



Burien

Washington, USA

400 SW 152nd Street , Suite 300. Burien, WA 98166

Phone: (206) 248-5520 • FAX: (206) 248-5539 www.burienwa.gov

**CONSTRUCTION DOCUMENTS
COMMERCIAL, INDUSTRIAL,
MULTI-FAMILY & MIXED USE
OCCUPANCIES – July 1, 2016**

Construction Documents

The construction documents are a graphical representation of the structure you are planning to build. Two complete sets are required. These are used to provide the City of Burien with information on how you plan to construct your project. Documents must be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the International Building Code, relevant laws, ordinances, rules and regulations, as determined by the building official.

Design Requirements (BMC 15.10)

- GROUND AND ROOF SNOW LOAD: 25 PSF
- SEISMIC DESIGN CATEGORY: D
- WIND SPEED: 110 MPH ultimate wind speed
- WIND EXPOSURE: Site Specific. See IBC Section 1609.4
- SOIL BEARING: Site Specific. See IBC Chapter 18
- WEATHERING: Moderate
- FROST LINE DEPTH: 12 inches
- TERMITE: Slight to moderate
- DECAY: Slight to moderate
- WINTER DESIGN TEMPERATURE: 24 degrees Fahrenheit
- SUMMER DESIGN TEMPERATURE: 83 degrees Fahrenheit
- ICE SHIELD UNDERLAYMENT REQUIRED: No
- FLOOD HAZARDS: See BMC
- AIR FREEZING INDEX: 145 F- days
- MEAN ANNUAL TEMPERATURE: 50 degrees Fahrenheit

GIS Requirements

- 1 small site plan: Minimum 1"-20' or maximum 1"=100" scale on maximum paper size of 11"x17"; scaled site plan acceptable on disc or thumb drive in PDF or JPEG format
- Digital site plan if adding 2000 square feet or more or submitting plans electronically; Plans must adhere to GIS Auto Cad requirements at <http://burienwa.gov/DocumentView.aspx?DID=805>

Engineering (2 Sets)

Where structural elements do not meet the conventional construction requirements of the International Building Code, those elements must be designed in accordance with accepted engineering practice. The extent of such design need only demonstrate compliance of non-conventional elements with other applicable provisions and show that it is compatible with the performance of the conventional framed system.

- Cover sheet must include the following:
 - ◆ Wet stamped by a Washington State Licensed Engineer. Wet stamp needs to be original in contrasting ink, with current signature, date, and expiration date on at least one of the copies.

- ◆ Correct Model number and site address for project as shown on the plan sheets and permit application.
- Engineering calculations must include the following:
 - ◆ Specify all design load values, including dead, live, snow, wind, lateral, and retaining wall pressures.
 - ◆ Specify maximum assumed soil design. (Assume 1500psf without verification from a Washington State Licensed Geotechnical Engineer.
 - ◆ Specify minimum design concrete strength, concrete sack mix, and reinforcing bar grade.
 - ◆ Specify the grade and species of all framing lumber.
 - ◆ Specify the combination symbol (strength) of all GLU-LAM beams.
 - ◆ Specify metal connectors; including hold-downs joist hangers, clips, post caps, post bases, etc.
- Gravity calculations must include the following:
 - ◆ Design criteria for grade and species of lumber
 - ◆ Gravity calculations for load carrying elements of the structure to include load paths.
 - ◆ Numbered Key plan showing location of structural elements such as beams, headers, girders, and posts or built up members
 - ◆ Calculation and design requirements for connection of “built up” elements such as double 2x.
- Lateral (Seismic) Design must include the following:
 - ◆ Provide lateral Wind and Seismic calculation comparison.
 - ◆ Provide complete lateral calculation analysis for controlling wind or seismic load.
 - ◆ Provide details showing complete load path transfer at roof perimeter, interior shear walls, cantilevered floors, off set shear walls, and ceiling diaphragm to shear walls (if used).
 - ◆ Calculation and design requirements for connection of “built up” elements such as double 2x.
 - ◆ Provide shear wall schedule noting nail spacing, blocking, bolts, top and bottom plate nailing.
 - ◆ Locate hold down straps on plan.
 - ◆ Provide hold down details for various conditions.
 - ◆ Provide a key plans showing all shear wall locations.
- Retaining Walls: Retaining structures in excess of 4’ in height (measured from bottom of footing to top of wall) require engineered design with calculations.
- Special Inspection
 - ◆ When required by the Engineer or the City of Burien, special inspection must be performed in accordance with the provisions of the International Building Code and be listed on the cover sheet of the construction drawings.
- Geotechnical Engineer’s approval of design where required by the Geotechnical report.
- Engineer’s stamp must be provided on all structural drawings included on the plans.

