

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 9 ALTERATIONS LEVEL 3
SECTION 901.2 IN ADDITION TO THE PROVISIONS OF THIS CHAPTER, WORK SHALL COMPLY WITH ALL THE REQUIREMENTS OF CHAPTERS 7 & 8. THE REQUIREMENTS OF SECTION 802, 803, 804, AND 805 SHALL APPLY WITHIN ALL WORK AREAS WHETHER OR NOT THEY INCLUDE EXITS AND CORRIDORS SHARED BY MORE THAN ONE TENANT AND REGARDLESS OF OCCUPANT LOAD.

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 602 TYPE I/II FULLY SPRINKLERED
TABLE 602 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 712.1.9 TWO STORY OPENINGS PERMITTED FOR USES NOT LISTED IN THIS SECTION
SECTION 712.1.12 EXIT ACCESS STAIRWAYS AND RAMPS IN ACCORDANCE WITH 1019 ARE PERMITTED

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: 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;
75' MAX COMMON PATH OF TRAVEL IF NONSPRINKLERED 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 1006.2 OR 1006.3 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 1019 EXIT ACCESS STAIRWAYS AND RAMPS
SECTION 1019.3 EXCEPTION 1: ENCLOSURE NOT REQUIRED IF CONNECTING ONLY TWO STORIES, OTHERWISE PROTECTED PER 713.

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 11 ACCESSIBILITY

CHAPTER 29 PLUMBING FIXTURES
SECTION 2902 MINIMUM PLUMBING FACILITIES
TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES:

OCCUPANCY	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS
	MALE	FEMALE	MALE	FEMALE	
B Occupancy: 27,593 SF/150 184 Total occupants (92 Male + 92 Female)	1 PER 25 FOR FIRST 50, 1 PER 50 FOR REMAINDER	1 PER 40 FOR FIRST 80, 1 PER 80 FOR REMAINDER	1 PER 150, 1 PER EA, ADD'L 500		
SUM REQUIRED (B)	2.84	2.84	2.15	2.15	1.28
TOTAL REQUIRED	3	3	3	3	2
TOTAL PROVIDED	MEN: 1 WC & 1 URINAL WOMEN: 2 WCs GENDER NEUTRAL: 11 WCs		MEN: 1 LAVATORY WOMEN: 1 LAVATORY GENDER NEUTRAL: 11 LAVS		4

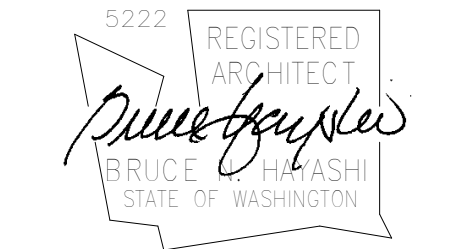
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ARCHITECT'S STAMP



CONSULTANT

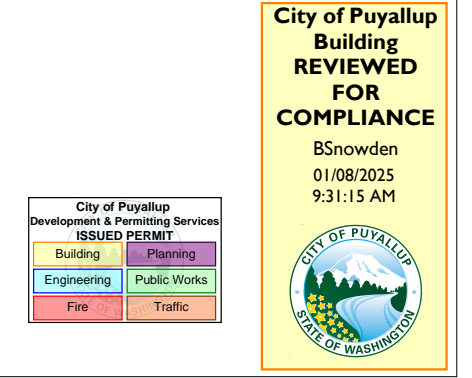
CONSULTANT'S STAMP

Approval of submitted plans is not an approval of omissions or oversights by this office or non compliance with any applicable regulations of local government. The contractor is responsible for making sure that the building complies with all applicable codes and regulations of the local government.

