

CODE REVIEW

THE FOLLOWING CODES APPLY:

- OBC - OHIO BUILDING CODE - 2011 EDITION
- AIA - AMERICANS WITH DISABILITIES ACT
- NEC - NATIONAL ELECTRICAL CODE
- INTERNATIONAL PLUMBING CODE
- INTERNATIONAL MECHANICAL CODE

CHAPTER 3 - USE OR OCCUPANCY

SECTION 303.1 - USE GROUP B - BUSINESS
 TOTAL BUILDING AREA - 1,273 GSF

CHAPTER 5 - BUILDING HEIGHT AND AREA

TABLE 503 - HEIGHT AND AREA LIMITATIONS
 CONSTRUCTION TYPE - IIB UNPROTECTED (NON-COMBUSTIBLE)

TABLE 503
 ALLOWABLE BUILDING HEIGHTS AND AREAS

USE GROUP	HEIGHT		AREA	
	ALLOWABLE	ACTUAL	ALLOWABLE	ACTUAL
B				
TYPE / CONSTR.	3 STORY	1 STORY	2,300 SF	1,273 SF
IIB	55'	12'		

*BASED ON TABLE 503, NO AREA OR HEIGHT MODIFICATION REQUIRED

CHAPTER 6 - TYPES OF CONSTRUCTION

TABLE 601
 FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

BUILDING ELEMENTS	TYPE IIB CONSTR.
PRIMARY STRUCTURAL FRAME	0
BEARING WALLS - EXTERIOR	0
BEARING WALLS - INTERIOR	0
NON-BEARING WALLS AND PARTITIONS - EXTERIOR	0
NON-BEARING WALLS AND PARTITIONS - INTERIOR	0
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0
ROOF CONSTRUCTION AND SECONDARY MEMBERS	0

