

CODE SUMMARY

189 WILLISTON NB & SB: BOCA 87/NFPA 101 - 94 Code Summary - October 28, 1999

OCCUPANCY BOCA/NFPA:

Business Occupancy BOCA 87 - Use Group B/NFPA 101 - 94 Chapter 26
(Confirmed J. Vergin, 2/15/94)

BOCA 87 303.1 "...transaction of business...or other services involving stocks of goods...in limited quantities for use incidental to office uses, or sample purposes"

NFPA 4 - 41.8 "...used for the transaction of business...include city halls, (various) offices, town halls."

These buildings are information and toilet facilities which are staffed to assist travelers with bathroom needs, questions, problems, obtaining brochures or helping make arrangements, somewhat similar to travel agency. They clearly fall within the realm of Business rather than Assembly occupancy which is defined as "deliberation, worship, entertainment, eating, drinking, amusement or awaiting transportation."

Assembly Occupancy Review:

Information Room less fixed display, staff and corridor as per NFPA 101 - 1994 6-1.7.1:

670 net sf @ 15 sf per person = 45 plus 2 staff = 47 < 50 OK

Therefore, the main room does not cross Assembly occupancy threshold and is within the overall Business classification.

HEIGHT/AREA:

5B Unprotected - BOCA Table 501

B - Business: 7,200 sf, 2 St. 30' Allowed

4,281 enclosed + 350 porch = 4,631 sf < 7,200 OK

1 story, 24' (mean gable) < 2 st. 30' OK

HEIGHT & AREA MODIFICATIONS: Not Required.

FIRERESISTANCE RATINGS:

5B Unprotected - BOCA Table 401

Exterior Walls - Load Bearing - 0 hr. (906.2 > 10' : 0 hr.)

Fire Separation Assemblies - Not required

Exit Access Corridors - Not required

Interior Structural members - 0 hr.

NFPA 101 - CHAPTER 26:

New Business Occupancies

26 - 1.5.1 Hazard of Contents - Ordinary Hazard

26 - 1.7 Occupant Load (Actual) Information:

670 net sf @ 15 sf per person = 45

Total Staff = 4

Bathrooms = 37

Vestibule - 150 net @ 15 = 10

TOTAL = 96

26 - 2.3.2 Corridor Width: 3' - 8" minimum width

26 - 2.4 Number of Exits Exception 1:

Typically two exits are required but there is an exception for occupant loads in a room or area less than 100, with a total travel distance not over 100', a single exit is permitted.

Total Occupant Load 96 < 100 OK

Travel Distance 96 < 100' OK

Therefore a single exit permitted. Note that an informal second exit through staff areas does exist, but we are not calling it a formal part of our exiting requirement since it is not required.

26 - 2.8 Illumination of Means Of Egress:

Refer to Section 5 - 8: 1 footcandle required:

Daylight hours - sufficient natural light is available to exceed

Artificial - Calculations by Rudd show requirement exceeded.

26 - 2.9 Emergency Lighting:

Required if:

1 2 or more stories in height above level of exit discharge

2 50 or more occupants above or below level of exit discharge

3 total occupancy of more than 300

We do not fall under any of these categories therefore emergency lighting is not required, however, we have decided to provide it in the interests of greater safety.

26 - 2.10 Marking of Means of Egress:

Refer to Section 5 - 10:

5 - 10.1.2 Main Exterior exit doors that obviously and clearly are identifiable as exits are an exception to requirement that means of egress shall be marked.

