

BUILDING CODE SUMMARY

1. GENERAL INFORMATION

Name of Project: MULHERIN CUSTODIAL HOME- ADMINISTRATION BUILDING
 Address: 2496 HALLS MILL ROAD, MOBILE, ALABAMA
 Proposed Use: OFFICE BUILDING
 Owner: MULHERIN CUSTODIAL HOME
 Address: 2496 HALLS MILL ROAD, MOBILE, ALABAMA
 Phone: 251 491-1998 Fax: E-Mail: amy@mulherinhome.com
 Authorized Agent: BENJAMIN P. CUMMINGS
 Address: ONE HOUSTON STREET, MOBILE, ALABAMA 36606
 Phone: 251 433-9600 Fax: N/A E-Mail: ben@cummings-architecture.com
 Contractor: TO BE DETERMINED
 Address: Phone: Fax: State License No:

2. LEAD DESIGN PROFESSIONAL: BEN CUMMINGS

Designer	Name	License #	Phone
Architectural	BEN CUMMINGS	4300	251 433-9600
Civil	JOE ASARIS	18878	251-622-1550
Electrical	ANDREW MAURIN	25105	251 318-0015
Fire Alarm	ANDREW MAURIN	25105	251 318-0015
Plumbing	ROGER SMITH	24744	251 402-1364
Mechanical	ROGER SMITH	24744	251 402-1364
Sprinkler-Standpipe	ROGER SMITH	24744	251 402-1364
Structural	RUSSELL BARTON	24034	251-219-4942

Letter of Supervision Provided: Yes No

2.1 SPECIAL INSPECTIONS - IBC SECTION 1704

Building Permit Requirements: The permit applicant shall submit a statement of Special Inspections prepared by an approved agency qualified to perform special inspections and in accordance with IBC Section 107.1. As a condition for permit issuance, this statement shall include a list of materials and work requiring special inspections by this Section, 1704.3, the inspections to be performed, list of individuals, approved agencies and firms intended to be retained for conducting such inspections.

Yes No
 If no, explain _____

2.2 STATEMENT OF SPECIAL INSPECTIONS

PROJECT NAME: MULHERIN CUSTODIAL HOME- ADMINISTRATION BUILDING
 PROJECT ADDRESS: 2496 HALLS MILL ROAD, MOBILE, ALABAMA
 PERMIT NUMBER: _____
 PERMIT APPLICANT: _____
 PERMIT APPLICANT ADDRESS: _____
 OWNER: _____
 OWNER ADDRESS: _____

REGISTERED DESIGN PROFESSIONALS:

ARCHITECT: BEN CUMMINGS
 CIVIL ENGINEER: JOE ASARIS
 STRUCTURAL ENGINEER: RUSSELL BARTON
 MECHANICAL ENGINEER: ROGER SMITH
 ELECTRICAL ENGINEER: ANDREW MAURIN

A Statement of Special Inspections shall be submitted as a condition for the issuance of a permit in accordance with the International Building Code, Chapter 17, The Statement of Special Inspections shall include a Schedule of Special Inspections for the above-referenced project, as well as identify the individuals, agencies, or firms intended to be retained for conducting the Special Inspections.

The Special Inspector (s) shall keep records of all inspections and shall furnish interim inspection reports to the building official and to the registered design professional in responsible charge and at a frequency agreed upon by the permit applicant and building official prior to the start of work. Discrepancies shall be brought to the immediate attention of the contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the building official and the registered design professional in charge prior to the completion of that phase of the work. A Final Report of Final Inspections documenting required Special Inspections and correction of any discrepancies noted in the inspections shall be submitted by each agent at the completion of that phase of work.

The minimum frequency of interim report submittals shall be not less than:
 ___ Monthly ___ Bi-Monthly Upon completion ___ Per Attached Schedule

The Special Inspection Program does not relieve the Contractor of the responsibility to comply with the Contract Documents. Jobsite safety, means and methods of construction are solely the responsibility of the Contractor.

Owner's Signature: _____ Date: _____
 Building Official Signature: _____ Date: _____

2.3 SCHEDULE OF SPECIAL INSPECTIONS

CODE SECTION	SPECIAL INSPECTOR	INSPECTION	REQUIRED		FREQ. OF INSPECTION CONTINUOUS/ PERIODIC
			YES	NO	
1705.2		STEEL CONSTRUCTION			
1705.3	T.B.D.	CONCRETE CONSTRUCTION	X		
1705.4		MASONRY CONSTRUCTION			
1705.5	T.B.D.	WOOD CONSTRUCTION			X
1705.6		SOILS			
1705.7		DRIVEN DEEP FOUNDATIONS			
1705.8		CAST-IN-PLACE DEEP FOUNDATIONS			
1705.9		HELICAL PILE FOUNDATIONS			
1705.10	T.B.D.	WIND RESISTANCE	X		X
1705.11		SEISMIC RESISTANCE			
1705.12		TESTING & QUALIFICATION FOR SEISMIC RESISTANCE SPRAYED FIRE-RESISTANT COATINGS			
1705.14		TESTING & QUALIFICATION FOR SEISMIC RESISTANCE SPRAYED FIRE-RESISTANT COATINGS			
1705.15		EXTERIOR INSULATION & FINISH SYSTEMS			
1705.16		FIRE RESISTANT PENETRATIONS & JOINTS			
1705.17		SMOKE CONTROL			

