

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 303.1.2 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: 0.2" 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: 48 OCC. MAX; 75' MAX COMMON PATH OF TRAVEL
GROUP B: 48 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 RAMPS 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 2902 MINIMUM PLUMBING FACILITIES
TABLE 2902.1 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 First 50 = (1) + 14 1.14	1 PER 25 FOR FIRST 50, 1 PER 50 FOR REMAINDER First 50 = (1) + 14 1.14	1 PER 40 FOR FIRST 80, 1 PER 80 FOR REMAINDER First 80 = 1	1 PER 40 FOR FIRST 80, 1 PER 80 FOR REMAINDER First 80 = 1
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 First 50 = (2) + 1.42 3.42	1 PER 25 FOR FIRST 50, 1 PER 50 FOR REMAINDER First 50 = (2) + 1.42 3.42	1 PER 40 FOR FIRST 80, 1 PER 80 FOR REMAINDER First 80 = (2) + 2.02 3.02	1 PER 40 FOR FIRST 80, 1 PER 80 FOR REMAINDER First 80 = (2) + 2.02 3.02
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 WCS*		GENDER NEUTRAL: 6 LAVS*	

*PER ADA STANDARDS 213.2 EX. 3 CLUSTERED SINGLE USER TOILET ROOMS (2 MINIMUM) ARE THOSE THAT ARE NEXT TO, OR CLOSE TO, ONE ANOTHER. NO MORE THAN 50% FOR EACH USE WITHIN A CLUSTER MUST COMPLY. COMPLIANT TOILET ROOMS AND PORTABLE UNITS MUST BE LABELED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY UNLESS ALL ARE ACCESSIBLE

Code Plan Legend

- Name - ROOM NAME
- # - OCCUPANT LOAD
- 150 SF / 100 - 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

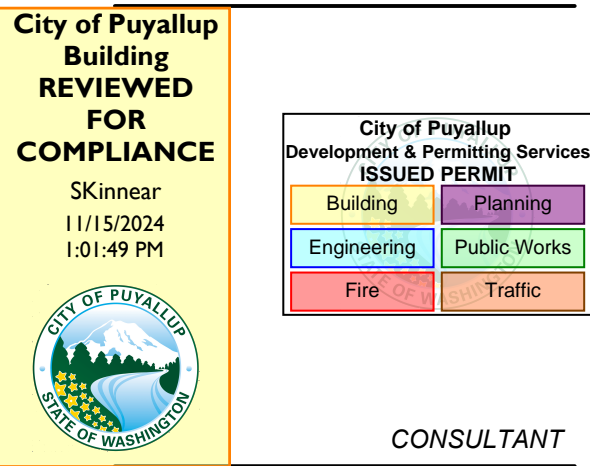
CHC Puyallup - Garage

111 W. Main
Puyallup WA 98371

Miller HayashiArchitects

118 North 35th St., Suite 200
Seattle, Washington 98103
Tel: 206 634 0177
Fax: 206 634 0167

ARCHITECT'S STAMP



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The approved construction plans, documents, and all engineering must be posted on the job at all inspections in a visible and readily accessible location.

Full sized legible color plans are required to be provided by the permittee on site for inspection.

BUILDING DEPARTMENT'S STAMP

PHASE

IFC Set

DATE

05/22/23

REVISIONS

No.	Description	Date
26	Permit Revision #2	2/19/24
31	ASK-RFI-318	5/30/24
37	Permit Revision	11/01/24