Geotechnical Report (2 sets)

A geotechnical report prepared by a Washington State Licensed Geotechnical Engineer must be provided when the following site conditions exist:

- Soil bearing is assumed at more than 1500 PSF / IBC Chap. 18 – Site Specific.
- Proposed structure will be placed on a lot bordering Lake Burien.
- Proposed structure will be placed on or adjacent to a steep slope.
- Proposed structure will be placed in a sensitive area which requires a geotech report

Washington State Energy Code Compliance (2 sets)

Plans and specifications must comply with the 2015 Washington State Energy Code and 2015 IMC amended ventilation requirements.

- For Commercial use provide completed Non-residential Energy Code worksheets for Building Envelope, Mechanical Systems, and Electrical Systems.
- For Group R-2 building three stories or less in height, provide Residential Energy Compliance worksheets for Envelope, ventilation and Heating system sizing where applicable See .
- Incorporate items required in the checklist on the construction drawings. If specifications are referenced, please give the specific section number.

Building Code Summary Worksheet for Commercial, Industrial & Mixed Used Occupancies. (2 sets)

Storm Drainage Analysis (TIR) in accordance with City Ordinance (2 sets)

Moisture Protection Requirements for Multi-Family Residential Buildings (Per Washington State Engrossed House Bill 1848) New construction and rehabilitative construction of multi-unit residential buildings with more than two units provide the following:

- Plans, details and specifications for the construction of the building enclosure shall be stamped by a licensed engineer or architect and shall be submitted prior to permit approval.
- The design professional of record shall submit a statement affirming that the building enclosure documents satisfy the requirements of EHB-1848 which shall be submitted prior to permit approval.
- A third-party, qualified inspector shall inspect the building enclosure during the course of construction for compliance with the building enclosure design.
- The third-party inspector shall submit a signed letter of certification prior to building final regarding the inspection and substantial compliance of the building with the building envelope enclosure design documents.

Construction Drawings (2 sets)

Plan sets must be:

- Clear and with legible writing.
- Stapled together with the site plan as the first sheet after or on the cover sheet
- In order, with each page numbered consecutively.
- On substantial paper, in ink (no pencil drawings will be accepted)
- Unused option or details crossed out or deleted.
- Multiple sets are to be identical.

Format

- Minimum sheet size: 22" x 34"
- Reduce sheet size: 11" x 17"
- Minimum scale
 - ◆ Architectural / Structural: 1/4" per foot (include scale bar on all sheets)
 - ◆ Civil / Landscape / Site: 1:20 (include scale bar on all sheets)
- All lettering must be legible, i.e. 1/8" minimum for handwritten, 3/32" for CAD
- Pages Numbered Sequentially (Lower right hand corner of each page);
- Name of Project, (all sheets)
- Date, including additional space for revision dates; (All Sheets)
- North Arrow; (all site related sheets)