3. GENERAL CODE DATA

3.1 BUILDING AND FIRE CODES USED IN DESIGN (Check all that apply)

2012 International Building Code 2012 International Plumbing Code
 2014 National Electrical Code 2012 International Property Maintenance Code
 2012 International Mechanical Code 2012 International Fire Code
 2012 International Residential Code 2012 International Existing Building Code
 2009 International Energy Conservation ASHRAE 90.1 (Latest Edition Adopted by State of Alabama)

3.2 CONSTRUCTION DESCRIPTION

___ New Construction ___ Renovation (Existing Bldg.) ___ Tenant Build-out
 ___ Alteration Addition ___ Change of Occupancy

Scope of Work - Building: DEMO EXISTING ONE STORY BUILDING AND REPLACE WITH SIMILAR SIZE ONE STORY WOOD FRAMED STRUCTURE. SLAB ON GRADE. BRICK AND HARDBOARD VENEER. SHINGLE ROOF. SPRINKLERED.
 Scope of Work - Electrical: THIS PROJECT CONSISTS OF NEW POWER AND LIGHTING FOR THE ADDITION.

Scope of Work - Mechanical: THIS PROJECT CONSISTS OF NEW HVAC UNITS FOR THE ADDITION. SHALL BE IN ATTIC AND SUSPENDED CEILING.

Scope of Work - Plumbing: THIS PROJECT CONSISTS OF RESTROOMS, BREAK ROOM, AND DRINKING FOUNTAINS.

Scope of Work - Energy Conservation: COMCHECKS FOR THE ELECTRICAL, THE HVAC, AND THE BUILDING ENVELOPE ARE PROVIDED.

Scope of Work - Fire: TIE NEW SPRINKLER INTO EXISTING SPRINKLER SYSTEM IN EXISTING BUILDING.

3.3 EXISTING BUILDINGS

The building will remain in operation during construction ___ Yes No BUILDING WILL REMAIN OPEN DURING CONSTRUCTION.

If yes, add provisions for rigid safety barriers and dust barriers to protect the public during construction in accordance with the applicable provisions of IBC Chapter 33. Yellow safety tape not acceptable.

3.4 RENOVATIONS

Is the work in this building or space a change of occupancy? ___ Yes No THIS IS AN ADDITION, NOT A RENOVATION.

3.5 HISTORIC BUILDINGS

This building is a Historic Building ___ Yes No

3.6 COMPLIANCE ALTERNATIVES (IBC SECTION 3412) (NOT APPLICABLE)

Provide building evaluations when existing building does not meet current codes and renovations will not meet all requirements of current building code. Provide evaluation of existing building and a second evaluation reflecting those design features chosen by the Architect/Engineer to give the building a positive score for fire safety, means of egress, and general safety. Call Chief Building Inspector if you are not sure whether evaluation is required or not. Include Summary sheet (Tables in 3412) on drawings including applicable calculations.

4. BUILDING DATA

Construction Type: ___ IA ___ IB ___ IV ___ VA ___ VB ___ IIIA
 Mixed construction: No ___ Yes Types: _____
 Sprinklers: ___ No Yes ___ Partial System Type: 13 ___ 13R ___ 13D
 Standpipes: ___ No Yes Wet ___ Dry Class ___ Combined
 Building Height: 31 Feet ___ Number of Stories: ___ Unlimited (IBC 507)
 Mezzanine: No ___ Yes
 High Rise: No ___ Yes
 Atrium: No ___ Yes
 Basement: No ___ Yes

5. OCCUPANCY CLASSIFICATION

___ Assembly 303 ___ A-1 ___ A-2 ___ A-3 ___ A-4 ___ A-5
 Business 304 ___ F-1 ___ F-2 ___ F-3 ___ F-4 ___ F-5
 ___ Education 305 ___ High-Hazard 307 ___ Institutional 308 ___ Mercantile 309 ___ Residential 310 ___ Storage 311 ___ Utility and Miscellaneous 312 ___ Parking Garage 406.2 ___ Open 406.3 ___ Enclosed 406.4 ___ Repair 406.6

5.1 OCCUPANT LOAD

Occupant load/Occupancy Type = BUSINESS Total 34
 Note: Minimum occupant load calculations for the following types of projects: assembly, educational, institutional, large complex projects, mixed occupancies, multi-story projects.