PRCTI20221714

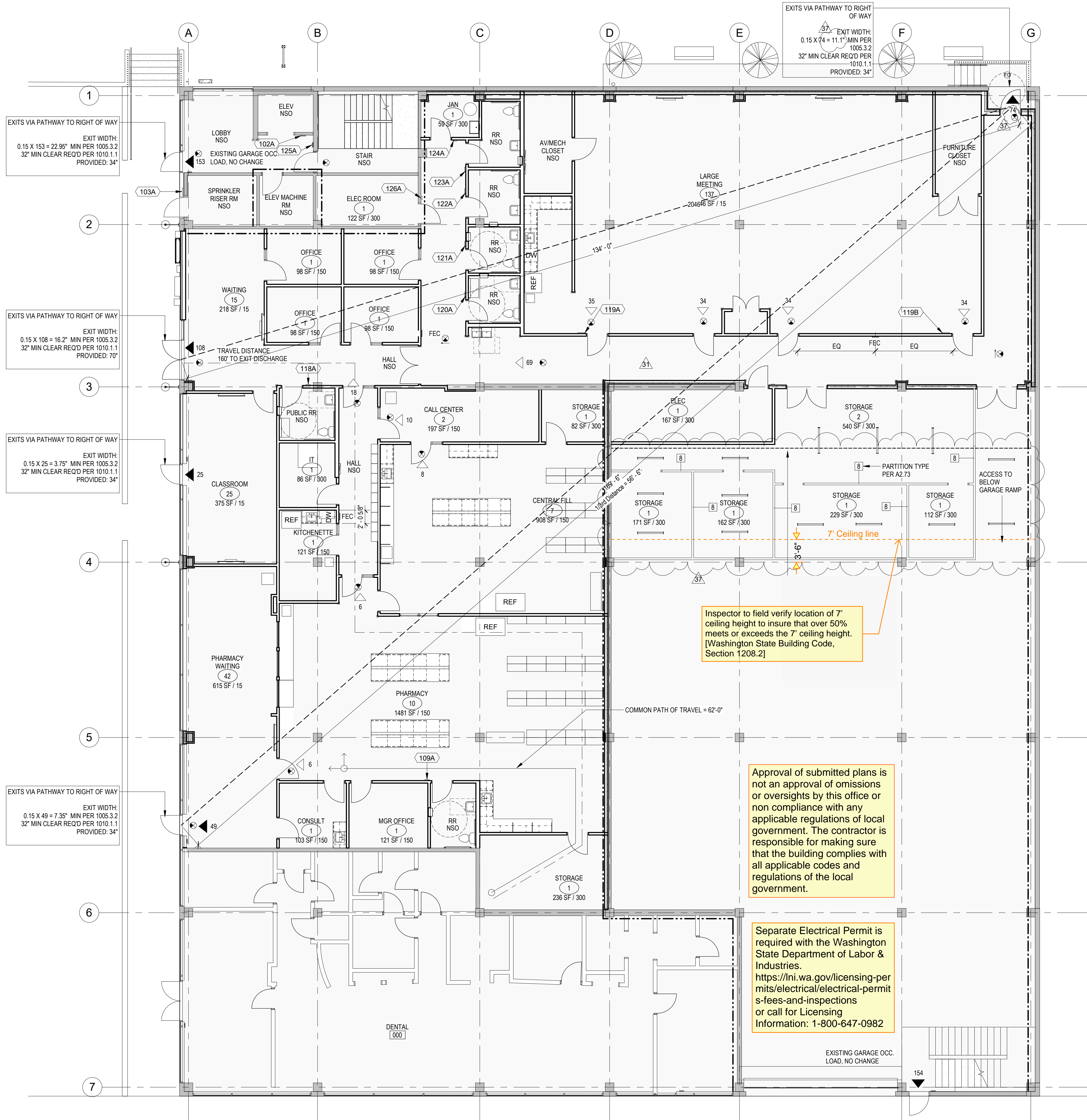
SHEET TITLE

CODE SHEET

SHEET NO.

AA1.10

MILLER HAYASHI ARCHITECTS 22/13



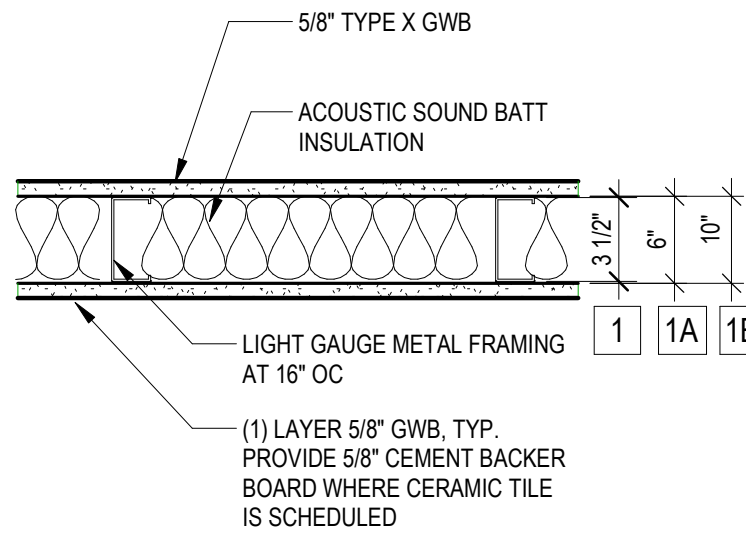
1 LEVEL 1- Code Plan

1/8" = 1'-0"

PARTITION TYPES

NOTES:

1. EXTEND FRAMING AND GWB TO FLOOR/ROOF DECK ABOVE WITH COMPENSATION CHANNEL AT TOP.
2. PENETRATIONS FOR ELECTRICAL OUTLETS, ETC. SHALL BE OFFSET 1 STUD SPACE MIN.
3. CAULK ALONG BOTH SIDES OF PERIMETER W/ NON-HARDENING SILICONE MASTIC.
4. CONTINUOUS ACOUSTICAL SEALANT JOINT AT FLOOR WUNDER TRACK, TYP.

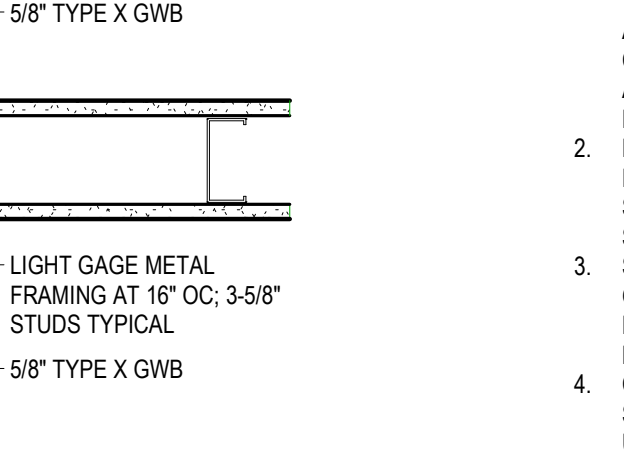


NOTES:

1. REF TYP NOTES FOR PARTITION TYPE 1

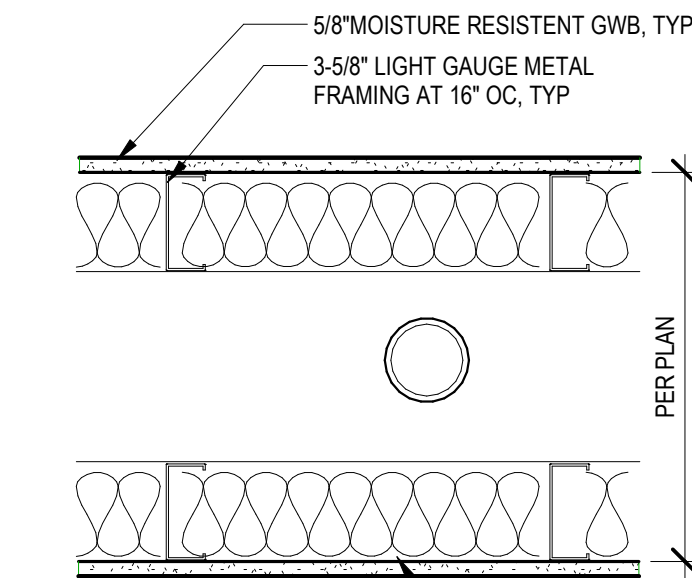
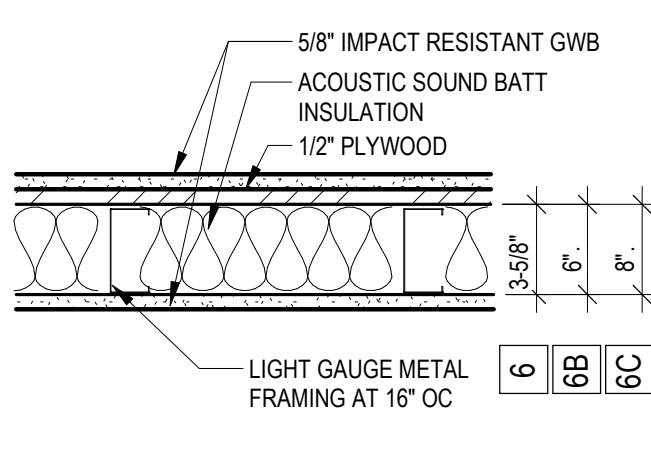
NOTES:

