CODE ANALYSIS

I. PROJECT INFORMATION:

NAME OF PROJECT: ATHENS MEDICAL PLAZA I

ADDRESS: 2142 WEST BROAD STREET, ATHENS, GEORGIA
ATHENS–CLARKE COUNTY

PROPOSED USE: MEDICAL OFFICE BUILDING

OWNER/CONTACT PERSON: STANMORE DEVELOPMENT – DAVID CASH PHONE # 561–776–0911

II. GOVERNING CODES:

ATHENS–CLARKE COUNTY (WITH STATE OF GEORGIA AMENDMENTS)	**STATE OF GEORGIA FIRE**
2006 INTERNATIONAL BUILDING CODE	2006 INTERNATIONAL FIRE CODE AND OCGA 120–3–3
2006 INTERNATIONAL MECHANICAL CODE	2000 NFPA 101
2006 INTERNATIONAL FUEL GAS CODE	2002 NFPA 13
2008 NATIONAL ELECTRIC CODE	GEORGIA ACCESSIBILITY CODE AND OCGA 120–3–20
2006 INTERNATIONAL PROPERTY MAINTENANCE CODE	
2006 INTERNATIONAL PLUMBING CODE	**STATE OF GEORGIA HEALTH** (REVIEWED FOR FUTURE TENANTS ONLY)
2006 INTERNATIONAL ENERGY CONSERVATION CODE	2010 GUIDELINES FOR DESIGN & CONST. OF HEALTHCARE FACILITIES

III. USE AND OCCUPANCY

	IBC	NFPA 101
BUSINESS GROUP B	SECT. 304	SECT. 6.1.11.1
MEDICAL OFFICE BUILDING		

IV. CONSTRUCTION TYPE

	IBC	NFPA 101
TYPE II–B	TABLE 503	
SPRINKLER SYSTEM		

V. BUILDING HEIGHT AND AREA

	ALLOWED		ACTUAL	IBC	NFPA 101
A. HEIGHT, STORIES:	4 STORIES		2 STORIES	TABLE 503	
B. HEIGHT, FEET:	55'–0"		47'–6"	TABLE 503	
C. AREA, SF/FLOOR:	23,000 SF	1ST FLOOR	15,848 SF	TABLE 503	
		2ND FLOOR	15,848 SF		

VI. BUILDING PROTECTION

		IBC	NFPA 101
FIRE RESISTANCE RATING REQUIREMENTS:			
A. STRUCTURAL FRAME:			
AS REQ'D FOR TYPE IIB	0 HOUR	TABLE 601	
AS REQ'D FOR FUTURE SURGERY CENTER (FIRST FLOOR ONLY)	1 HOUR		SECT. 20.1.2.1
B. BEARING WALLS:			
EXTERIOR – WITH LESS THAN 10 FT FIRE SEPARATION DISTANCE	1 HOUR	TABLE 602	
INTERIOR	0 HOUR	TABLE 601	
C. NON–BEARING WALLS:			
EXTERIOR – WITH LESS THAN 10 FT FIRE SEPARATION DISTANCE	1 HOUR	TABLE 602	
INTERIOR	0 HOUR	TABLE 601	
D. FLOOR CONSTRUCTION:			
AS REQ'D FOR TYPE IIB	0 HOUR	TABLE 601	
	SMOKE BARRIER		SECT. 8.6.1(1)
AS REQ'D FOR FUTURE SURGERY CENTER (FIRST FLOOR ONLY)	1 HOUR		SECT. 20.1.2.1
E. ROOF CONSTRUCTION:	0 HOUR	TABLE 601	
F. CORRIDOR	0 HOUR	TABLE 1017.1	SECT. 38.3.6.1(3)
G. SHAFT ENCLOSURE (LESS THAN 4 STORIES)	1 HOUR	SECT. 707.4	
ELEVATOR LOBBY REQUIREMENT:			
1. LOBBY EACH FLOOR CONNECTING MORE THAN 3 STRY	1 HOUR	SECT. 707.14.1	
	(EQUAL TO OPENING PENETRATION) OR PROVIDE AUTO. FIRE EXT. SYSTEM AND SMOKE PARTITION PER EXCEPTION 5.		
H. STAIR ENCLOSURE (LESS THAN 4 STORIES):	1 HOUR	SECT. 1020	SECT. 7.1.3.2.1
EXTERIOR WALL:			
1. ANGLE LESS THAN 180 DEGREES FROM NON–RATED WALL	1 HOUR W/IN 10 FT	SECT. 1020.1.4	SECT. 7.2.2.5.2.1

(VI. BUILDING PROTECTION – CON'T)