SPECIAL OCCUPANCY: 406 AND 509 (NOT APPLICABLE)

___ Parking Garage 406.2 ___ Open 406.3 ___ Enclosed 406.4 ___ Repair 406.6
 ___ S-2 Enclosed Parking Garage w/ S-2 open parking above 510.3
 ___ Parking Beneath R 510.4 ___ R-1 ___ R-2 Construction Type ___ II A ___ III A
 ___ Open parking beneath A, I, B, M and R 510.7
 ___ S-2 enclosed parking with A, B, M or R

5.3 MIXED OCCUPANCY ___ No Yes Separation ___ Hr

Exception: _____
 Identify whether you are using the provisions of Non-Separated Uses or Separated Uses by placing an "X" below your design choice.

Non-Separated Mixed Occupancy (508.3)

The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.

___ Separated Mixed Occupancy (508.4)

Each portion of the building shall be individually classified as to use and shall be completely separated from adjacent areas by fire barrier walls or horizontal assemblies or both having a fire-resistance rating determined in accordance with Table 508.4 for the uses being separated. For each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1.

___ Incidental Use Areas (Table 508.2.5)
 Actual Area of Occupancy A + Actual Area of Occupancy B
 Allowable Area of Occupancy A ≤ 1

6. ALLOWABLE BUILDING AREAS AND HEIGHTS (TABLE 503)

6.1 ALLOWABLE AREA
 Allowable area: 9,000sf Sq. Ft. Actual area: 3,407sf (dayroom and habitable addition)
 Attach area increase calculations per Section 506, if applicable. For unlimited areas, provide applicable paragraph number in Section 507.

6.2 ALLOWABLE HEIGHT

Allowable height: 40 Ft. Actual building height: 31 Ft.
 Allowable no. of stories: 2 Actual no. of stories: 1

7. FIRE PROTECTION REQUIREMENTS

7.1 BUILDING ELEMENT

Structural frame, columns, girders, trusses	Req'd Rating	UL No.*
Bearing Walls - Exterior	0	N/A
Bearing Walls - Interior	0	N/A
Non-bearing walls and partitions - Exterior	0	N/A
Non-bearing walls and partitions - Interior	0	N/A
Floor Construction: supporting beams and joists	0	N/A
Roof construction (including supporting beams and joists)	0	N/A

Sprinkler Systems: ___ X Yes ___ No ___ Partial
 Sprinkler Type: ___ X 13 ___ 13R ___ 13D
 Standpipes: ___ X Yes ___ No ___ X Wet ___ Dry Class
 Fire/Smoke Alarm: ___ X Yes ___ No

7.2 FIRE RATED ELEMENTS

Fire Element	Required Hourly Rating	UL No. *
Interior Walls	0	N/A
Bearing	0	N/A
Non-bearing	0	N/A
Ceiling-Floors	0	N/A
Beams	0	N/A
Columns	0	N/A
Ceiling-Roofs	0	N/A
Shafts-Exit	0	N/A
Shafts-Other	0	N/A
Corridor Separation	0	N/A
Occupancy Separation	0	N/A
Party/Fire Wall Separation	0	N/A
Smoke Barrier Separation	0	N/A
Tenant Separations:	0	N/A

*Or other approved agencies

FOOTNOTES

1. All fire rated walls shall be identified on plans by hatching, shading, and a key legend.
 2. Identify code section where any special exceptions, etc.
 Reproduce full UL or other approved agency details or reproductions of test assemblies/penetrations on the drawings.

7.3 DRAFTS/DETAILING

Drafting in floor registers: ___ Yes No ___
 Drafting in attic (710): ___ Yes No ___

7.4 DISTANCE TO PROPERTY LINE FROM EXTERIOR WALL (Table 602)

(See Plan/Reference Plan required)
 Fire Separation Distance: 10'-0" Ft. Fire Resistance Rating: 0 Hr

7.5 LIFE SAFETY SYSTEMS

Emergency Lighting: ___ No Yes
 Exit Signs: ___ No Yes
 Fire Alarm: ___ No Yes
 Smoke Detection Systems: ___ No Yes

8. EXIT REQUIREMENTS

8.1 EXIT ACCESS
 No. of exits required: 2 No. of exits furnished: 2

8.2 MEANS OF EGRESS WIDTH (1015)

Units of Exit required: 18.4 inches Units of Exit furnished: 144 inches
 Stair width units required: N/A inches Stair width units provided: N/A inches

8.3 DIAGONAL RULE (1015.1)

Meets 1015.2 Yes ___ No

8.4 TRAVEL DISTANCE (TABLE 1016.1)

Allowable Travel Distance: 300 Ft. Actual Travel Distance (Maximum): 55 Ft.