Cover sheet

- Sufficient space must be provided for City of Burien to apply approval stamps and special notations. (6" x 12" minimum)
- List of any Special inspection requirements
- List of any Special Conditions or plat conditions
- Sheet index
- General notes
- List of any approved Deferred Submittals
- Vicinity Map of Proposed Development
- Parcel Identification Number (King County Tax Assessor No.)
- Legal Description
- Land Uses to N, S, E, W of Site
- Table of Existing/Proposed If Applicable:
 - ◆ Total Acres & Square Feet per Lot
 - ◆ Total Number of Dwelling Units
 - ◆ Total Gross Floor Area¹
 - ◆ Total Net Floor Area¹
 - ◆ Total number of Standard Parking Spaces
 - ◆ Total number of Compact Parking Spaces (if applicable)
 - ◆ Total number of Bicycle Parking Spaces (if applicable)
 - ◆ Total Impervious Surfaces (show calculation)
 - ◆ Total Building Coverage (show calculation)
 - ◆ Zoning Designation
 - ◆ Code Year

Code Summary Floor Plans

- Drawing Sheets shall be designated as CS (Code Summary)
- Provide a basic floor plan for each level, showing partitions, stairs, doors with door swings, relites, fixtures, etc. Minimum scale is 1/8" = 1' - 0"
- Clearly label the following:
 - ◆ Use of each room or area (i.e. office, sales, conference, kitchen, manufacturing, storage, classroom, lobby, corridor, vertical exit enclosure, etc.)
 - ◆ IBC Occupancy classification for each room, area and floor.
 - ◆ Square footage of floor area of each room or area.
 - ◆ Occupant load factor used for each room or area and floor.
 - ◆ Occupant load of each room or area and floor.
 - ◆ Number of required exits for each room or space, and for each floor.
- Provide a total occupant load summary for each floor or level.
- Clearly show all actual and assumed property lines, including those required by IBC 705.3.
- Graphically show the extent and rating of all rated assemblies both vertical and horizontal, including the rating of any required opening protection.
- Clearly show a complete Means of Egress Path and Exit Discharge, including the width, common path of travel, travel distance, diagonal distance of exits, exit signs, and emergency exit pathway lighting (interior and exterior).
- Indicate any doors that are provided with panic hardware and/or magnetic hold-opens.
- Provide accessible information for site and all parts of the building including any stages or platforms. This includes all Braille signs for room identification and exits, Areas of refuge, and emergency communication.
- Provide occupant load sign requirements for all assembly areas.
- Provide interior Wall finish and trim requirements in accordance with IBC Table 803.11.

- Provide complete list of Hazardous Materials, MSDS sheets and show storage location.

Site Plans

- Building Setbacks
- Location/Dimensions and/or Area:
 - ◆ Property and Lot Lines
 - ◆ Names and locations of abutting streets and public improvements
 - ◆ Site Access, Existing/Proposed
 - ◆ Structures, Existing/Proposed
 - ◆ Roads, Existing/Proposed
 - ◆ Parking and Lighting Information
 - ◆ Critical Areas and Buffers
 - ◆ Easements
 - ◆ Wells/Drainfield or Water/Sewer Lines
 - ◆ Stormwater Facilities, Existing/Proposed
 - ◆ Adjacent Land Uses
 - ◆ Public right-of-ways
 - ◆ Off-street parking layouts and driveways showing circulation and paving
 - ◆ New and existing curbs, gutters, sidewalks, street paving, and storm drainage
 - ◆ Locations of garbage containers and recycling collection center.
 - ◆ Show fire hydrant locations (new and existing) within 300 feet of building.
- Survey Drawings at NAD 83/91 horizontal datum & NAVD 88 vertical datum and included on site plan;
- Contour Intervals = 2' & 5';
- Elevations within 50' of subject site;
- Exterior Accessible Routes of travel between the Public Way and all structures
- Professional Engineer Stamp.