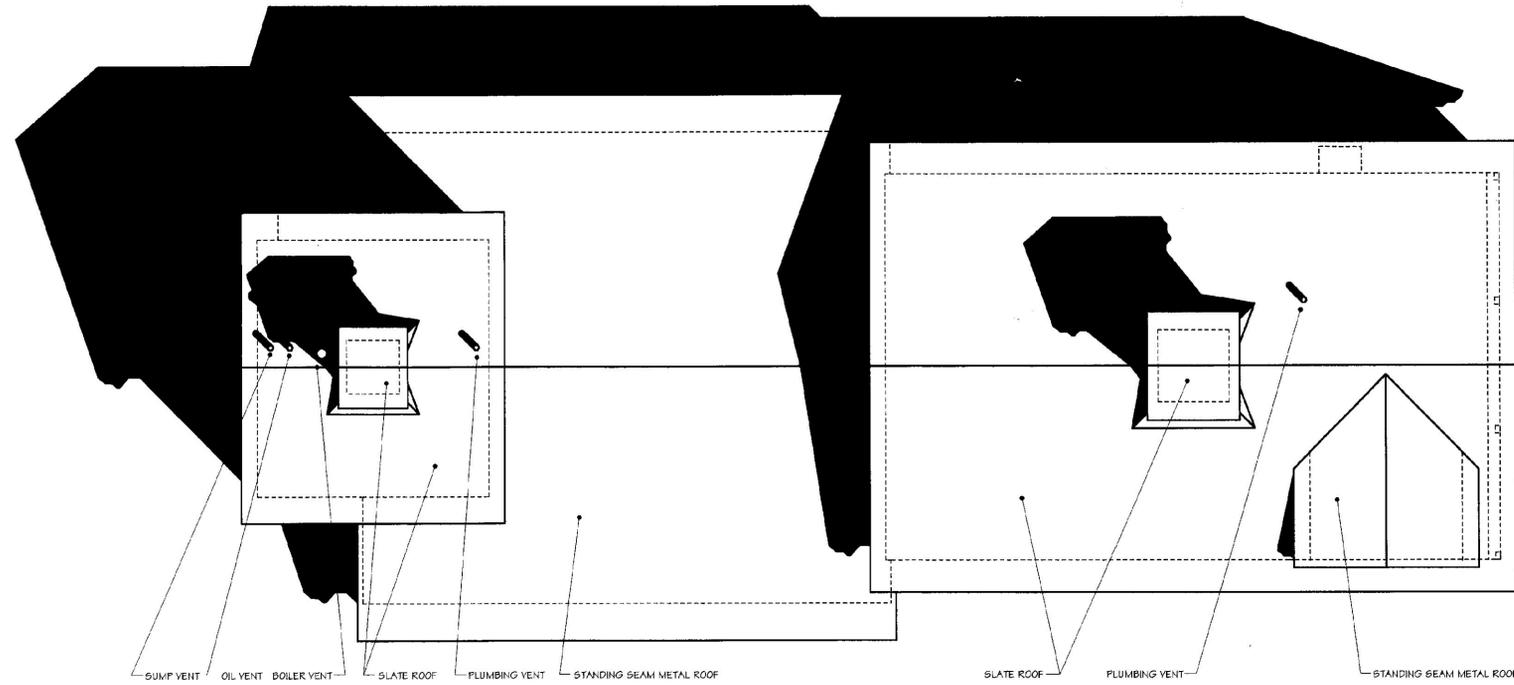
A5 - 10.1.2 Where a main entrance also serves as an exit, it will usually be sufficiently obvious to occupants so that no exit sign is needed. Therefore we consider the main door and vestibule door to be sufficiently obvious so no signage required. We are installing a sign directly outside of the bathrooms where there are several options and doors in order to make the path of travel clear.

26 - 3.4 Detection, Alarm & Com. Systems:

Same conditions as emergency lighting, therefore not required, however the Owner has elected to provide a system with detection and manual pull stations.

SUMMARY:

This project exceeds code requirements by virtue of providing emergency lighting and an alarm detection system when they are not required by BOCA/NFPA.



ROOF PLAN

NOTE: LIGHTNING PROTECTION TO BE LOCATED AS PER SPECIFICATION AND IN CONSULTATION WITH ARCHITECT

ARCHITECTURAL DRAWING INDEX

A0nb	CODE SUMMARY & ROOF PLAN
A1nb	FLOOR PLAN
A2nb	FLOORING FINISHES PLAN
A3nb	REFLECTED CEILING PLAN
A4nb	LOFT PLAN
A5nb	CRAWL SPACE PLAN
A6nb	SERVICE BUILDING - PLAN/SECTION/ELEVATIONS
A7nb	ELEVATION - MAIN ENTRY GABLE
A8nb	ELEVATION - AUTO ENTRY
A9nb	ELEVATION - TRUCK ENTRY
A10nb	ELEVATION - SERVICE GABLE
A11nb	SECTION 1 - ENTRY
A12nb	SECTION 2 - INFORMATION
A13nb	SECTION 3 - INFORMATION
A14nb	SECTION 4 - BATHROOMS
A15nb	SECTION 5 - SERVICE ZONE
A16nb	SECTION 6 - PARTIAL LONGITUDINAL
A17nb	FRONT BATHROOM/VENDING DETAILS
A18nb	INTERIOR ELEVATIONS
A19nb	INTERIOR ELEVATIONS
A20nb	INTERIOR ELEVATIONS
A21nb	INTERIOR ELEVATIONS
A22nb	TYPICAL WALL & FLOOR DETAILS
A23nb	WALL SECTION DETAILS
A24nb	WALL SECTION DETAILS
A25nb	BIG CUPOLA DETAILS
A26nb	MILLWORK: RECEPTION
A27nb	MILLWORK: COFFEE, BENCH, COMPUTER
A28nb	MILLWORK: DISPLAY UNITS
A29nb	MILLWORK: DISPLAY UNITS
A30nb	LITTLE CUPOLA DETAILS
A31nb	CONNECTOR & SECTION DETAILS
A32nb	ROOM & DOOR SCHEDULES, DOOR/WINDOW DETAILS
A33nb	TELEPHONE KIOSK DETAILS