CHAPTER 8 - INTERIOR FINISHES

TABLE 803.9 - INTERIOR WALL/CEILING FINISHES REQUIRED BY OCCUPANCY
 NONSPRINKLERED

GROUP	EXIT ENCLOSURES AND EXIT PASSAGEWAYS	CORRIDORS	ROOM AND ENCLOSED SPACES
B	A	B	C

CHAPTER 9 - FIRE PROTECTION SYSTEMS

PER TABLE 503 - NO SPRINKLER SYSTEM REQUIRED

CHAPTER 10 - MEANS OF EGRESS

MAXIMUM FLOOR AREA PER OCCUPANT - BUSINESS 100 GROSS

FLOOR AREA 1273 DIV. BY 100 = 13 OCCUPANTS ACTUAL 3

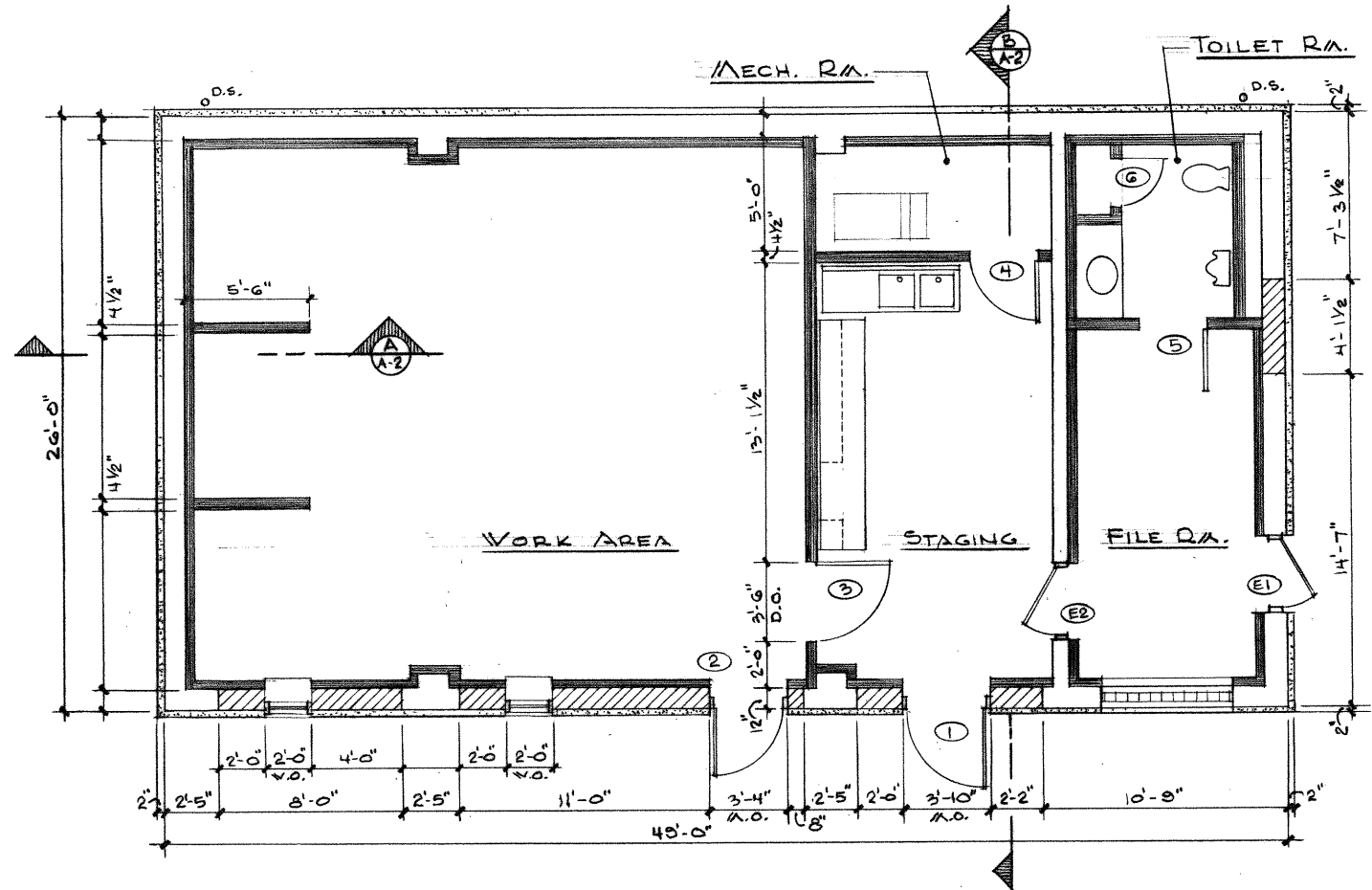
TABLE 1021.1 - MINIMUM NUMBER OF EXITS 1-500 = 2 EXITS

