FIRE NOTES

ILLUMINATED EXIT SIGNS SHALL BE PROVIDED THROUGHOUT THE BUILDING. ALL EXIT SIGNS SHALL HAVE BATTERY BACKUP.

THIS BUILDING SHALL BE PROVIDED WITH APPROVED BATTERY POWERED EMERGENCY LIGHTING TO ILLUMINATE ALL REQUIRED MEANS OF EGRESS.

DOORS SHALL BE ARRANGED TO BE OPENED READILY FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOCKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF A KEY, A TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE.

EMERGENCY LIGHTING UNITS ARE TO BE WIRED INTO THE NORMAL LIGHTING CIRCUIT AND ARRANGED AS TO PROVIDE THE REQUIRED ILLUMINATION AUTOMATICALLY IN THE EVENT OF ANY INTERRUPTION OF NORMAL LIGHTING SUCH AS ANY FAILURE OF PUBLIC UTILITY OR OUTSIDE ELECTRICAL POWER SUPPLY, OPENING OF A CIRCUIT BREAKER OR FUSE, OR ANY MANUAL ACTS INCLUDING ACCIDENTAL OPENING OF SWITCH CONTROLLING NORMAL LIGHTING FACILITIES.

EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM THE INSIDE OF THE CLOSETS.

EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN A EMERGENCY. THE OPENING DEVICE SHALL BE READILY ACCESSIBLE TO ANYONE OUTSIDE THE DOOR.

THE ELEVATION OF THE FLOOR SURFACES ON BOTH SIDES OF A DOOR SHALL NOT VARY BY MORE THAN 1/2". THE ELEVATION SHALL BE MAINTAINED ON BOTH SIDES OF THE DOORWAY FOR A DISTANCE NOT LESS THAN THE WIDTH OF THE WIDEST LEAF. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2" IN HEIGHT. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES IN EXCESS OF 1/4" SHALL BE BEVELED WITH A SLOPE OF NOT STEEPER THAN 1 IN 2.

A LATCH OR OTHER FASTENING DEVICE ON A DOOR SHALL BE PROVIDED WITH A RELEASING DEVICE HAVING AN OBVIOUS METHOD OF OPERATION AND THAT IS READILY OPERATED UNDER ALL LIGHTING CONDITIONS. THE RELEASING MECHANISM FOR ANY LATCH SHALL BE NOT LESS THAN 34", AND NOT MORE THAN 48" ABOVE FINISH FLOOR. DOORS SHALL BE OPERABLE WITH NOT MORE THAN ONE RELEASING OPERATION.

EVERY EXTERIOR AND INTERIOR WALL AND PARTITION SHALL BE FIRE STOPPED AT EACH FLOOR LEVEL, AT THE TOP STORY CEILING LEVEL, AND AT THE LEVEL OF SUPPORT FOR ROOFS.

PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH NFPA 10, STANDARD FOR PORTABLE FIRE EXTINGUISHERS

SPRINKLER REQUIREMENTS

EXISTING SPACE SHALL BE MODIFIED TO REMAIN FULLY SPRINKLERED IN COMPLIANCE WITH THE LOCAL FIRE CODE (REFERENCE 2012 INTERNATIONAL FIRE CODE) CHAPTER 903.2.6 AND N.F.P.A. 13 CRITERIA.

MODIFICATIONS TO THE SPRINKLER SYSTEM SHALL BE MADE UNDER SEPARATE PERMIT APPLIED FOR UNDER SEPARATE COVER. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING SPRINKLER SYSTEM DRAWINGS TO JURISDICTION FOR APPROVAL.

FIRE ALARM REQUIREMENTS

EXISTING SPACE SHALL HAVE EXISTING FIRE ALARM SYSTEM TO BE MODIFIED TO BE IN FULL COMPLIANCE WITH LOCAL FIRE CODE CHAPTER 907.2 AND NFPA 72.

MODIFICATIONS TO THE EXISTING FIRE ALARM SYSTEM SHALL BE MADE UNDER SEPARATE PERMIT APPLIED FOR UNDER SEPARATE COVER. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING FIRE ALARM SYSTEM DRAWINGS TO JURISDICTION FOR APPROVAL.