8.5 SPACES WITH ONE MEANS OF EGRESS (1015) (NOT APPLICABLE)

For buildings with one means of egress, I have checked the occupant load and the common path of travel against the requirements of IBC 1015. Yes ___ No.

9. LIFE SAFETY PLAN

Provided: Yes ___ No (If yes, Drawing No. LSP)

10. ACCESSIBILITY (Chapter 11)

Design conforms to IBC Chapter 11 ICC A117.1-2009. Yes ___ No
 If no, explain condition that will not allow building to be accessible.

10.1 ACCESSIBLE PARKING

Total Parking Spaces: 21
 Total Accessible Parking Spaces: 2
 Total Accessible Van Parking: 1

11. DESIGN LOADS

Ultimate Design Wind Speed Maps in accordance with 1609 or ASCE 7-10

Risk Cat. I - 145 mph
 Risk Cat. II - 159 mph
 ___ Risk Cat. III & IV - 169 mph

Classification of Building: Category/Use Group: _____ (I, II, III, IV)

Live Load: Roof: 20 PSF
 Attic: 20 PSF
 Mezzanine: N/A PSF
 Floor: 40 PSF

Wind Load: Exposure: C Importance Factor: N/A
 Internal Pressure Coefficient: +0.18
 Components & Cladding: YES

Building will be designed as: Enclosed building ___ Unenclosed building

Wind Borne Debris Region (1609.1.2)

This building will use impact resistant glass per 1609.1.2 Yes ___ No
 This building will use wood structural panels per exception 1609.1.2 ___ Yes No
 This building will use shutters ___ Yes No

Load-Bearing Values of Soils (1610)

Allowable soil bearing: 1500 pounds / sq. ft.
 Soil Report: ___ Yes No

Earthquake Design (1613)

Seismic Design Load Control: ___ Yes No ___
 If seismic design is required, required by: 1.5

12. SPECIAL DETAIL REQUIREMENTS

I have reviewed the special detail requirements of Chapter 4 indicated below and incorporated the provisions into my design.

REQUIREMENT APPLICABLE (Yes or N/A)

402 Covered Mail buildings	N/A
403 High rise buildings	N/A
404 Atriums	N/A
405 Under Ground Buildings	N/A
406 Motor-vehicle Related Occupancies	N/A
407 Group I-2	N/A
408 Group I-3	N/A
409 Special Amusement Buildings	N/A
410 Stages & Platforms	N/A
411 Aircraft Related Occupancies	N/A
412 Aircraft Related Occupancies	N/A
413 Combustible Storage	N/A
414 Hazardous Materials	N/A
415 Groups H-1, H-2, H-3, H-4, & H-5	N/A
416 Application of flammable finishes	N/A
417 Drying Rooms	N/A
418 Organic Coatings	N/A

13. FLOOD REQUIREMENTS (IBC 1612)

All projects located in a Special Flood Hazard Area shall comply with the City of Mobile Storm Water Management and Flood Control Ordinance.

13.1 SPECIAL FLOOD HAZARD AREA

___ Yes No

13.2 FLOOD ZONE ___ X UNSHADED

Base Flood Elevation (BFE): N/A
 Minimum Finish Floor Elevation (MFFE): N/A

13.3 FLOOD PROOFING REQUIREMENTS

___ Yes No

13.4 FLOOD PROOFING CERTIFICATE PROVIDED

___ Yes No

13.5 FLOOD PROOFING PLAN INCLUDED

___ Yes No

13.6 FLOOD OPENINGS REQUIREMENTS

___ Yes No

Total net area of flood openings: _____
 No. of flood openings: _____

13.7 COMMENTS

***14. QUALITY ASSURANCE FOR WIND REQUIREMENTS (IBC 1705.10)**

I have reviewed the requirements of IBC Section 1705 and my design incorporates the requirements of the Section of the Code and is reflected on the drawings and in the specifications.
 Yes ___ No

I have notified the Contractor of his responsibility under Section 1704.
 Yes ___ No

*Contractor's Signature: _____
 At time of permitting

15. SAFETY GLAZING FOR HAZARDOUS LOCATION

I have identified on drawings where tempered glass is required in hazardous locations. (2408.3)
 Yes ___ No

16. PREFABRICATED METAL BUILDINGS (NOT APPLICABLE)

Requirements for metal building erection drawings included on drawings _____

17. PRE-ENGINEERED TRUSSES (NOT APPLICABLE)

Live Loads shown: _____
 Wind Loads shown: _____
 Certification from manufacturer (Sealed): _____

TOTAL NUMBER OF REQUIRED FIXTURES											
OCCUPANCY	OCCUPANT LOAD	RATIO	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAIN	SERVICE SINK	MISC	MISC	
			MEN	WOMEN	MEN	WOMEN					
REQUIRED BUSINESS	9										