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
1	PERMIT CORRECTIONS #1	12/29/22
3	GMP ADDENDUM 1	2/24/23
28	PERMIT REVISION #1	1/25/24
55	ASK-ASI-25	9/27/24
58	Permit Revision 2	11/01/25
61	Permit Revision 3	01/06/25

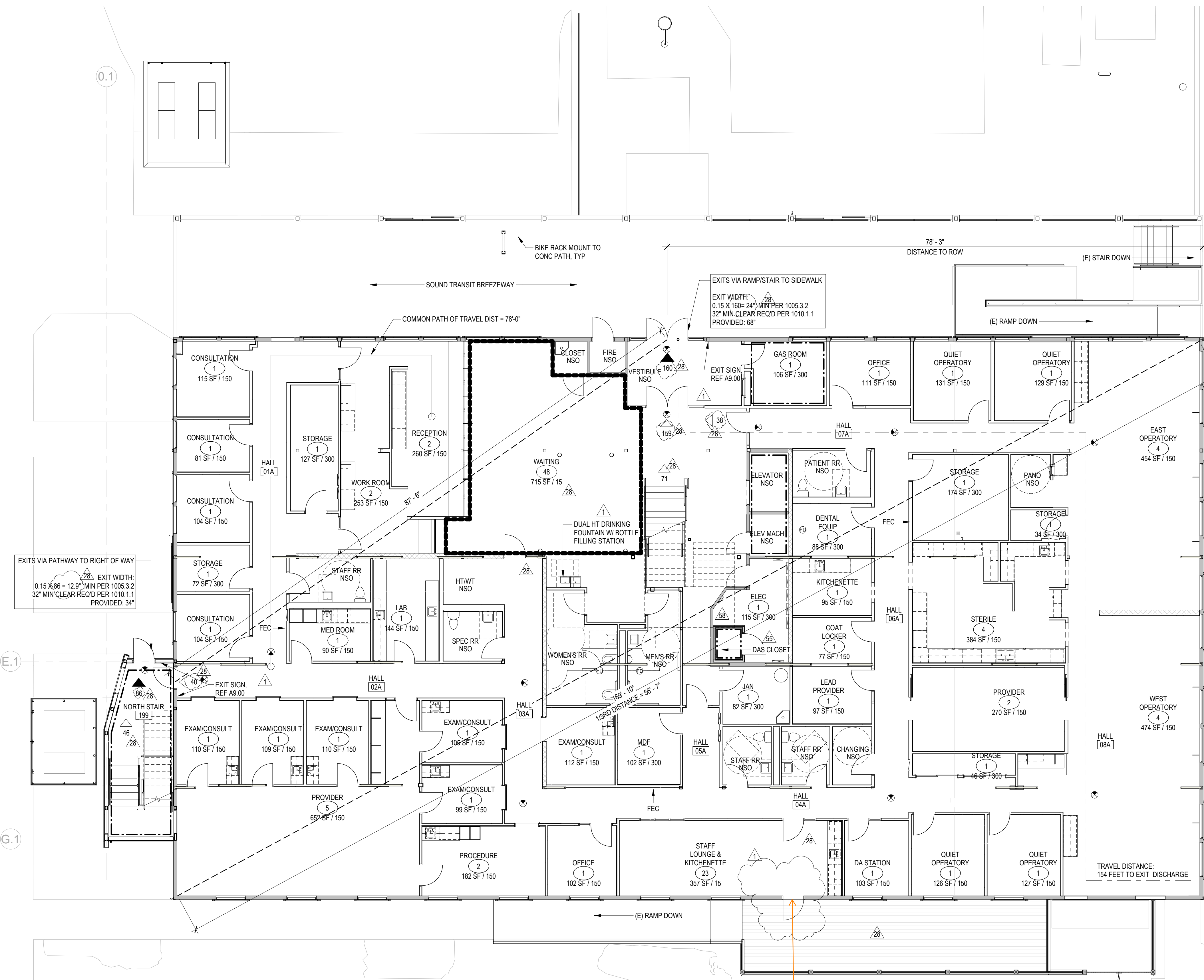
SHEET TITLE

CODE PLAN
LEVEL 1

SHEET NO.

AA1.10

MILLER HAYASHI ARCHITECTS 2213



Note: exit door will remain; however, this door will not be used as an exit as the existing ramp does not meet accessibility requirements (clarified by the applicant).

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

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
- BUILDING SEPARATION LINE