1. EXTEND FRAMING AND GWB TO FLOOR/ROOF DECK ABOVE WITH COMPENSATION CHANNEL AT TOP WHERE FULL HEIGHT WALL INDICATED.
2. PENETRATIONS FOR ELECTRICAL OUTLETS, ETC. SHALL BE OFFSET 1 STUD SPACE MIN.
3. SEAL ALONG BOTH SIDES OF PERIMETER W/ NON-HARDENING SILICONE MASTIC.
4. CONTINUOUS ACOUSTICAL SEALANT JOINT AT FLOOR UNDER TRACK, TYP.
5. PLYWOOD TO BE LOCATED ON HALLWAY AND WAITING SIDE OF WALL



NOTES:

1. EXTEND FRAMING AND GWB TO FLOOR/ROOF DECK ABOVE WITH COMPENSATION CHANNEL AT TOP WHERE FULL HEIGHT WALL INDICATED.
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5. PLYWOOD TO BE LOCATED ON HALLWAY AND WAITING SIDE OF WALL



NOTES:

1. REF TYP NOTES FOR PARTITION TYPE 1

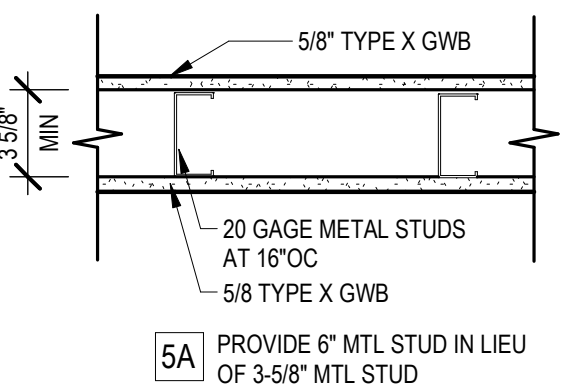
Partition General Notes:

1. ALL PARTITIONS TO BE TYPE 1 UNLESS INDICATED OTHERWISE.
2. WALL TYPE DESIGNATIONS ARE MADE ON THE A2.00 SERIES FLOOR PLANS
4. NOT USED
5. ALL GYPSUM BOARD TO BE TYPE X, EXCEPT WEATHER-RESISTENT GYPSUM BOARD TO BE USED ON WET SIDE OF PARTITIONS AT KITCHENETTE & RESTROOMS.
6. ALL PARTITION TYPES TO EXTEND TO FLOOR/ROOF DECK ABOVE, UNO
7. PER IBC 703.6 RATED PARTITIONS ARE REQUIRED TO BE PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. SIGNAGE OR STENCILING TO BE:
 - A. LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING SPACE
 - B. REPEATED EVERY 30 FEET
 - C. LETTERING TO BE AT LEAST 1/2\"/>

1 Partition Type: Typical

1-1/2\"/>

*PER GA-600 FILE NO. WP-1072
FASTEN GWB TO STUDS WITH 1\"/>



NOTES:
REF TYP NOTES FOR PARTITION TYPE 1

5 Partition Type: 1-Hour Fire Resistant

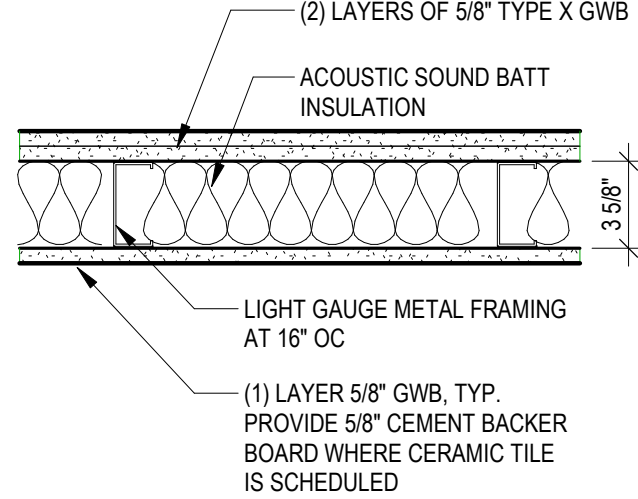
1-1/2\"/>

2 Partition Type: Partial Height

1-1/2\"/>

NOTES:

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2. PENETRATIONS FOR ELECTRICAL OUTLETS, ETC. SHALL BE OFFSET 1 STUD SPACE MIN.
3. CAULK ALONG BOTH SIDES OF PERIMETER W/ NON-HARDENING SILICONE MASTIC.
4. CONTINUOUS ACOUSTICAL SEALANT JOINT AT FLOOR WUNDER TRACK, TYP.



