

2018 INTERNATIONAL CODE REVIEW

CHAPTER 3 OCCUPANCY CLASSIFICATION & USE:

SECTION 312:
ELEVATOR / BOILER BLDG
MISCELLANEOUS) U (UTILITY AND

CHAPTER 5 GENERAL BLDG HEIGHT & AREA:

Area, Building: The area included within surrounding exterior walls (or exterior walls and fire walls) exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above. (from Commentary - the area measured within the perimeter formed by the inside surface of the exterior walls.)

CONSTRUCTION TYPE:

TYPE VA
(CONSTRUCTION WILL BE ALL NON-COMBUSTIBLE, 1-HR RATED)

HEIGHT (TABLE 504.3):

TYPE VA ALLOWED HEIGHT = 50'
PROPOSED HEIGHT = 25'

TABLE 506.2 ALLOWABLE AREA FACTOR IN SF:

TYPE VA, U OCCUPANCY ALLOWABLE AREA = 9,000 SF
PROPOSED AREA = 425 SF

TABLE 509 INCIDENTAL USES:

ROOMS WITH BOILERS WHERE THE LARGEST PIECE OF EQUIPMENT IS OVER 15 PSI AND 10 HORSEPOWER

SEPARATION AND/OR PROTECTION = 1 HOUR OR PROVIDE AUTOMATIC SPRINKLER SYSTEM
1 HOUR RATED SEPARATION WILL BE PROVIDED AT BOILER ROOM.

CHAPTER 6 TYPES OF CONSTRUCTION:

TYPE VA	
STRUCTURE	1-HR
BEARING WALL	
EXTERIOR	1-HR
INTERIOR	1-HR
NON-BEARING	
EXTERIOR	1-HR FOR 5'-0" SEPARATIONS
	0-HR FOR 5'-0" SEPARATIONS
INTERIOR	0-HR
FLOORS	1-HR
ROOFS	1-HR

CHAPTER 7 FIRE RESISTANCE CONSTRUCTION:

SECTION 713.4 FIRE RESISTANCE RATING

SHAFT ENCLOSURES SHALL HAVE A FIRE RESISTIVE RATING OF NOT LESS THAN 1-HOUR WHERE CONNECTING LESS THAN FOUR STORIES. ELEVATOR SHAFT AND MACHINE ROOM TO HAVE 1-HR SEPARATION OF ADJACENT SPACES.

CHAPTER 9 FIRE PROTECTION SYSTEMS:

TABLE 903.2.11.6 ADDITIONAL REQUIRED SUPPRESSION SYSTEMS:
INCIDENTAL USE AREA SEE SECTION 509.4

CHAPTER 10 MEANS OF EGRESS:

WINTER OCCUPANCY

TABLE 1004.5 MAX FLOOR AREA ALLOWANCES PER OCCUPANT:
BOILER/ELEVATOR

425 SF / 300 SF PER OCC = 2 OCCUPANTS

PLATFORM

USING QUEUING OCCUPANT LOAD FROM SSRC
PER REVIEW WITH TODD CARR ON 3/24/2021
= 510 OCCUPANTS (MAX)

SECTION 1005.3.1 STAIRWAYS:

PLATFORM
510 OCC X .3" = 153" OF STAIR EGRESS REQUIRED

SECTION 1005.3.25 OTHER EGRESS COMPONENTS:

BOILER/ELEVATOR
EXIT AT LOWER LEVEL DIRECTLY OUTSIDE

PLATFORM

510 OCC X .2" = 102" OF OTHER EGRESS REQUIRED

SUMMER OCCUPANCY

TABLE 1004.5 MAX FLOOR AREA ALLOWANCES PER OCCUPANT:
BOILER/ELEVATOR

425 SF / 300 SF PER OCC = 2 OCCUPANTS

PLATFORM

USING QUEUING OCCUPANT LOAD OF 20 SF PER OCCUPANT
PER REVIEW WITH TODD CARR ON 3/25/2021
4425 SF / 20 SF PER OCC = 222 OCCUPANTS

SECTION 1005.3.1 STAIRWAYS:

PLATFORM
222 OCC X .3" = 67" OF STAIR EGRESS REQUIRED

SECTION 1005.3.25 OTHER EGRESS COMPONENTS:

BOILER/ELEVATOR
EXIT AT LOWER LEVEL DIRECTLY OUTSIDE

PLATFORM

222 OCC X .2" = 45" OF OTHER EGRESS REQUIRED

CHAPTER 11 - ACCESSIBILITY:

THE ELEVATOR HAS BEEN PROVIDED FOR ACCESSIBLE ACCESS TO THE PLATFORM. NEW SNOW MELTED CONCRETE PATH FROM THE ELEVATOR TO THE EXISTING PROMENADE WILL HAVE A SLOPE OF 5% MAX.

A PHONE WILL BE PROVIDED AT THE ELEVATOR (ON BOTH LEVELS) TO CONTACT SSRC SECURITY. OWNER WILL HAVE PROCEDURE IN PLACE TO EVACUATE GUESTS FROM PLATFORM IN THE CASE OF AN ISSUE WITH THE ELEVATOR.

