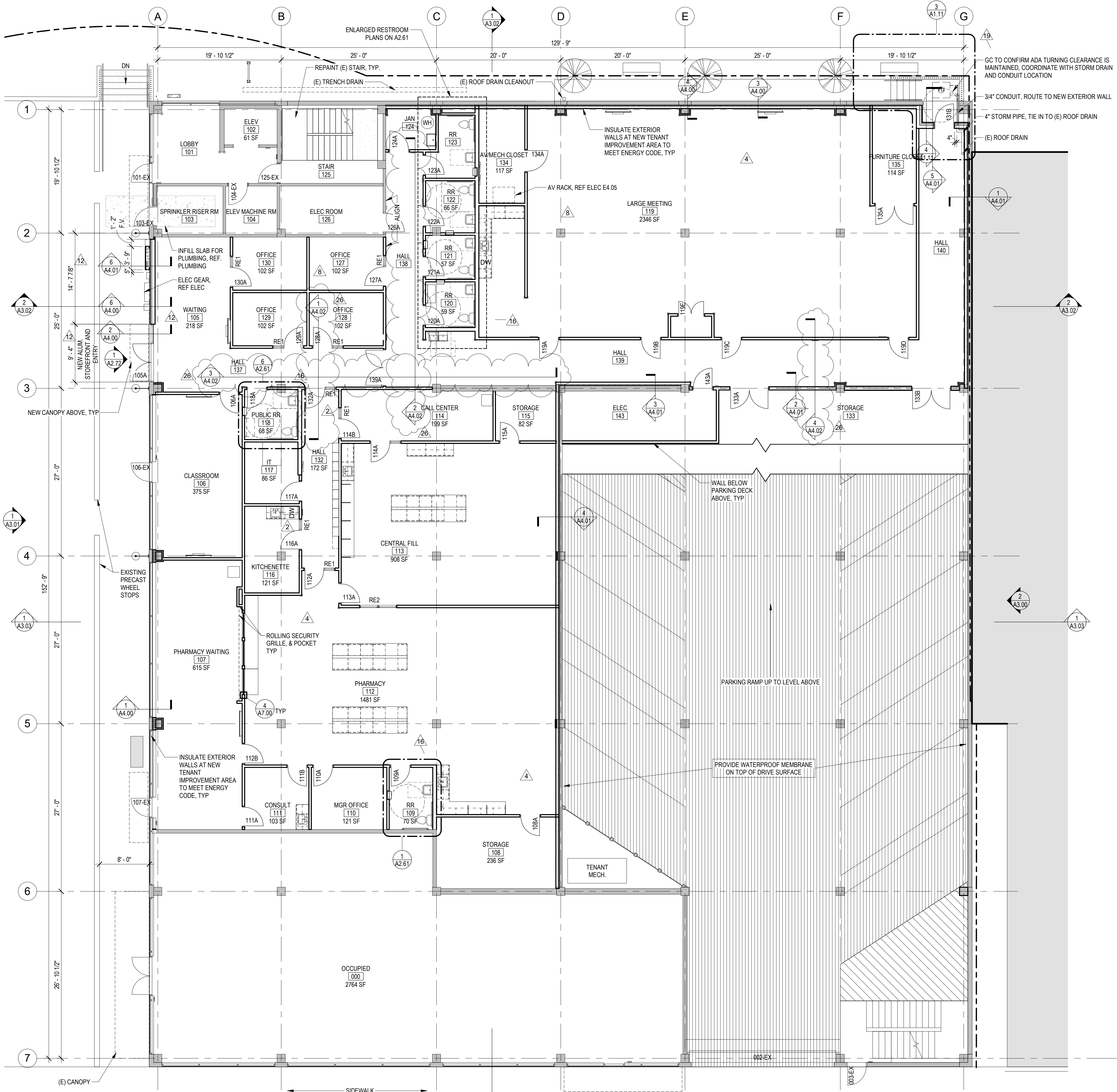
SHEET NO.