PLUMBING FIXTURE COUNT

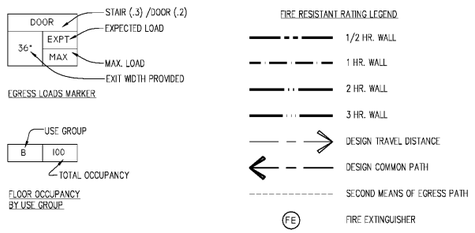
TABLE 403.1

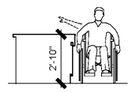
OCCUPANCY CLASSIFICATION	B BUSINESS
TOTAL OCCUPANT LOAD	14
NO. OF MALE OCCUPANTS	7
NO. OF FEMALE OCCUPANTS	7

GENDER	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS		SERVICE SINKS	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
MALE	1 PER 75	1	1 PER 200	1	0*	0	1	1
	1		1					
FEMALE	1 PER 75	1	1 PER 200	1				
	1		1					

* NO DRINKING FOUNTAIN REQUIRED PER 2012 VIRGINIA PLUMBING CODE (IPC) SECTION 410.1
* UNISEX RESTROOM ALLOWED PER 2012 VIRGINIA PLUMBING CODE SECTION 403.2 (2.).

CODE INFORMATION & LIFE SAFETY PLAN LEGEND

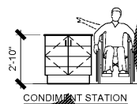




POS STATION/HAND-OFF

E6 TYPICAL POS STATION

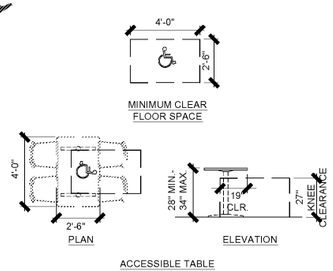
SCALE: 1/4" = 1'-0"



CONDIMENT STATION

E4 TYPICAL CONDIMENT STATION

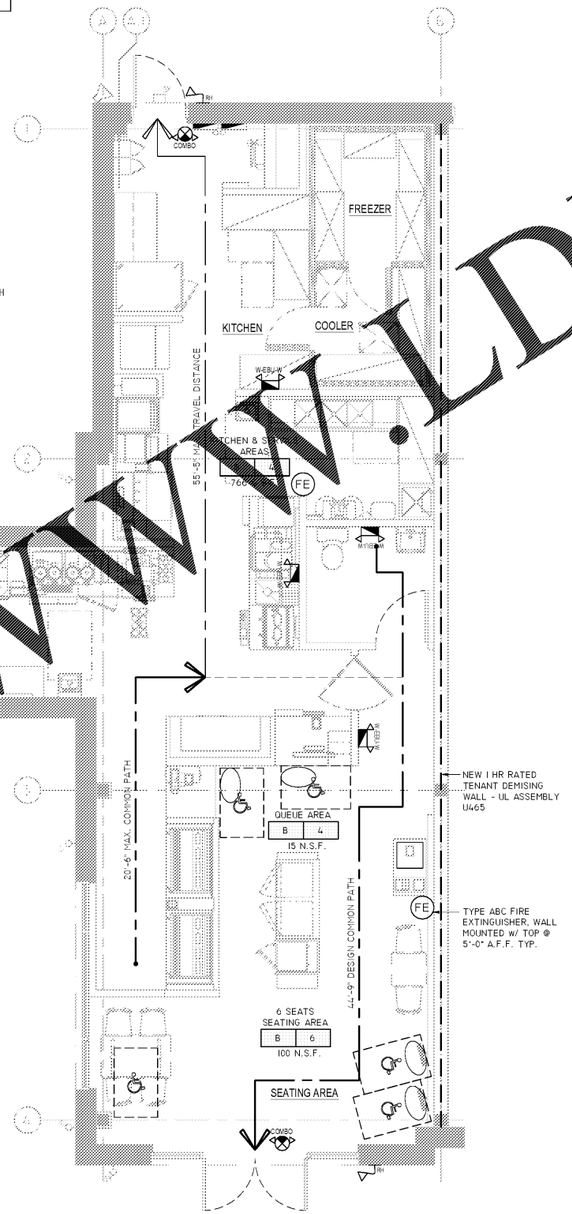
SCALE: 1/4" = 1'-0"



ACCESSIBLE TABLE

E1 ACCESSIBILITY DETAILS

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



H1 LIFE SAFETY PLAN

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

APPLICABLE CODES

BUILDING	2012	VIRGINIA UNIFORM STATEWIDE BUILDING CODE (IBC)
MECHANICAL	2012	VIRGINIA MECHANICAL CODE (IMC)
ELECTRICAL	2011	NATIONAL ELECTRICAL CODE
PLUMBING	2012	VIRGINIA PLUMBING CODE (IPC)
FIRE – LIFE SAFETY	2012	VIRGINIA FIRE PREVENTION CODE (IFC)
ENERGY	2012	VIRGINIA ENERGY CONSERVATION CODE
FUEL GAS	2012	VIRGINIA FUEL GAS CODE (IFGC)
ACCESSIBILITY	2009	ICC ANSI A117.1