SECTION 1111 SIGNAGE:

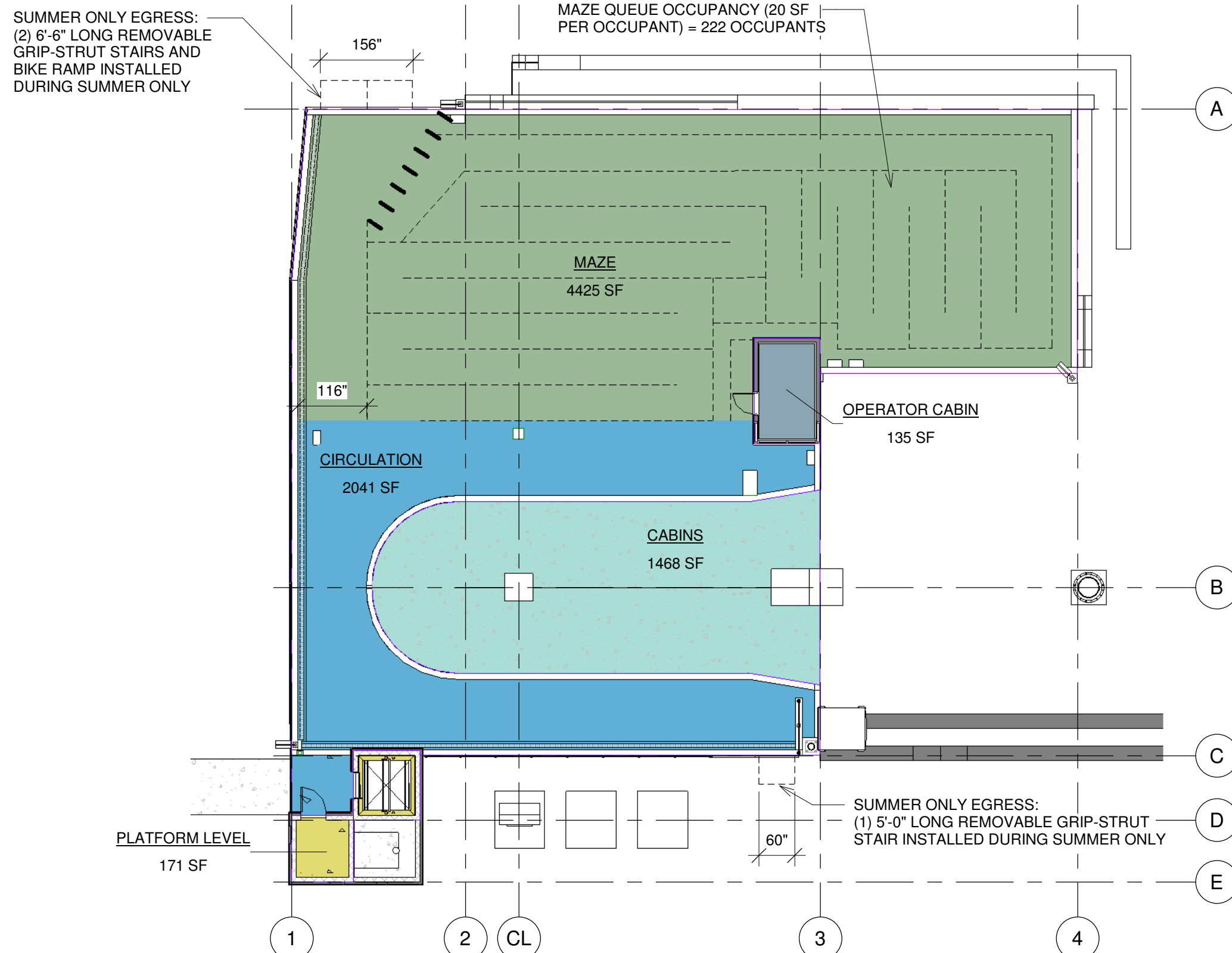
SIGNAGE TO BE PROVIDED PER SECTION 1111. VERIFY ALL LOCATION OF SIGNAGE WITH OWNER IN FIELD. SIGNAGE TO MEET ALL REQUIREMENTS OF 2018 IBC, ANSI A117, ADA AND CDC.

CHAPTER 17 - SPECIAL INSPECTIONS:

1704.2 General - Where application is made to the Building Official for construction as specified in section 105, the Owner or the owner's authorized agent, other than the contractor, shall employ one or more approved agencies to provide special inspections and tests during construction on the types of work specified in Section 1705 and identify the approved agencies to the building official. These special inspections and tests are in addition to the inspections by the building official that are identified in Section 110.

1705.14 Spray fire-resistant materials. See section 1705.14 for required verification and inspection of spray fire-resistant materials applied to structural members.