AA1.10

MILLER HAYASHI ARCHITECTS 22/13



1 LEVEL 1- Code Plan
1/8" = 1'-0"



Floor Plan General Notes

1. REFER TO GENERAL NOTES ON SHEET AA1.00.
2. REFER TO FINISH SCHEDULE ON SHEET A2.70.
3. REFER TO DIMENSION & PARTITION TYPES PLAN FOR PARTITION TYPES.
4. ALL DIMENSIONS TO NEW PARTITIONS ARE TO FACE OF FRAMING UNO.
5. DIMENSIONS TO EXISTING WALLS ARE EITHER TO FINISHED FACE OR TO GRID LINE.
6. INFILL WITHIN EXISTING CONSTRUCTION AND NEW PARTITIONS IMMEDIATELY ADJACENT TO EXISTING CONSTRUCTION SHALL MATCH EXISTING CONSTRUCTION. PATCHES, INFILL, AND NEW PARTITIONS IMMEDIATELY ADJACENT TO OR WITHIN EXISTING PARTITIONS SHALL BE FINISHED TO BLEND SEAMLESSLY WITH EXISTING MATERIALS AND FINISH AND SHALL ALIGN WITH EXISTING FINISHES.
7. REPETITIVE FEATURES DRAWN OR NOTED ONLY ONCE SHALL BE COMPLETELY PROVIDED AS IF DRAWN OR NOTED IN FULL.
8. ALL INTERIOR WALLS BE CLEANED, SPOT PRIMED AS REQUIRED, AND TO RECEIVE NEW PAINT.
9. DOOR OPENINGS LOCATED 4" FROM ADJACENT PARTITION UNO.
10. REFER TO MECHANICAL AND ELECTRICAL AND COORDINATE THE WORK. COORDINATE EXTENTS OF CUTTING AND PATCHING AS REQUIRED FOR ALL MECHANICAL AND ELECTRICAL WORK. PATCH AND REPAIR ALL AREAS OF CUTTING AND PATCHING TO MATCH ADJACENT FINISHES.

Floor Plan Legend

- EXISTING PARTITION TO REMAIN, TYP
- REFER FLAG NOTE WHERE THIS DASHED LINE OCCURS
- INFILL AT EXISTING PARTITION, TYP
- FRAMED WALL PARTITION, TYP
- PROVIDE SLAB ON GRADE INFILL, REF STRUCT AND MECH/ELEC, TYP. PREP SUBSTRATE TO RECEIVE SCHED FINISH, REF FINISH PLAN, TYP
- PROVIDE ELEVATED CONC SLAB INFILL, REF STRUCT, TYP
- PROVIDE SELF-LEVELING UNDERLAYMENT SYSTEM TO LEVEL (E) FLOOR AFTER DEMO, TYP
- LINE INDICATES AREA TO RECEIVE BITUMINOUS DAMPPROOFING SYSTEM, REF DETAILS
- LINE INDICATES AREA TO RECEIVE SHEET WATERPROOFING SYSTEM, REF DETAILS
- P-X LINE INDICATES PAINT ACCENT

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ARCHITECT'S STAMP

CONSULTANT

CONSULTANT'S STAMP

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

BUILDING DEPARTMENT'S STAMP

PHASE

IFC Set

DATE

05/22/23

REVISIONS

No.	Description	Date
2	GMP ADDENDUM 1	2/24/23
4	GMP Addendum 4	4/18/23
8	RFL 7	9/27/23
12	ASK-RFI-52.1	11/21/23
16	ASK-ASI-009	1/8/24
19	ASK-RFI-144	1/17/24
26	Permit Revision #2	2/19/24

SHEET TITLE

GARAGE
GROUND FLOOR
PLAN

SHEET NO.

A2.00

LEVEL 1 - Floor Plan

1/8" = 1'-0"

Minimum ceiling height of habitable and occupiable spaces and corridors shall be 7 feet. (801.3 #4 exception)

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ARCHITECT'S STAMP

5222
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ARCHITECT
BRUCE HAYASHI
STATE OF WASHINGTON

CONSULTANT

CONSULTANT'S STAMP

City of Puyallup
Development & Permitting Services
ISSUED PERMIT
Building Planning
Engineering Public Works
Fire Traffic