GENERAL EXISTING BUILDING DATA (ENTIRE BUILDING)

SECTION 302	BUILDING USE AND OCCUPANCY GROUP		
	EXISTING USE	(M) MERCANTILE	
	PROPOSED USE	(M) MERCANTILE (B) BUSINESS	
SECTION 508	MIXED USE AND OCCUPANCY		
SECTION 508.4	SEPARATED OCCUPANCIES	M & B (NO SEPARATION REQUIREMENT)	
SECTION 503	ALLOWABLE HEIGHT AND BUILDING AREAS	ALLOWABLE	EXISTING
	AREA PER STORY	21,000	6,224
	STORIES ABOVE GRADE PLANE	3	1
	FEET ABOVE GRADE PLANE	55	24'-0"
SECTION 602	CONSTRUCTION CLASSIFICATION	II-B	
SECTION 903	AUTOMATIC SPRINKLER SYSTEM	YES	
SECTION 907	FIRE ALARM AND DETECTION SYSTEM	YES	

TENANT SPACE DATA (TENANT SPACE ONLY)

SECTION 302	TENANT SPACE USE AND OCCUPANCY GROUP		
	EXISTING USE	VACANT	
	PROPOSED USE	B	(PER SECTION 303.1.1 ASSEMBLY W/ LESS THAN 50 OCCUPANTS)
	TENANT IMPROVEMENT AREA	1,356 SF	
TABLE 803.9	INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY	B	
	EXIT PASSAGEWAYS AND EXIT ENCLOSURES	A	
	CORRIDORS	B	
	ROOMS AND ENCLOSED SPACES	C	

OCCUPANCY LOAD CALCULATION BY SPACE USE

SECTION 1004.1 DESIGN OCCUPANT LOAD

TOTAL BUILDING OCCUPANTS

KITCHEN/SERVICE AREA	765 GSF / 200 GSF PER OCCUPANT	= 4 OCCUPANTS
CUSTOMER QUEUE AREA	15 NSF / 5 NSF PER OCCUPANT	= 4 OCCUPANTS
CUSTOMER SEATING AREA	90 NSF / 15 NSF PER OCCUPANT	= 6 OCCUPANTS
TOTAL OCCUPANT LOAD		= 14 OCCUPANTS

EGRESS

SECTION 1005.2	MINIMUM REQUIRED EGRESS WIDTH	
	STAIR (1005.3.1)	.3
	OTHER (1005.3.2)	.2
SECTION 1014	EXIT ACCESS	
SECTION 1014.3	COMMON PATH OF EGRESS TRAVEL	
	B – USE GROUP	100' MAX.
SECTION 1016	EXIT ACCESS TRAVEL DISTANCE	
TABLE 1016.2	EXIT ACCESS TRAVEL DISTANCE	
	B – USE GROUP	250' MAX.
SECTION 1018.2	CORRIDOR WIDTH	36" MIN.
SECTION 1018.4	DEAD END CORRIDOR	20' MAX.
TABLE 1021.1	MIN. NUMBER OF EXITS REQUIRED	1 (2 PROVIDED)

SCOPE OF WORK

THE PROJECT CONSISTS OF THE INTERIOR FITOUT OF A VACANT TENANT SPACE TO CREATE A NEW DUNKIN DONUTS STORE. THIS INCLUDES THE CONSTRUCTION OF INTERIOR NON-LOAD BEARING PARTITIONS, NEW FLOOR / WALL FINISHES, MILLWORK, EQUIPMENT AND NEW CEILING SYSTEMS. AS WELL AS ASSOCIATED ALL MECHANICAL, PLUMBING & ELECTRICAL WORK. ALL WORK IS IN ACCORDANCE WITH THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE.

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REVISION		
No.	DATE	DESCRIPTION
2	04-12-2018	REVISIONS
DWG DATE:	06-29-2018	
DRAWN BY:	STAFF	
PROJECT No.:	17157	

DWG TITLE:

CODE ANALYSIS AND LIFE SAFETY PLAN

SHEET No.

T-2