		IBC	NFPA 101
I. INCIDENTAL USE AREAS:		T 508.2/S 508.2.2.1	SECTS. 38.3.2.1/ 8.7
STORAGE ROOMS OVER 100 SF	1 HOUR		
	(OR PROVIDE AUTO SPRINKLER SYSTEM WITH SMOKE PARTITION, DOOR TO HAVE CLOSER)		
STORAGE ROOMS OVER 50 SF & UNDER 100 SF	SMOKE PARTITION		
ELEVATOR MACHINE ROOM	EQUAL TO SHAFT	SECT. 3006.4	
ELECTRICAL ROOM (OVER 112.5 KVA ONLY)	1 HOUR	NEC 450.21(A & B)	
ELECTRICAL ROOM (EMERGENCY SYSTEMS)	1 HOUR	NEC 700.9(D)(2)	
J. DOOR AND SHUTTER PROTECTION RATINGS		TABLE 715.4	TABLE 8.3.4.2
2 HOUR FIRE WALL AND FIRE BARRIER	1.5 HOUR DOOR		
1 HOUR FIRE BARRIER IN SHAFT,	1 HOUR DOOR		
EXIT ENCLOSURE, AND EXIT PASSAGE			
1 HOUR FIRE BARRIER	3/4 HOUR DOOR		
1 HOUR FIRE PARTITION IN CORRIDOR WALL	20 MIN DOOR		
1 HOUR FIRE PARTITION	3/4 HOUR DOOR		
1 HOUR SMOKE BARRIER	20 MIN DOOR		
K. LIMITING SIZES OF GLASS PANELS		TABLE 715.5.3	NFPA 80
1 & 1.5 HOUR FIRE PROTECTION RATING	AREA – 100 SQ. IN.		
	MAX. HEIGHT – 33 IN.		
	MAX. WIDTH – 10 IN.		
3/4 HOUR FIRE PROTECTION RATING	AREA – 1,296 SQ. IN.		
	MAX. HEIGHT – 54 IN.		
	MAX. WIDTH – 54 IN.		
20 MIN. FIRE PROTECTION RATING	UNLIMITED		

VII. BUILDING EGRESS

	IBC	NFPA 101
A. EGRESS WIDTH PER OCCUPANT SERVED – SPRINKLER SYSTEM	TABLE 1005.1	TABLE 7.3.3.1
1. STAIRWAYS = 0.3 INCHES PER OCCUPANT		
2. OTHER EGRESS COMPONENTS = 0.2 INCHES PER OCCUPANT		
B. ACCESSIBLE MEANS OF EGRESS – 2 MINIMUM	SECT. 1007.1	
1. AREA OF REFUGE = 30 X 42 SPACE PER 200 OCCUPANTS	SECT. 1007.6.1	SECT. 7.2.12.3.1
LOCATE IN VERTICAL EXIT ENCLOSURE OR SEPARATE W/ SMOKE BARRIER	SECT. 1007.6.2	SECT. 7.2.12.3.4
C. MEANS OF EGRESS		
1. DOORS TO BE 32" CLEAR MINIMUM, 48" MAXIMUM	SECT. 1008.1	SECT. 7.2.1.2.4
2. SWING IN THE DIRECTION OF TRAVEL SERVING SPACES OF 50 OR MORE OCCUPANTS	SECT. 1008.1.2	SECT. 7.2.1.4.2
3. SPACE BETWEEN DOORS IN SERIES TO BE 48" MIN. PLUS WIDTH OF DOOR	SECT. 1008.1.7	
D. STAIRWAY		
1. 44" MINIMUM WIDTH / 48" MINIMUM IF ACCESSIBLE	SECTS. 1009.1/1007.3	TABLE 7.2.2.2.1.2(B)/ SECT. 7.2.12.3
2. RISER HEIGHTS = 7" MAX. & 4" MIN., TREAD DEPTH = 11" MIN.	SECT. 1009.3	TABLE 7.2.2.2.1.1(A)
3. MINIMUM HEADROOM – 6'–8"	SECT. 1009.2	TABLE 7.2.2.2.1.1(A)
E. EXIT ACCESS		
1. TRAVEL DISTANCE FROM MOST REMOTE POINT TO AN EXIT – 300 FT.	TABLE 1016.1	SECT. 38.2.6.1
2. COMMON PATH OF EGRESS TRAVEL NOT TO EXCEED 100 FT.	SECT. 1014.3(1)	SECT. 38.2.5.3.1
3. LOCATE 2 EXITS NOT LESS THAN 1/3 LENGTH OF MAX OVERALL DIAGONAL DIM.	SECT. 1015.2.1(2)	SECT. 7.5.1.3.3
F. CORRIDORS		
1. WIDTH – 44" MINIMUM	SECT. 1017.2	SECT. 38.2.3.2
2. DEAD ENDS – 50 FT.	SECT. 1017.3(2)	SECT. 38.2.5.2.1

VIII. OCCUPANT LOAD

TOTAL OCCUPANCY LOAD FIRST FLOOR	= 15,848 SF	227 OCCUPANTS	TABLE 1004.1.1	TABLE 7.3.1.2
WAITING AREAS (15 GROSS)	= 509 SF	34 OCCUPANTS		
BUSINESS AREAS (100 GROSS)	= 15,339 SF	154 OCCUPANTS		
PLUS A 25% ADDITIONAL CAPACITY FOR TENANTS		39 OCCUPANTS		
EXIT UNITS PROVIDED FIRST FLOOR:		1,375 OCCUPANTS		
TOTAL OCCUPANCY LOAD SECOND FLOOR	= 15,848 SF	199 OCCUPANTS		
BUSINESS AREAS (100 GROSS)	= 15,848 SF	159 OCCUPANTS		
PLUS A 25% ADDITIONAL CAPACITY FOR TENANTS		40 OCCUPANTS		
EXIT UNITS PROVIDED SECOND FLOOR:		340 OCCUPANTS		

STATE OF GEORGIA
WILLIE O. STOKES
CERTIFICATE NO. 6490
REGISTERED ARCHITECT

ATHENS MEDICAL PLAZA I
2142 WEST BROAD STREET
ATHENS, GEORGIA

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