BUILDING DEPARTMENT'S STAMP

PHASE

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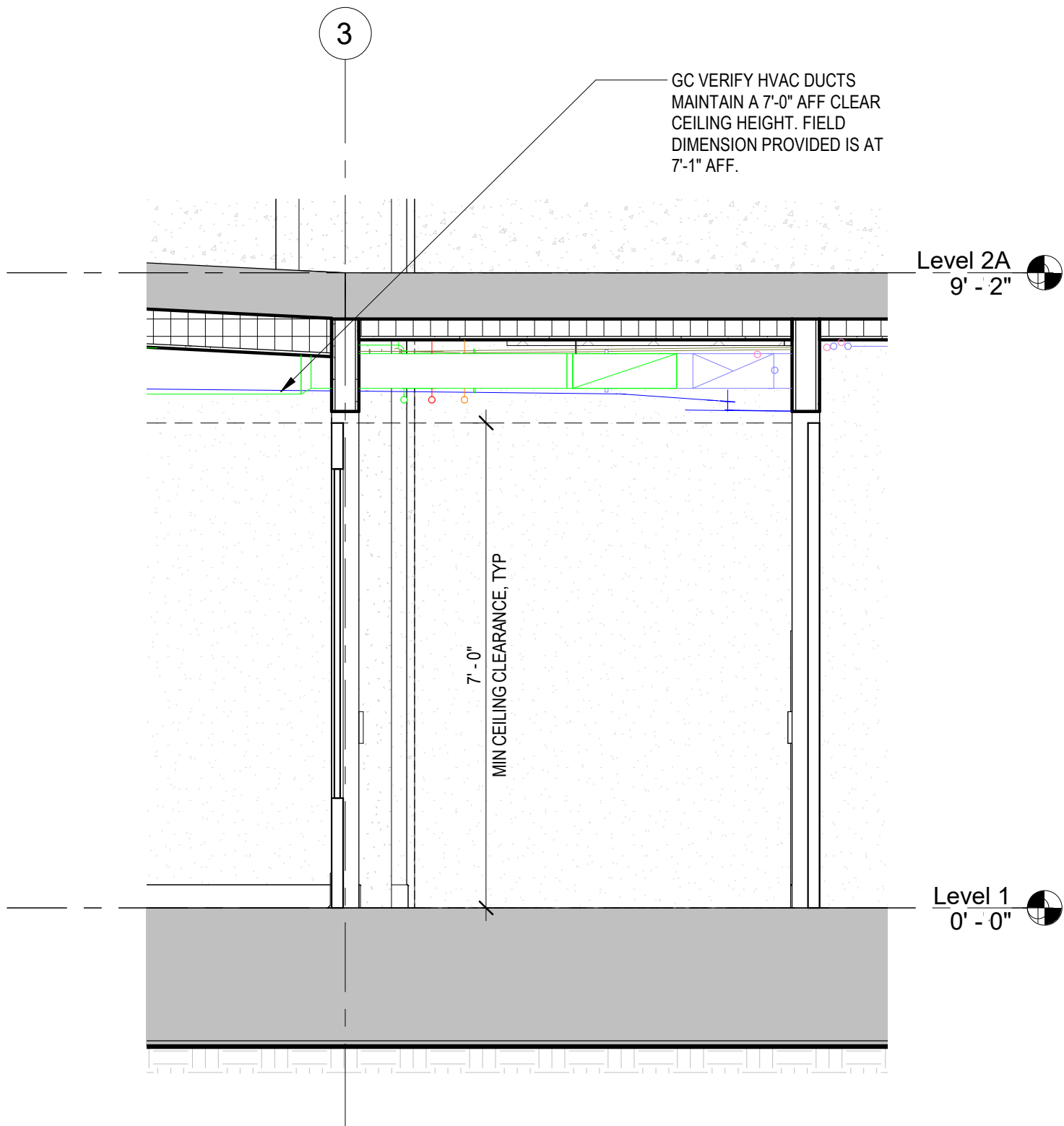
REVISIONS

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26	Permit Revision #2	2/19/24