See more information on Special Inspection requirements on S0.01



1 FIRST LEVEL - SUMMER EGRESS

AG002 1/16" = 1'-0"

PROJECT GENERAL NOTES:

- DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSION AND CONDITIONS IN FIELD. DISCREPANCIES IN DIMENSIONS, EXISTING CONDITIONS AND FIELD MEASUREMENTS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF THE WORK.
- THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION MEETS OR EXCEEDS APPLICABLE CODES AND STANDARD PRACTICES, INCLUDING ALL FEDERAL, STATE AND LOCAL BUILDING REQUIREMENTS.
- CONTRACTOR TO VERIFY TEMPERED GLAZING PROVIDED AT NEW DOORS AND WINDOWS PER CODE.
- CONTRACTOR TO VERIFY MANUFACTURES INSTRUCTIONS AND PROCEDURES FOR INSTALLATION OF ALL MATERIALS & EQUIPMENT.
- THROUGH-PENETRATION OR MEMBRANE PENETRATION FIRESTOPPING OF ALL FIRE-RESISTANT ASSEMBLIES REQUIRED PER IBC SECTION 713.
- ALL WORK CONNECTED WITH THIS PROJECT BY ANY TRADE INVOLVED SHALL BE DONE IN A WORKMANSHIP TYPE MANNER IN ACCORDANCE WITH THE BEST PRACTICE OF THE TRADE.
- CONTRACTOR SHALL PROVIDE JOB SITE CLEAN UP. SORT AND RECYCLE JOBSITE DEBRIS TO THE FULLEST EXTENT POSSIBLE INCLUDING CARDBOARD, STEEL, WOOD, ACOUSTICAL TILE, GLASS AND GYPSUM BD. CLEAN AND REMOVE CONSTRUCTION DEBRIS FROM THE SITE ON A DAILY BASIS. UPON JOB COMPLETION, LEAVE THE SITE IN A NEAT AND ORDERLY CONDITION. PROVIDE TRASH REMOVAL FOR PROJECT RELATED WORK BY SUBCONTRACTORS, ETC.
- COORDINATE PROJECT WORK WITH OWNER, LIFT PROVIDER AND BASE VILLAGE PROJECT. ACTIVITIES AND ACCESS TO AND AROUND THE PROJECT SITE WILL BE REQUIRED AT THE MOUNTAIN AND AT THE BASE VILLAGE DURING CONSTRUCTION.
- ALL PERMITS (OCCUPANCY, ELECTRICAL, PLUMBING AND ALL OTHERS) REQUIRED BY STATE AND LOCAL CODES, EXCEPT THOSE ACQUIRED BY SUBCONTRACTORS, ARE TO BE SECURED BY THE GENERAL CONTRACTOR WITH COPIES TO OWNER WITHOUT EXTRA CHARGE. ALL PERMITS ACQUIRED BY SUBCONTRACTORS SHALL BE SUBMITTED TO THE GENERAL CONTRACTOR FOR RECORD.
- EACH TRADE SHALL VERIFY ALL REQUIREMENTS PERTAINING TO WORK PERFORMED IN THE PROJECT AND ANY REQUIRED PERMITS. ALL SUBCONTRACTORS SHALL DIRECT QUESTIONS, CHANGES OR REQUESTS THROUGH THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL SUBMIT ALL REQUESTS, CHANGES OR QUESTIONS TO THE ARCHITECT IN WRITING.
- NO UTILITY, TELECOMM, LOW VOLTAGE, DATA SERVICE, ETC. MAY BE DISCONNECTED WITHOUT FIRST CONTACTING THE FACILITY MANAGER IN ADVANCE FOR AUTHORIZATION. THERE SHOULD BE NO INTERRUPTION OF EXISTING SYSTEMS.
- ALL EGRESS PATHS SHALL REMAIN OPEN AND AVAILABLE TO OWNER AND GUESTS.
- IF UNANTICIPATED MECHANICAL, PLUMBING, ELECTRICAL, STRUCTURAL ELEMENTS OR ANY OTHER CONDITIONS ARE ENCOUNTERED WHICH MIGHT CONFLICT WITH THE INTENDED FUNCTION OF THE RENOVATION CONTACT THE ARCHITECT IMMEDIATELY FOR CLARIFICATION. COORDINATE ACTIVITIES WITH THE FACILITY MANAGER IN ADVANCE OF DOING WORK.
- COORDINATE WORK OF DISCIPLINES (ARCH, STRUCT, ELEC, MECH, PIPING, IT, ETC.) WITH EXISTING CONDITIONS, SPECIAL REQUIREMENTS AND CONSTRUCTION SCHEDULE.
- CONTRACTOR SHALL COMPLY WITH OWNER'S REQUIREMENTS FOR STORAGE, REMOVALS, NOISE LEVELS, VENTILATION AND LIMITATIONS OF ACCESS TO SITE. COORDINATE WITH FACILITY MANAGER FOR CLARIFICATION. NO CHANGE ORDERS WILL BE PERMITTED FOR FAILURE TO BE AWARE OF OWNER'S REQUIREMENTS.
- PROVIDE, ERECT AND MAINTAIN TEMPORARY WORK AS MAY BE REQUIRED FOR PROTECTION OF THOSE IN OR ABOUT THE BUILDING.
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