

APPENDIX B BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS (EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)

GENERAL INFORMATION

Name of Project: Home2 Suites Asheville
Address: 380 Airport Rd, Arden, NC 28704
Proposed Use: Hotel
Owner/Authorized Agent: Jay Alexander

PROJECT SUMMARY

Building Description: New 5 story load bearing metal stud and precast concrete plank hotel with 112 guest rooms
Scope of work details: (If phased construction, please see plan submittal guidelines)
Does this project have air rights, easements, an assumed or deeded property line, no build easements or other circumstances similar to the aforementioned? Yes No

DESIGN PROFESSIONAL INFORMATION

Table with columns: DESIGNER, FIRM, NAME, LICENSE #, TELEPHONE #, E-MAIL. Lists design professionals for various trades like Architectural, Civil, Electrical, etc.

TYPE OF WORK BEING PERFORMED

New Construction Addition Upfit Alteration/ Renovation

CODE DATA

Building Code: 2012 North Carolina State Building Code (NCSBC)
Check all that apply: New building
First time interior completion (upfit) Addition Shell building

2012 Rehab Code

Check all that apply: Repair Renovation Alteration Reconstruction Change of use
Justification for using Rehab code:
Last known legal occupancy use: Historic Property: Yes No

BUILDING DATA

Construction Type: I-A I-B I-C I-D I-E I-F I-G I-H I-I I-J I-K I-L I-M I-N I-O I-P I-Q I-R I-S I-T I-U I-V I-W I-X I-Y I-Z
Sprinklers: No Partial Yes
Standpipes: No Yes
Fire District: No Yes
Building Height: Feet: 67'-8"

Table with columns: FLOOR, EXISTING (SQ. FT.), NEW (SQ. FT.), SUBTOTAL (SQ. FT.). Shows floor area breakdown for 5th, 4th, 3rd, 2nd, 1st floors and TOTAL.

ALLOWABLE AREA OCCUPANCY CLASSIFICATION

Primary Occupancy: A-1 A-2 A-3 A-4 A-5 A-6 A-7 A-8 A-9 A-10
Business (304) B
Educational (305) E
Factory (306) F-1 Moderate F-2 Low F-3 High
Hazardous (307) H-1 Detonate H-2 Deflagrate H-3 Combust H-4 Health H-5 H-6 H-7 H-8 H-9 H-10
Institutional (308) I-1 I-2 I-3 I-4 I-5 I-6 I-7 I-8 I-9 I-10 I-11 I-12 I-13 I-14 I-15 I-16 I-17 I-18 I-19 I-20 I-21 I-22 I-23 I-24 I-25 I-26 I-27 I-28 I-29 I-30 I-31 I-32 I-33 I-34 I-35 I-36 I-37 I-38 I-39 I-40 I-41 I-42 I-43 I-44 I-45 I-46 I-47 I-48 I-49 I-50 I-51 I-52 I-53 I-54 I-55 I-56 I-57 I-58 I-59 I-60 I-61 I-62 I-63 I-64 I-65 I-66 I-67 I-68 I-69 I-70 I-71 I-72 I-73 I-74 I-75 I-76 I-77 I-78 I-79 I-80 I-81 I-82 I-83 I-84 I-85 I-86 I-87 I-88 I-89 I-90 I-91 I-92 I-93 I-94 I-95 I-96 I-97 I-98 I-99 I-100

PERCENTAGE OF WALL OPENING CALCULATIONS

Table with columns: PERCENTAGE OF WALL OPENING CALCULATIONS, ALLOWABLE PERCENTAGE (%), ACTUAL PERCENTAGE (%). Shows calculations for 15:20 FSD ALONG WEST WALL.