Clear & Grade Plan (CIVIL)

- Structures, Existing and Proposed
- Structures To Be Demolished
- Improvements, Existing and Proposed
- Vegetated Areas
- Land Contours, Existing and Proposed
- Critical Areas and Buffers
- Trees Retention and Protection Plan
- Erosion and Sedimentation Control Measures
- Clearing & Grading Limits
- Adjacent Land Uses
- Contour Intervals = 2' & 5';
- Elevations within 50' of subject site;
- Professional Engineer Stamp

Drainage Plan, [Per 2009 King County Surface Water Design Manual (CIVIL)]

- Storm water Facilities, Existing/Proposed
- Drainage layout
- Assumed Land Coverage (Impervious, grass, forest etc...)
- Critical Areas and Buffers
- Proposed Improvements
- Land Contours, Existing and Proposed
- Downstream Analysis (Report Format) or drainage report from Civil Engineer
- Contour Intervals = 2' & 5';

- Elevations within 50' of subject site;
- Professional Engineer Stamp

Landscaping Plan

- Boundary of Property
- Proposed Landscaping Location
- Table of Landscape Material/Mix Including:
 - ◆ Botanical/Common Name
 - ◆ Size at time of planting
 - ◆ Percent draught tolerant species
- Any existing landscaping/plants/trees that will remain
- Soil augmentation notes
- Structures including Detention Facilities, Existing and Proposed
- Undisturbed Vegetated Areas
- Open Space and/or Recreational Space
- Irrigation Plan
- Locations, elevations, and details for any proposed landscape-related structures such as arbors, gazebos, fencing, retaining walls, etc.

Foundation Plans

- Shape, length, width and location of foundation footings, walls, and pier pads
- Provide maximum wall height(s) and all connections.
- Reference to typical foundation sections at various points around the foundation system to demonstrate clearance, footing depth below grade, clearance between grade and sill plate, maximum wall height, connections, anchor bolt size and spacing, connection between floor diaphragm and foundation, slab thickness, slab or floor insulation, drainage for foundation retaining wall.
- Location and size of beams, posts, interior footings and their dimensions and connections.
- Size and location of crawl space vents
- Size and location of crawl space access
- Location and specific model number of required hold-downs
- Reinforcing steel and lap splice requirements
- Anchor bolt size, spacing and embedment depth
- Anchor bolt washer size
- Foundation plate thickness and lumber grade.
- Ground Cover (6mil black poly)
- Location of shear walls and shear wall schedule
- Other Spaces: Show and label space within foundation
- All appropriate engineering requirements
- References to appropriate details and detail sheet.
- Engineered Foundation: Stamped engineered plans with calculations are required for non-conventional foundation systems and/or sites with special soils conditions
- Foundation walls not meeting the prescriptive requirement of the IBC must be designed by a Washington State Engineer.

Floor Framing Plan

- Location, size, grade and species of posts, girders, beams, headers, and bearing walls.
- Size, grade, species, spacing, directions, support, connections, blocking, etc. of floor joists.
- For manufactured I-joists. Provide all required details for the use of I-joists and label the plans as to where a specific detail is required. This would include any nailing patterns, filler material, squash blocks, rim material, blocking including pressure

blocks, and any other design component required by the joist manufacturer. The beams and joists called out on the I-joist plan must match the floor plans.

- Blocking, girders, cross-bracing, floor sheathing, insulation, etc.
- Location of all shear walls and shear wall schedule
- Specify all connectors and straps such as foundation to post, post to beam or girder, and those use for shear transfer.
- All appropriate engineering requirements
- References to appropriate details and detail sheet.
- Where applicable show construction specifications to demonstrate compliance with Airport Noise Reduction requirements

Floor Plan

- Show arrangement of walls, note proposed use and dimensions of all rooms; show stairs, hallways, restrooms, decks, porches, and covered areas. Provide square footage for each floor.
- Show location and dimensions of all windows, doors and skylights and indicate opening direction and size. Provide reference to a door and window schedule.
- Identify required locations of safety glass.
- Location and type of all required bracing panels and/or shear walls.
- Shear wall schedule.
- All appropriate engineering requirements
- Show location of all plumbing fixtures, appliances used for heating and cooking, cabinets, smoke detectors, exhaust fans, stairways, attic access, underfloor access, fireplaces, etc.
- References to appropriate details and detail sheet.