6 Partition Type: Acoustical

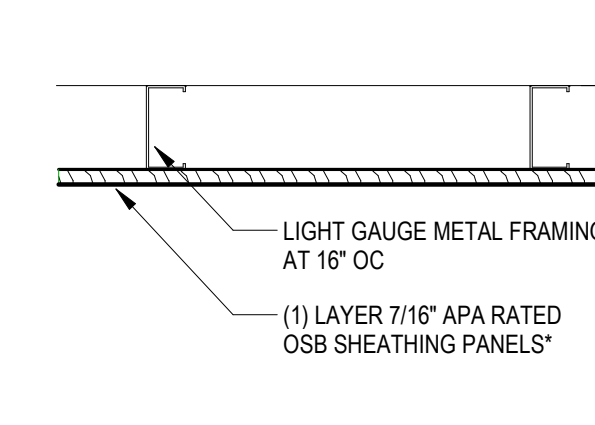
1-1/2\"/>

7 Partition Type: Typical One Sided

1-1/2\"/>

4 Partition Type: Chase, Typical

1-1/2\"/>

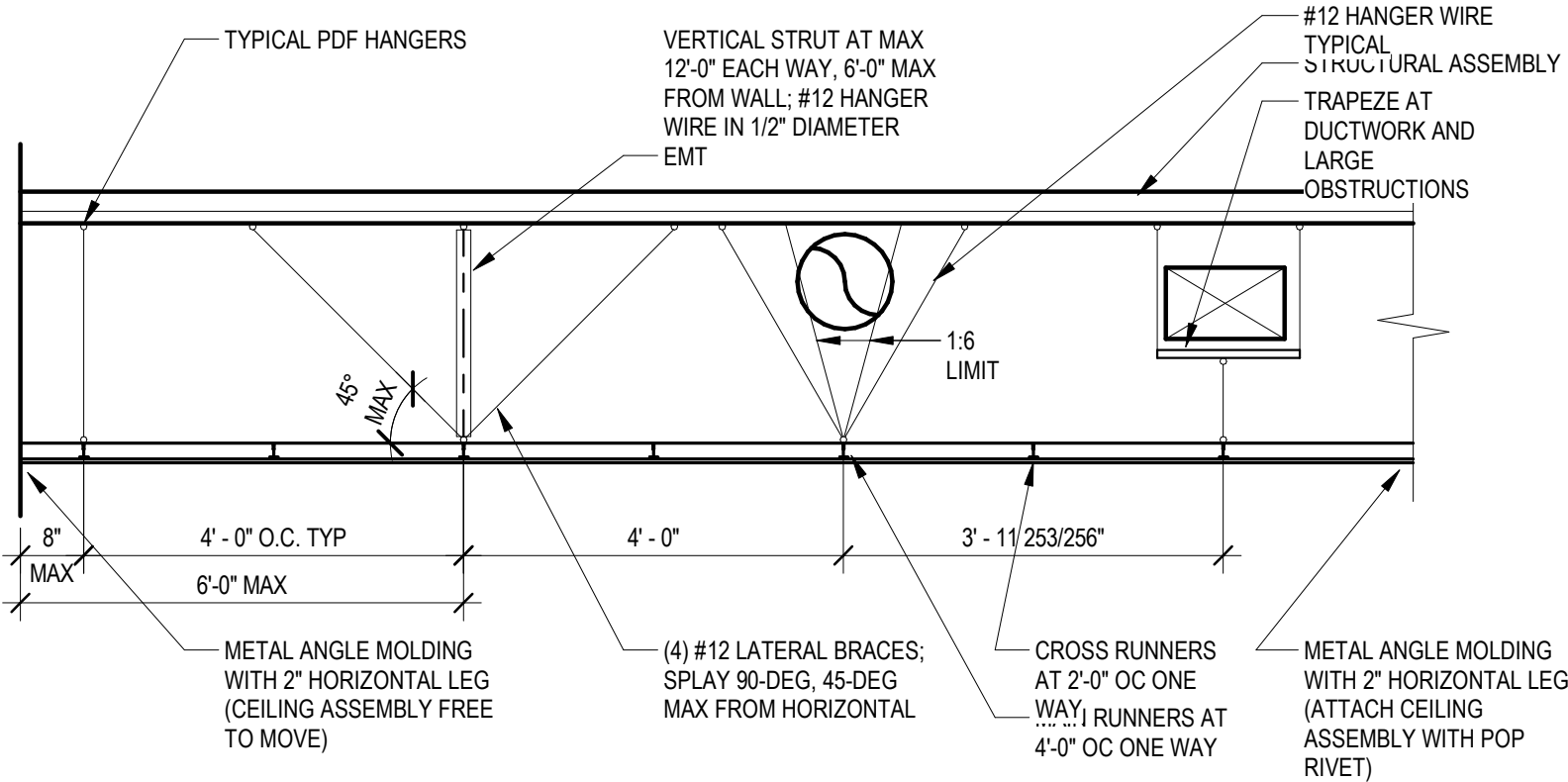


*PER IBC 603.1.2 EXCEPTION 7: INTERIOR WALL AND CEILING FINISHES INSTALLED IN ACCORDANCE WITH SECTION 803.

SECTION 803.1.2 INTERIOR WALL AND CEILING FINISH MATERIALS TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723.
CLASS C FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450.

SECTION 803.13 INTERIOR FINISH REQUIREMENTS BASED ON OCCUPANCY. INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN THAT SPECIFIED IN TABLE 803.13 FOR THE GROUP AND LOCATION DESIGNATED.
PER TABLE 803.13, SPRINKLERED BUILDINGS, GROUP S, ROOMS AND ENCLOSED SPACES = CLASS C

