



RULE JOY TRAMMELL RUBICON DESIGN
 ARCHITECTURE INTERIORS DESIGN
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Applicable Codes and Standards	Description	Abbreviation
Building	2012 International Building Code with Georgia State Amendments	IBC
Plumbing	2012 International Plumbing Code with Georgia State Amendments	IPC
Mechanical	2012 International Mechanical Code with 2009 IMC with Georgia State Amendments	IMC
Fire Code	2012 International Fire Code with Georgia State Amendments	IFC
Energy Code	2009 International Energy Conservation Code with Georgia State Amendments	IECC
Gas Code	2012 International Gas Code with Georgia State Amendments	IGCC
Electrical	2017 National Electrical Code	NEC
Accessibility	2010 ADA Standards, Title II at 28 CFR part 28, Subpart C, and 2004 ADAAG at 38 CFR 1191, appendices B and C (ANSI) 117.1-200, Accessible and Usable Buildings and Facilities	ADA/ANSI

Code Analysis	Description	Code Section	Code Requirement	Provided	Comments
Chapter 3 - General Building Requirements Based on Use and Occupancy	Occupancy Classification	BC 310	R1 (Transient Lodging)		Per IBC 310, portions of the building that contains an occupancy which is incidental to the operations of the primary (residential) occupancy. Such incidental occupancy would be considered part of the residential occupancy and therefore subject to the provisions of the primary occupancy. If the space on the ground floor are dependent upon and within the bulk of their income from the tenants of the building they are, then they are incidental to the building use.
		BC 304.1	B (Business)		
Chapter 4 - Special Detailed Requirements Based on Use and Occupancy	Stairways, L.R., R.G., R.S.	BC 403.1	General: Stairways in Groups 1, R-1, R-2 and R-3 shall comply with the provisions of the section and other applicable provisions of this code. For Group R buildings equipped throughout with an automatic fire sprinkler system in accordance with Section 903.3.1.2, the building height is increased by 1, but shall not exceed 60' increases are in addition.		
		BC 403.2	General: Stairways in Groups 1, R-1, R-2 and R-3 shall comply with the provisions of the section and other applicable provisions of this code. For Group R buildings equipped throughout with an automatic fire sprinkler system in accordance with Section 903.3.1.2, the building height is increased by 1, but shall not exceed 60' increases are in addition.		
		BC 403.3	General: Stairways in Groups 1, R-1, R-2 and R-3 shall comply with the provisions of the section and other applicable provisions of this code. For Group R buildings equipped throughout with an automatic fire sprinkler system in accordance with Section 903.3.1.2, the building height is increased by 1, but shall not exceed 60' increases are in addition.		
Chapter 5 - General Building Height and Area	Maximum Building Height and Area	BC 502.1	VA - Limited to 5 stories and 60' in height. Limited to 12,000 sq ft for Group 1 occupancies.		
		BC 502.2	VA - Limited to 5 stories and 60' in height. Limited to 12,000 sq ft for Group 1 occupancies.		
Chapter 6 - Fire and Smoke Protection Features	Fire Barrier	BC 702.1	VA - 1 hour		
		BC 702.2	VA - 1 hour		
Chapter 7 - Fire and Smoke Protection Features	Fire Barrier	BC 702.1	VA - 1 hour		
		BC 702.2	VA - 1 hour		

Code Section	Code Requirement	Provided	Comments
BC 702.1	VA - 1 hour		
BC 702.2	VA - 1 hour		
BC 702.3	VA - 1 hour		
BC 702.4	VA - 1 hour		
BC 702.5	VA - 1 hour		
BC 702.6	VA - 1 hour		
BC 702.7	VA - 1 hour		
BC 702.8	VA - 1 hour		
BC 702.9	VA - 1 hour		
BC 702.10	VA - 1 hour		
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BC 702.98	VA - 1 hour		
BC 702.99	VA - 1 hour		
BC 702.100	VA - 1 hour		

Code Section	Code Requirement	Provided	Comments
BC 1006.1.1	Minimum clear height of 7'0" for all areas.		
BC 1006.1.2	Minimum clear height of 7'0" for all areas.		
BC 1006.1.3	Minimum clear height of 7'0" for all areas.		
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BC 1006.1.98	Minimum clear height of 7'0" for all areas.		
BC 1006.1.99	Minimum clear height of 7'0" for all areas.		
BC 1006.1.100	Minimum clear height of 7'0" for all areas.		

Project Information Table

- Project is a 4-story hotel, R1 occupancy.
- Project is type Five-A construction, fully sprinklered with NFPA 13R sprinkler system.
- Project is 124 keys total
 - Area of L1 = 13,515
 - Area of L2 = 13,454
 - Area of L3 = 13,454
 - Area of L4 = 13,454
- Total Project Area = 53,877

PRINTED

DATE: 11/01/18

ISSUE/REVISION: Issued for Permit

STATE OF GEORGIA
 DEPARTMENT OF REVENUE
 RECEIVED

COMMISSION NO: 18-276-C

DRAWING NO: LS.00A