Wall Sections

- Side view from bottom of footing or post to roofing.
- Size of foundation, location of finished grade, size and location of rebar, sill plate, and anchor bolt size and spacing, hold-downs, etc.
- Size, grade, and species of headers, beams, studs, insulation, wallboard, etc.
- Rafters, ceiling joists, trusses, sheetrock, insulation, venting, roof sheathing, roof felt, roof covering, roof pitch, vaulted ceilings, etc.
- Show size, grade, species, and spacing of materials as appropriate.
- References to appropriate details and detail sheet.
- Where applicable show construction specifications to demonstrate compliance with Airport Noise Reduction requirements

Roof framing

- Size, grade, species, spacing, direction support, connections, blocking, etc. of all roof beams, headers, posts, rafters, purlins, and ceiling joists. For manufactured I-joists used for rafters, please provide details as required for floor framing.
- Location of bearing walls and any details that may be required.
- Roof truss layout including specific location of girder and hip-master trusses, ridges, valleys, and hips.
- Show all connection details for collar tie, etc. Note: Roof collar ties not meeting the prescriptive requirements of the IRC details require engineering calculations to be submitted
- References to appropriate details and detail sheet.
- Where applicable show construction specifications to demonstrate compliance with Airport Noise Reduction requirements

Cross-Sections

- Complete section views - front-to-back, side-to-side, bearing soil to roof peaks with appropriate construction materials specified.
- Side view from bottom of footing or post to roofing.
- References to appropriate details and detail sheet.
- Show typical roof section with all materials labeled; indicate size and spacing of all members; include all dimensions, venting, insulation, connections.
- Show a section of the stairs, include framing anchor connection of stringer to floor framing, rise, run, handrail height, and grasp dimensions, distance between any intermediate rails, fire blocking, minimum head room and landing size. Also specify a minimum ½" GWB fire protection for usable space under stairs.
- Show typical foundation and floor section with all materials labeled; show size and spacing of all members; all dimensions, wall thickness, reinforcing bar size and spacing, reinforcing bar.
- Show a section of the fireplace, including hearth and hearth extension. Include dimensions, materials, clearance from combustibles, height above roof, reinforcing, seismic anchorage and foundation details.
- Show insulation R values in appropriate places on architectural sections and glazing class of windows and skylights.
- Where applicable show construction specifications to demonstrate compliance with Airport Noise Reduction requirements

Elevation plans

- For all sides of the structures with a minimum of four (4) elevation views.
- Show finished earth grade, windows, doors, decks, landings, chimneys, roof pitch, and overhangs.
- Show maximum site slope for a distance of at least 6 feet from the structure
- Height measurement to include
 - ◆ Average natural grade datum elevation.
 - ◆ Highest point of structure datum elevation.
 - ◆ Overall height of structure as measured from average natural grade.
- Roof: Show roof overhangs and chimney clearances from roof. Indicate pitch of roof.
- Siding: Note exterior siding materials and roof covering.
- Openings: Show doors, windows, skylights, sliders or other type of openable vents in windows.
- Docks and porches: Indicate height of guardrails and spacing of intermediate railing. Show rise/run of stairs with handrail grasp dimension and height above nosing of stair tread.
- References to appropriate details and detail sheet.

Detail Sheets

Details not used or referenced must be deleted or crossed out.

- Manufacturer's specifications for any nonstandard or prefabricated building materials.
- Any/all unusual framing details.
- Any / all fire resistive assembly details with reference to applicable testing standard.
- Stair and Handrail details.
- Guardrail details.
- Deck construction details, including method of attachment.
- Any/all engineering details.

- Wall bracing schedule.
- Shear wall schedule.
- Hold-down schedule.
- Washington State Energy Code requirements
- Details for slab insulation, below grade insulation, thermal break, etc.
- Window, Door, Hardware schedules
- Accessibility details

Structural Notes

- Specify all design load values, including dead, live, snow, wind, lateral retaining wall pressures and soil bearing values.
- Specify minimum design concrete strength, concrete sack mix, and reinforcing bar grade.
- Specify the grade and species of all framing lumber.
- Specify the combination symbol (strength) of all GLU-LAM beams.
- Specify metal connectors, including joist hangers, clips, post caps, post bases, etc.