7/16\"/>

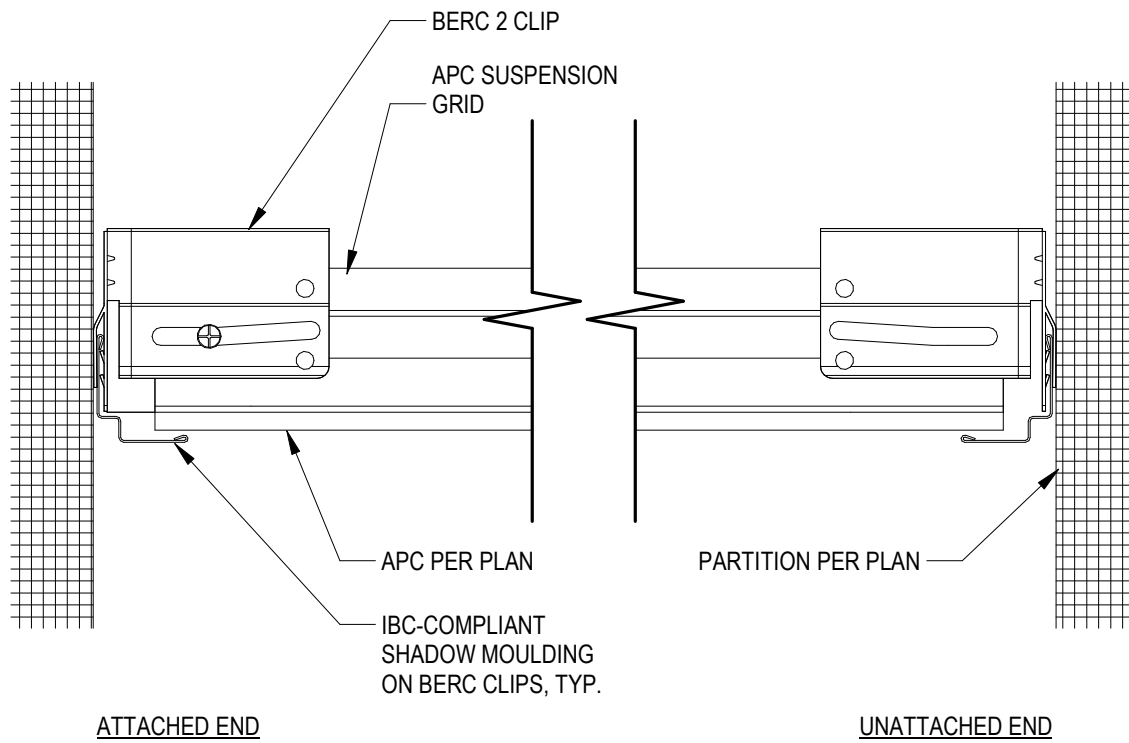


CEILING NOTES:

1. INSTALL PER IBC 2018 SECTION 808
2. SUSPEND LIGHT FIXTURES BY INDEPENDENT WIRE SYSTEM
3. WHERE WIRE HANGERS ARE NOT PRACTICAL, IT IS ACCEPTABLE TO SUBSTITUTE BRACED CHANNEL STRUTS PER ASTM STANDARD C754