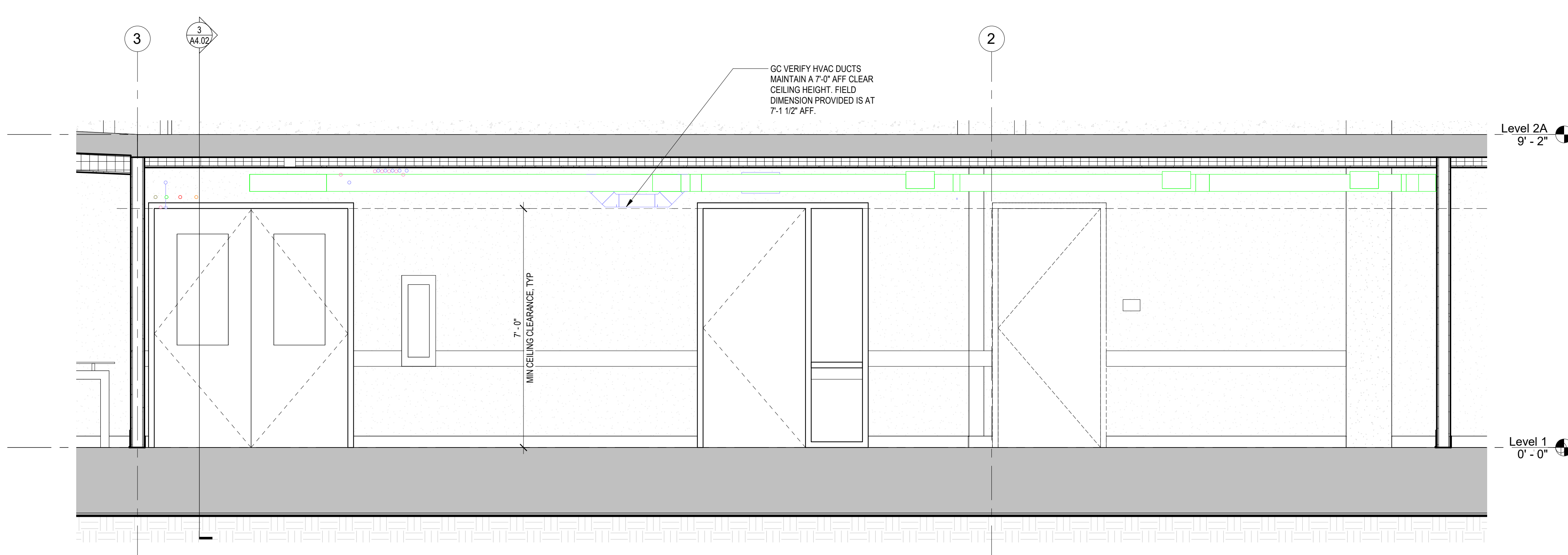
SHEET TITLE

WALL SECTIONS

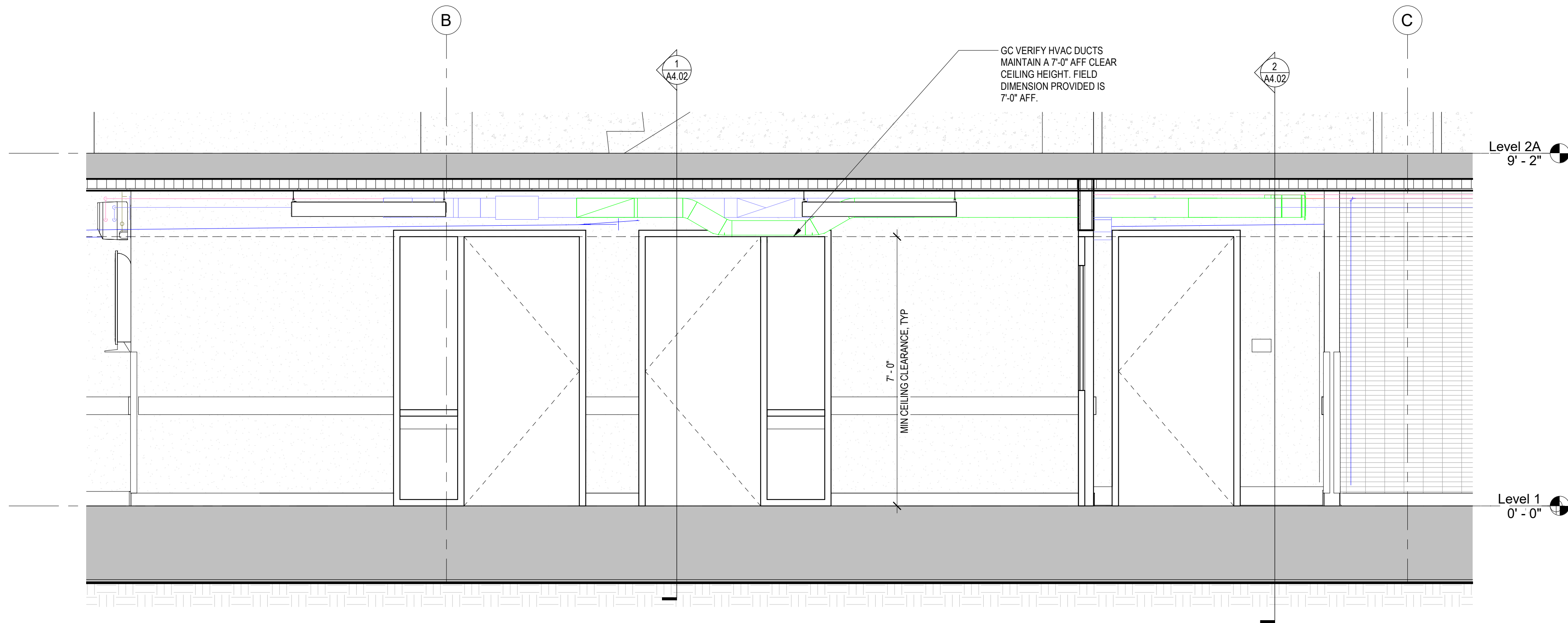
26
SHEET NO.
A4.02
MILLER HAYASHI ARCHITECTS 2213