Special Inspection

- Provide Statement of Special Inspection in accordance with the provisions of IBC Chapter 17.
- Special inspection requirements shall be detailed on the construction drawings.

Project Manual or Specifications

- Provide two copies of the project manual and/or specifications where it is part of the proposed construction plan set that will be used by the contractor.



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BUILDING CODE SUMMARY SHEET COMMERCIAL, INDUSTRIAL, & MIXED USE OCCUPANCIES

This form details the minimum information we need in order to review your project for compliance with the building codes. To begin your review, we require that this worksheet be completed and turned in with your Building Permit application.

You are required to include the necessary full sized sheet(s) with the drawing set, detailing this information. The code summary is required to be an integral part of the drawings, and these code summary pages designated as **CS** (Code Summary) sheets.

BUILDING CODE EDITION: 2015 IBC

SECTION 1 – BUILDING USE OR OCCUPANCY

Identify all use and occupancy classification group(s) in the Building (i.e. B, M, R-2, A-3, etc.):						
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Check the applicable option for this project: <input type="checkbox"/> List all occupancy separation fire barrier ratings required (i.e. B to S-2 = 2hr), IBC 508.4 Include both horizontal and vertical separations <input type="checkbox"/> Building is constructed per IBC 508.3 for Non-Separated Uses	to	=	hr(s)
	to	=	hr(s)

List all incidental use areas (per IBC Table 509), floor area, and separation to be provided		
Room or Area	Floor Area (Square Ft.)	Fire Separation

List all accessory use areas not defined as Incidental Use, and fire barrier requirements (per IBC 508.2)			
Room or Area	Floor Area (Square Ft.)	Percentage of floor area on story	Fire Separation

SECTION 2 – BUILDING CONSTRUCTION

List Construction Type(s) used in the design (IA, IIIB, VA, etc.):				Allowed	Proposed
Building Height (per IBC Table 504.3)					
Number of Stories (per IBC Table 504.4)					
Are Automatic Sprinklers used for Height Modifications? (per IBC Section 504)				YES	NO
Is there a basement?	YES	NO	If YES, List square footage of basement and grade elevations on CS sheets.		
Is an Automatic Sprinkler System Used in Place of 1-Hour Construction per IBC Table 601, footnote d or other fire resistive construction per IBC 601 footnote c.? If you answered yes, please provide locations on CS sheets.				YES	NO

Fire Resistance of Exterior Walls Based on Fire Separation Distance (per IBC Table 602)			
List Wall Location (i.e. North, South, etc.)	Fire Separation Distance:	Rating	Opening Protection
1			
2			
3			
4			
Fire Resistance Rating Requirements (per IBC Table 601)	Rating Required	Rating Provided	Assembly #
Structural Frame			
Bearing Walls - Exterior			
Bearing Walls - Interior			
Nonbearing Walls & Partitions - Exterior			
Nonbearing Walls & Partitions - Interior			
Floor Construction			
Roof Construction			

SECTION 3 – OCCUPANT LOAD AND BUILDING EXITING

If there are multiple IBC Occupancy types on any floor or in the building, provide a separate analysis for each occupancy type. Repeat as necessary.

	Basement	First Floor	Mezzanine	Second Floor	Third Floor	Other Floor(s)
TOTAL Occupant Load						

Number of Exits and Exit Width from Each Level (as applicable):	Number of Exits		Exit Width			
			Stairs		Other Egress Components	
	Required	Provided	Required	Provided	Required	Provided
Basement						
First Floor						
Mezzanine						
Second Floor						
Other Floor(s)						
Are Areas of Refuge Required?					YES	NO

SECTION 4 – BUILDING HEIGHTS AND AREAS: “ALLOWABLE” AND “ACTUAL”

If there are multiple construction types, or if a fire wall divides the building, **provide a separate analysis for each area.** Repeat as necessary.