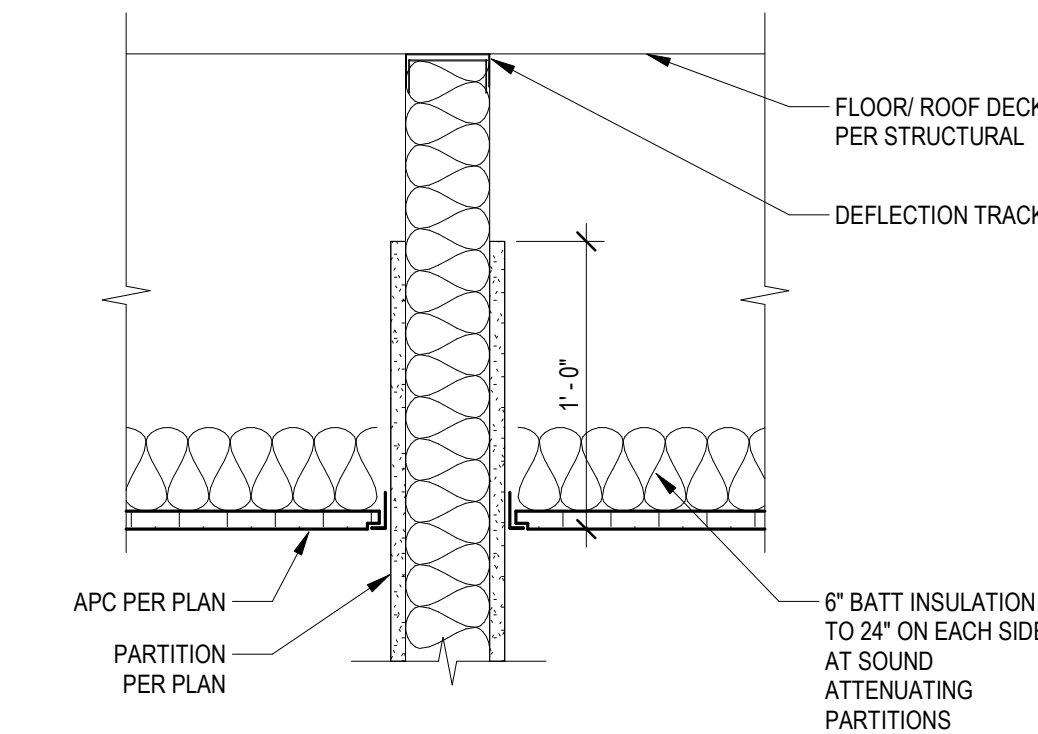
1 Typical Detail at APC Lateral Bracing

1/2\"/>



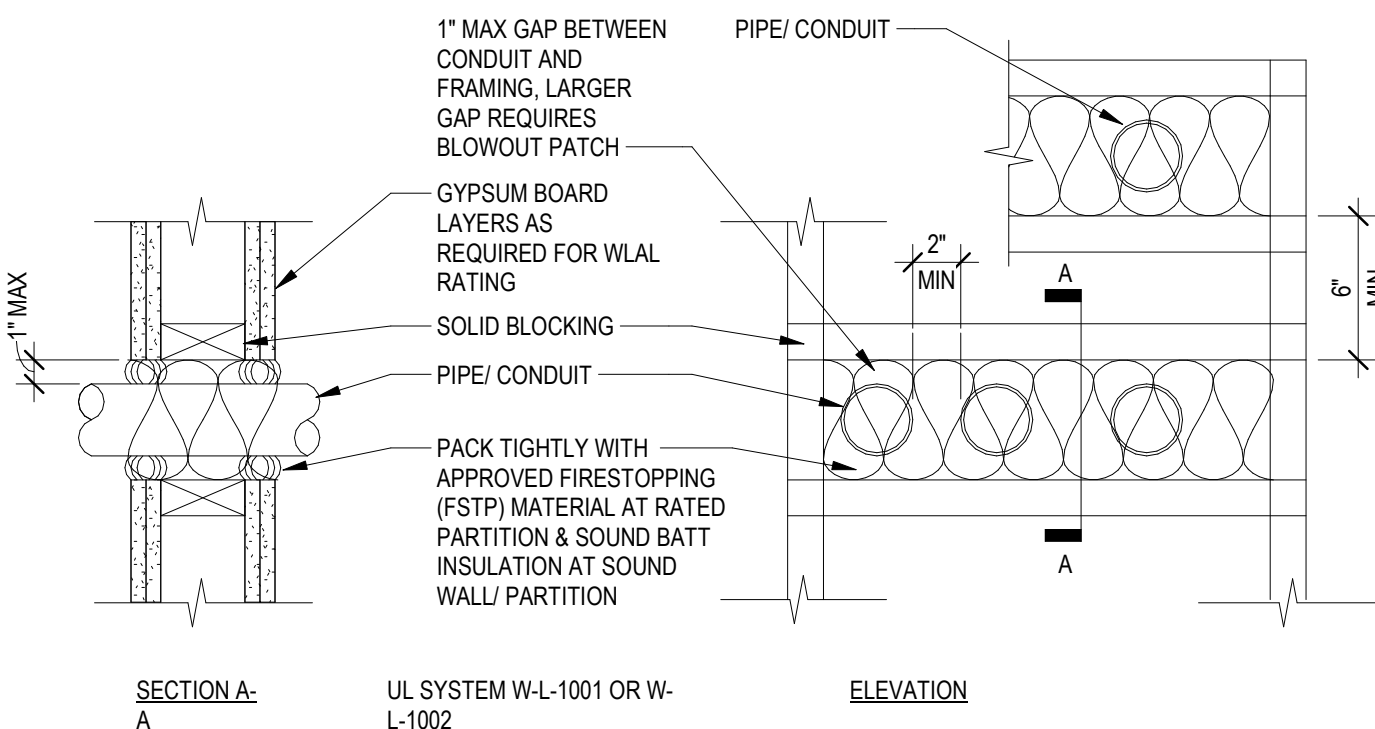
2 Typical Perimeter at Suspended Ceiling

NTS



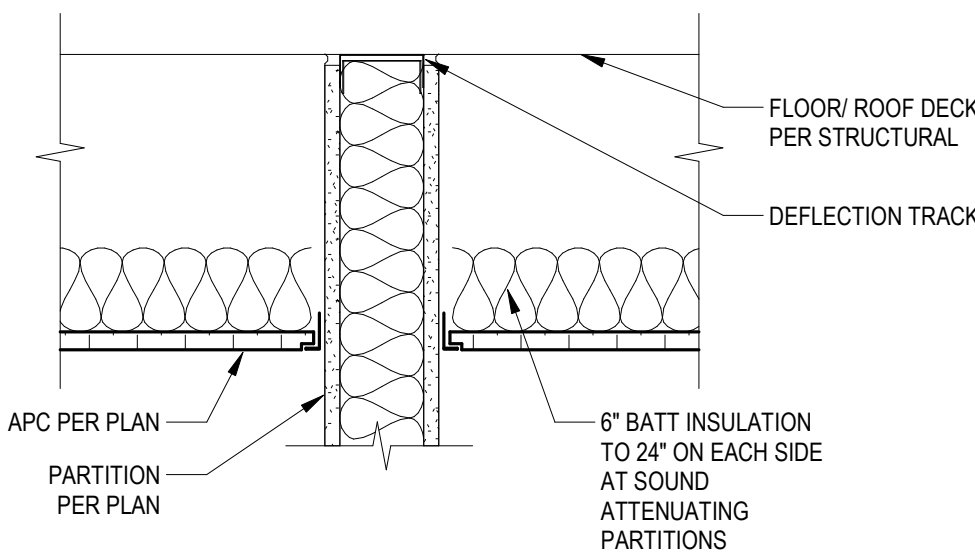
3 Typical Partition at Suspended Ceiling

1 1/2\"/>



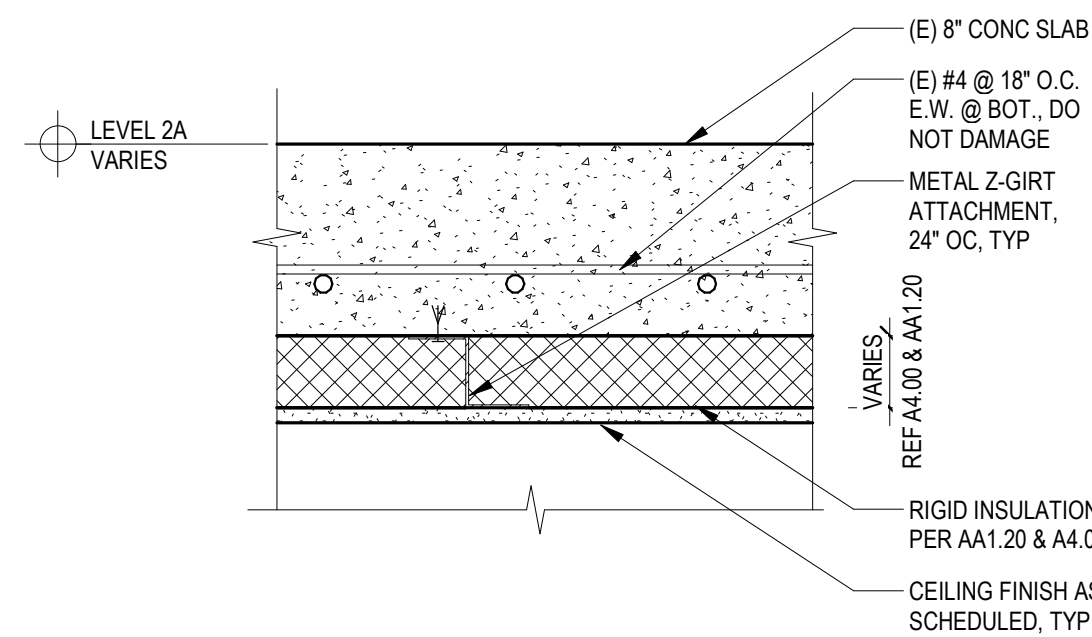
4 Typ Detail at Pipe or Conduit Penetration of Fire Rated Wall