ACTUAL EXITS = 3 EXITS

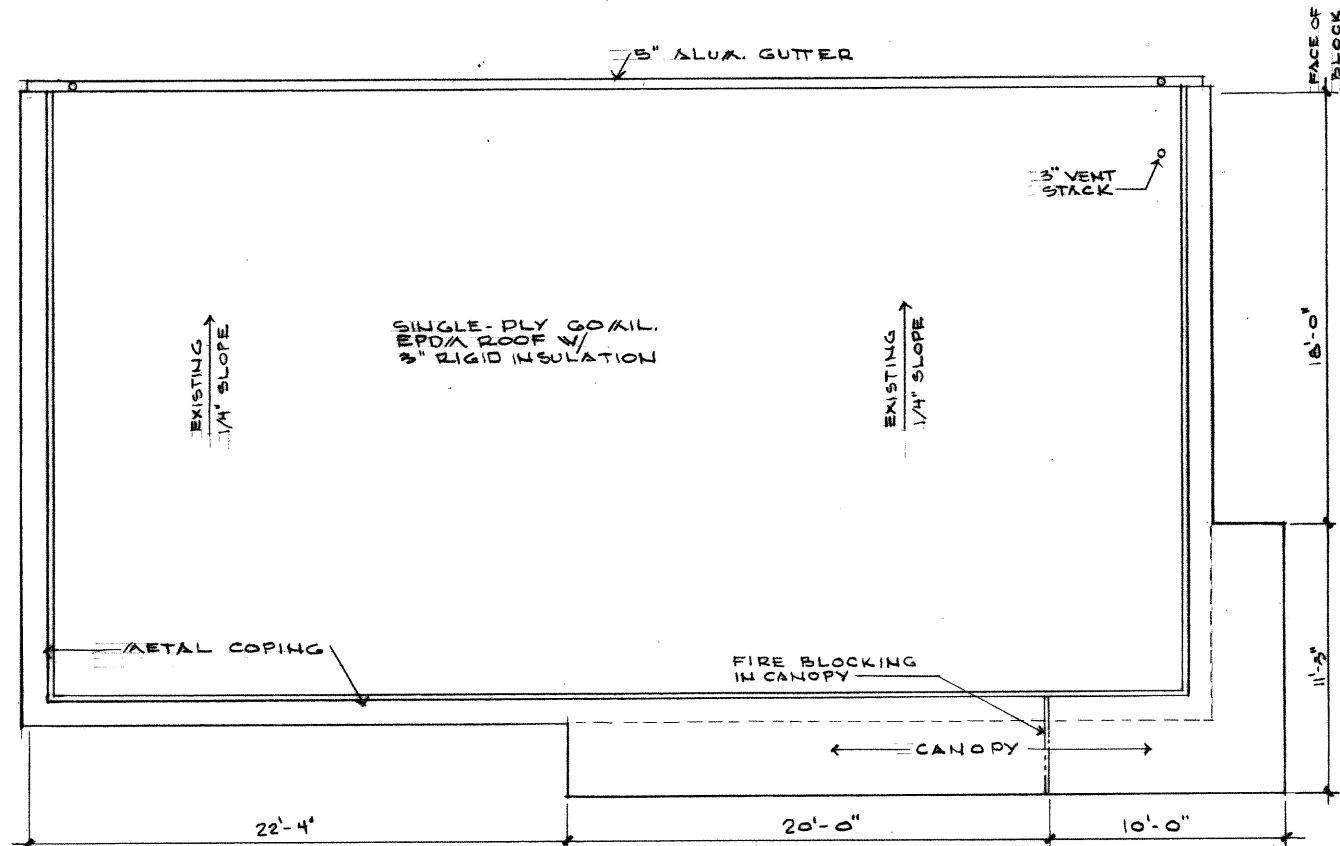
CHAPTER 4 - FIXTURES, FAUCETS AND FITTINGS

TABLE 403.1 - MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

	PER CODE	ACTUAL
WATER CLOSETS.....	1	1
URINALS.....	0	1
LAVATORIES.....	1	1
DRINKING FOUNTAINS.....	0	0
SERVICE SINKS.....	0	0



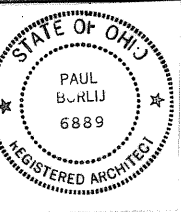
FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



ROOF PLAN
 SCALE: 1/4" = 1'-0"

LEGEND

- DRYWALL PARTITION OR FURRING
- 5" CONC. BLOCK w/ EIFS SYSTEM
- DOOR NUMBERS
- EXISTING DOOR
- NEW DOOR
- EXIST. GLASS BLOCK



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ANNEX BUILDING RENOVATION

FLOOR AND ROOF PLANS

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SCALE	DRAWN	CHECKED	APPROVED
AS NOTED	L.B.	P.B.	
DEPT. ARCH. STRUCT. MECH. ELECT. PIPING EQUIP.			
INT. LB			
DATE 7-14-16			
WORK ORDER NO. 2016-1	SHEET NO. A-1		REV.