Area Limitations for Each Proposed IBC Use or Occupancy Group	Occupancy - 1	Occupancy - 2	Occupancy - 3	Occupancy - 4
IBC Use / Occupancy Group IBC Chapter 3 and 4				
Type of Construction (IBC Table 601)				
Fire sprinkler system design type (IBC 903.3) NFPA 13, 13R, 13D, None				
Allowable Building Height in feet above grade plane. (IBC Table 504.3)				
Fire sprinkler Factor (IBC Table 504.4 footnote) NS, S, S13				
Allowable Number of Stories above grade plane. (IBC Table 504.4)				
Fire sprinkler Factor (IBC Table 506.2 footnote) NS, S1, SM				
Allowable Area in Square Feet (IBC Table 506.2)				
Frontage Amount Increase Multiplier (per IBC 506.3 equation 5-4 and 5-5. Provide on CS sheet)				
Actual Floor Area				
Does the Building Qualify for Unlimited Area (per IBC 507)			YES	NO

*If there is more than one occupancy group in the building, provide a “Sum of the Ratios” calculation (per IBC 508.4.2) to show that the proposed building is not over the allowable area.
(Not Required if Building is constructed per IBC 508.3 for Non-Separated Uses)

“Separated Use Sum of the Ratios” Allowable Area Calculation (if applicable)
“Non-Separated Use” Allowable Area Calculation (if applicable)

SECTION 5 – PLUMBING FIXTURE COUNT

(WAC 51-50 – IBC Chapter 29 - Washington State Amendments)

Occupancy Class	Function of Space	Occupant Load Factor (OLF)	Floor area of space	Occupant Load	Water Closets ¹				Lavatories ¹				
					Male		Female		Male		Female		
					Required /	Provided	Required /	Provided	Required /	Provided	Required /	Provided	
Ch. 3	(Table 1004.1.2)		Sq. Ft	Area ÷ OLF									
Total Number of Fixtures													
Number of Accessible Fixtures													
Family or assisted use toilet and bathing rooms (per IBC 1109.2.1)			Required			¹ <i>Equally divide the plumbing occupant load between male and female for determining the number of required plumbing fixtures. Always round up required fixtures to the next whole number.</i>							
			Provided										
Number of Drinking Fountains			Required										
			Provided										
			Accessible										

Code Summary Floor Plans

- Drawing Sheets shall be designated as CS (Code Summary)
- Provide a basic floor plan for each level, showing partitions, stairs, doors with door swings, relites, fixtures, etc. Minimum scale is 1/8" = 1' – 0"
- Clearly label the following:
 - ✦ Use of each room or area (i.e. office, sales, conference, kitchen, manufacturing, storage, classroom, lobby, corridor, vertical exit enclosure, etc.)
 - ✦ IBC Occupancy classification for each room, area and floor.
 - ✦ Square footage of floor area of each room or area.
 - ✦ Occupant load factor used for each room or area and floor.
 - ✦ Occupant load of each room or area and floor.
 - ✦ Number of required exits for each room or space, and for each floor.
- Provide a total occupant load summary for each floor or level.
- Clearly show all actual and assumed property lines, including those required by IBC 705.3.
- Graphically show the extent and rating of all rated assemblies both vertical and horizontal, including the rating of any required opening protection.
- Clearly show a complete Means of Egress Path and Exit Discharge, including the width, common path of travel, travel distance, diagonal distance of exits, exit signs, and emergency exit pathway lighting (interior and exterior).
- Indicate any doors that are provided with panic hardware and/or magnetic hold-opens.
- Provide accessible information for site and all parts of the building including any stages or platforms. This includes all Braille signs for room identification and exits, Areas of refuge, and emergency communication.
- Provide occupant load sign requirements for all assembly areas.
- Provide interior Wall finish and trim requirements in accordance with IBC Table 803.11.
- Provide complete list of Hazardous Materials and show storage location.