1 1/2\"/>



5 Typical Partition (Full Height) at Suspended Ceiling

1 1/2\"/>



6 Rigid Insulation @ Ceiling, Typical

1 1/2\"/>

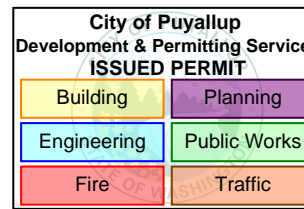
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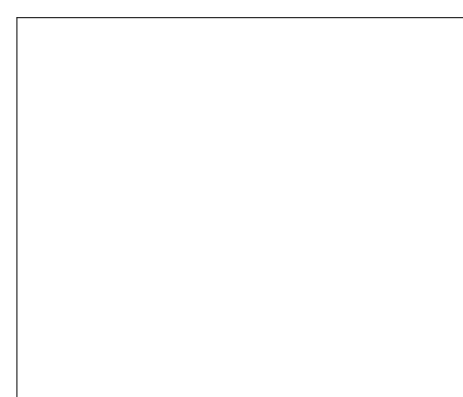
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05/22/23

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No. Description Date

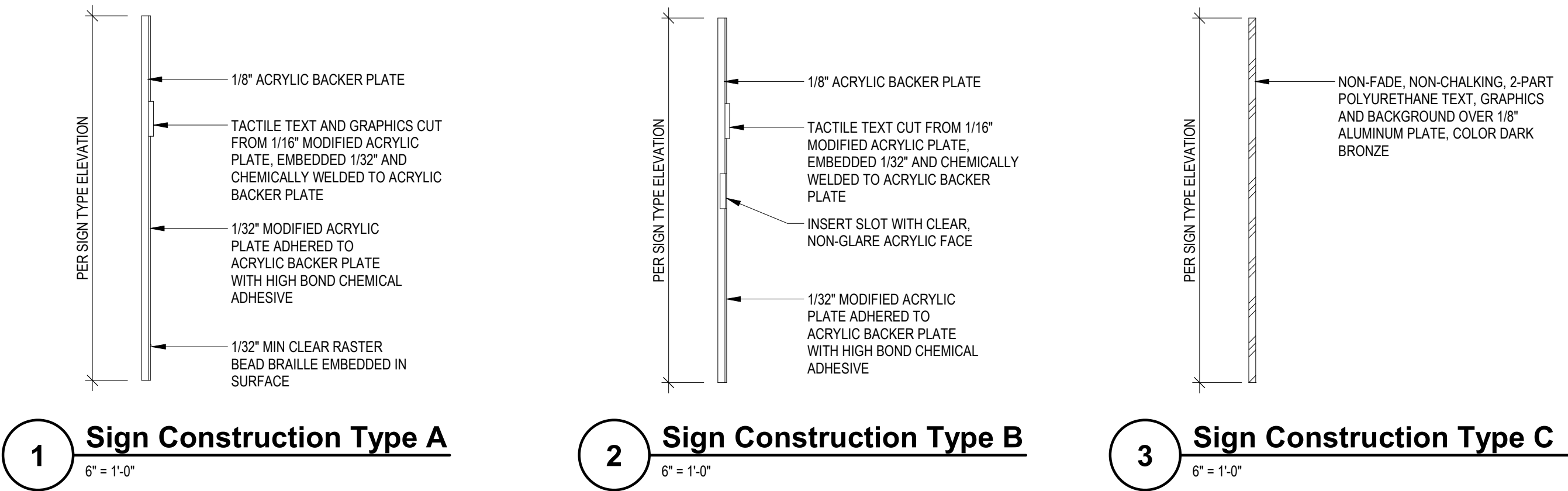
PRCTI20221714

SHEET TITLE

PARTITION
TYPES &
TYPICAL
ASSEMBLIES

SHEET NO.

A2.73



Signage General Notes

1. MOUNT ROOM SIGNS WITH BOTTOM EDGE AT 4'-0" AFF.
2. MOUNT ROOM SIGNS WITH EDGE 2" FROM FRAME AT LATCH SIDE OF DOOR.
3. SEE FINISH PLAN FOR SIGN LOCATIONS.
4. PROVIDE MATCHING BLANK PANELS FOR SIGNS INSTALLED ON GLAZING.
5. ALL TEXT TO BE 'FRUITGEER' FONT UNO.
6. EXACT PLACEMENT OF ALL SIGNS TO BE VERIFIED W/ OWNER AND ARCHITECT.
7. REFER TO SPECIFICATIONS FOR ADDITIONAL CODE SIGNAGE REQUIREMENTS.

SIGNAGE COLORS TO MATCH BENJAMIN MOORE COLOR NUMBERS INDICATED.