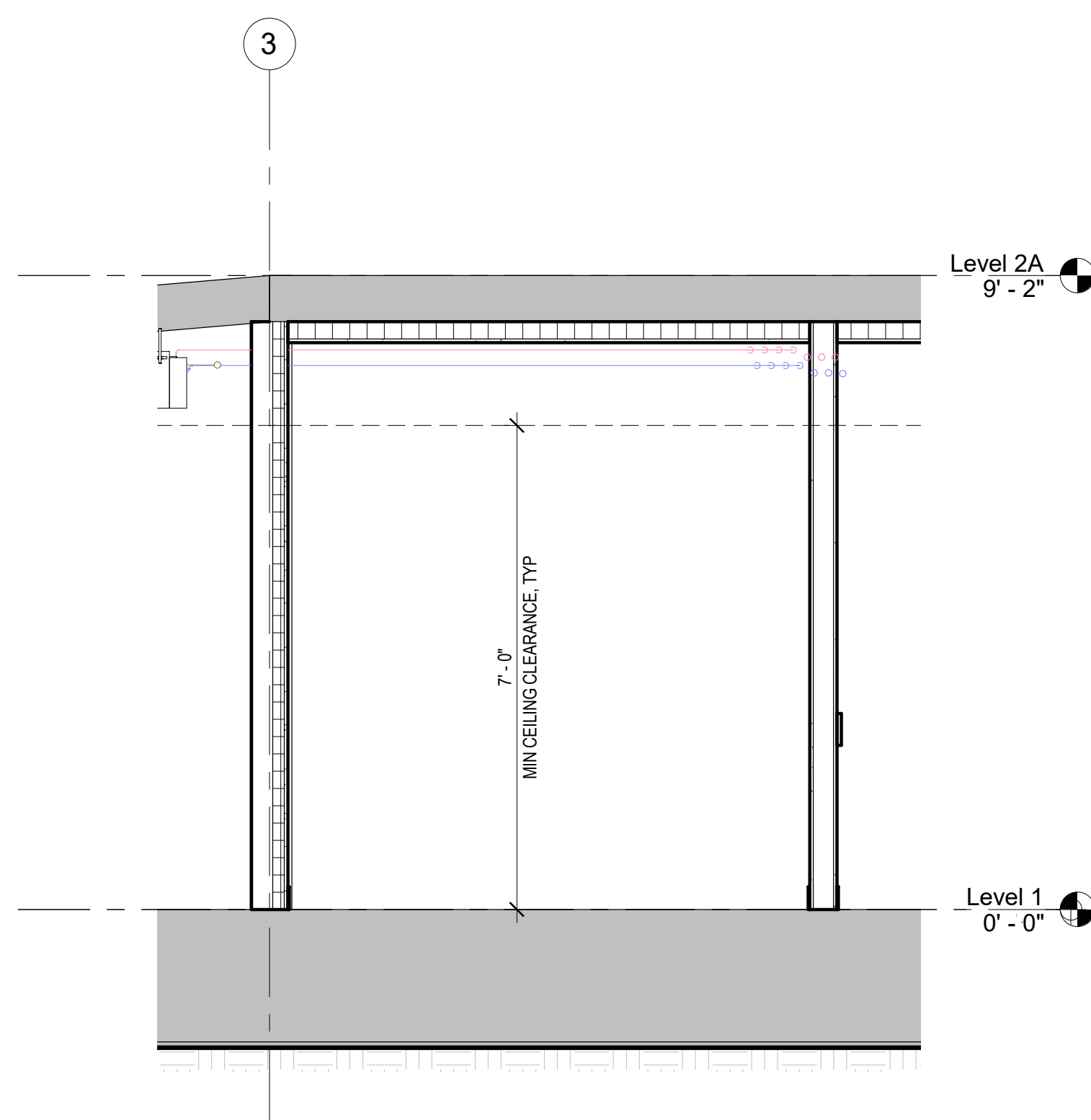
1 Section Thru Hall 137 Looking West
1/2" = 1'-0"



2 Section Thru Hall 133 Looking West
1/2" = 1'-0"



3 Section Thru Hall 137 Looking North
1/2" = 1'-0"



4 Section Thru Hall 139 Looking West
1/2" = 1'-0"