S1 2134-30 'IRON MOUNTAIN'

S2 RMI-74 'CHINA WHITE'

S3 XXXXX BLUE

S4 XXXXX ACCENT COLOR

MARK	SIGN TYPE	SIGN TEXT	KEY NOTES
000A	I	EXIT	
001A	I	EXIT	
003A	I	EXIT	
101A	I	EXIT	
102A	E	ELEVATOR	
103A	H	SPRINKLER RISER ROOM	
105A	I	EXIT	
106A	I	EXIT	
107A	I	EXIT	
109A	A	UNISEX RESTROOM	
119A	A	UNISEX RESTROOM	
119B	G	MAX OCCUPANCY PERSONS	137
119B	G	MAX OCCUPANCY PERSONS	137
120A	A	UNISEX RESTROOM	
121A	A	UNISEX RESTROOM	
122A	K	ALL- GENDER RESTROOM	
123A	K	ALL- GENDER RESTROOM	
124A	J	JANITOR	
125A	F	IN CASE OF FIRE DO NOT USE ELEVATORS USE STAIRWAYS	
126A	J	ELECTRICAL ROOM	
140A	I	EXIT	
143A	J	ELECTRICAL ROOM	

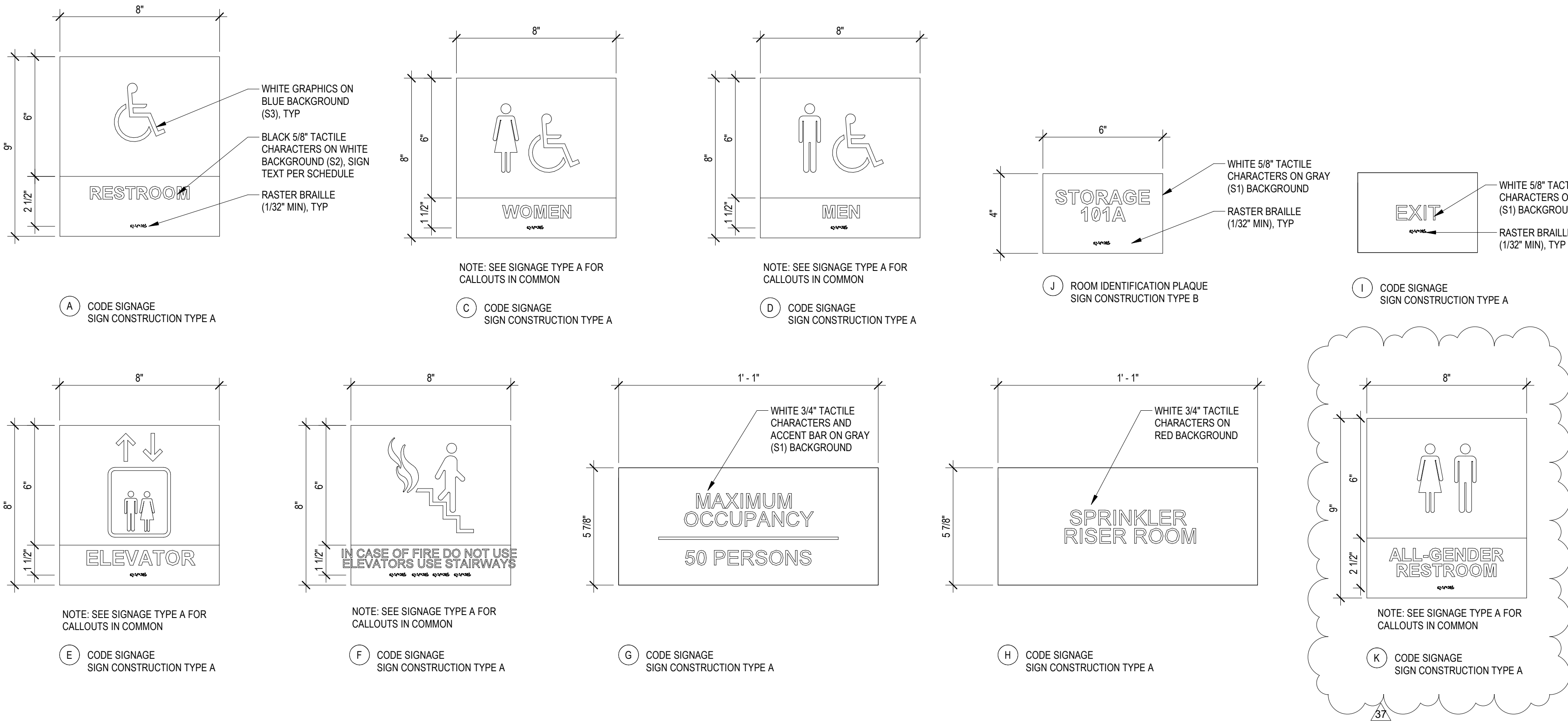
Signage Legend

X SIGNAGE MARK, REF FINISH PLANS FOR SIGN LOCATIONS; REF SIGNAGE SCHEDULE ON A2.7.5

Signage Key Notes

1. PROVIDE BLANK BACK PANEL TO MATCH
2. MAXIMUM OCCUPANCY SIGN TEXT: GYMNASIUM 115: 380 STUDENT DINING 116: 413

Signage Types



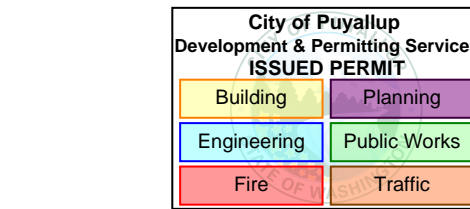
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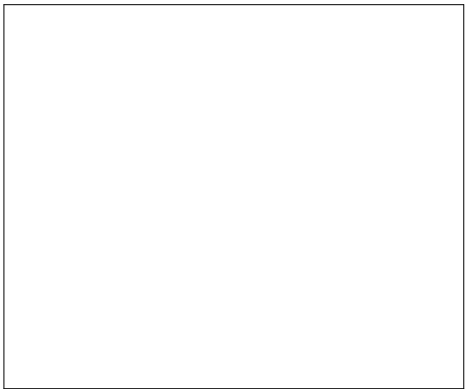
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DATE

05/22/23

REVISIONS

No.	Description	Date
37	Permit Revision	11/01/24

PRCTI20221714

SHEET TITLE

SIGNAGE

SHEET NO.

A9.00