Incidental Uses: (Table 509)

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Furnace room where any piece of equipment is over 400,000 Btu per hour input
Rooms with boilers where the largest piece of equipment is over 15 psi and 10 horsepower
Refrigerant machine room
Hydrogen cutoff rooms, not classified as Group H
Inherently flammable rooms
Paint shops, not classified as Group H, located in occupancies other than Group F
Laboratories and vocational shops, not classified as Group E, located in a Group E or I-2 occupancy
Laundry rooms over 100 square feet
Group I-3 cells equipped with padded surfaces
Group I-2 waste and linen collection rooms
Waste and linen collection rooms over 100 square feet
Stationary storage battery systems having a liquid electrolyte capacity of more than 50 gallons, or a lithium capacity of 1,000 pounds used for facility standby power, emergency power or uninterruptible power supplies
Rooms containing fire pumps
Rooms containing Life-Safety generator
Rooms containing primary transformer
Group I-2 storage rooms over 100 square feet
Group I-2 commercial kitchens
Group I-2 laundries equal to or less than 100 square feet
Group I-2 rooms or spaces that contain fuel-fired heating equipment

Special Uses: 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427
Special Provisions: 509.2 509.4 509.5 509.6 509.7 509.8 509.9

Incidental Use Separation (508.2.5)
Accessory Occupancy (508.2)
Non-Separated Use (508.3)
Separated Use (508.4)
NOTE: HORIZONTAL SEPARATION ONLY SEE OCCUPANCY SEPARATION DIAGRAM. REMAINDER OF THE BLDG IS NON SEPARATED MIXED USE.

Table with columns: STORY NO, DESCRIPTION, FLOOR AREA (SQ. FT.), GROSS FLOOR AREA (SQ. FT.), NET FLOOR AREA (SQ. FT.), PERCENT INCREASE, PERCENT DECREASE, PERCENT CHANGE, PERCENT TOTAL, PERCENT BUILDING.

1. Frontage area increases from Section 506.2 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = (F)
b. Total Building Perimeter = (P)
c. Ratio (FP) = (F/P)
d. W = Minimum width of public way = (W)
e. Percent of frontage increase = [(FP - 0.25) x W] x 100
2. The sprinkler increase per Section 506.3 is as follows:
a. Multi-story building is = 200%
b. Single story building is = 300%
3. Unlimited area applicable under conditions of Section 507.
4. Maximum Building Area = total number of stories in the building x E (506.4)
5. The maximum area of open parking garages must comply with Table 406.3.5. The maximum area of air traffic control towers must comply with Table 412.1.2.

Table with columns: TYPE OF CONSTRUCTION, TYPE I-B, TYPE II-B, TYPE III-B, TYPE IV-B, TYPE V-B, TYPE VI-B, TYPE VII-B, TYPE VIII-B, TYPE IX-B, TYPE X-B, TYPE XI-B, TYPE XII-B, TYPE XIII-B, TYPE XIV-B, TYPE XV-B, TYPE XVI-B, TYPE XVII-B, TYPE XVIII-B, TYPE XIX-B, TYPE XX-B, TYPE XXI-B, TYPE XXII-B, TYPE XXIII-B, TYPE XXIV-B, TYPE XXV-B, TYPE XXVI-B, TYPE XXVII-B, TYPE XXVIII-B, TYPE XXIX-B, TYPE XXX-B.

Table with columns: BUILDING ELEMENT, TYPE OF SEPARATION, DISTANCE (FEET), MINIMUM RATING, DETAIL DESIGNATION, DESIGNATION FOR PENETRATION, DESIGNATION FOR JOINTS.

Table with columns: LOT OR PARKING AREA, TOTAL PARKING SPACES, ACCESSIBLE SPACES PROVIDED, REGULARLY SPACED ACCESSIBLE SPACES, TOTAL ACCESSIBLE SPACES PROVIDED.

Table with columns: OCCUPANCY SEPARATION, TYPE OF SEPARATION, DISTANCE (FEET), MINIMUM RATING, DETAIL DESIGNATION, DESIGNATION FOR PENETRATION, DESIGNATION FOR JOINTS.

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WALL LEGENDS
CHECK IF THE FOLLOWING ARE PRESENT AND INDICATED BY A WALL LEGEND ON ALL PLANS
Fire Walls 706 Fire Barriers 707 Shaft Enclosure 713 Fire Partitions 709 Smoke Barriers 710 Smoke Partitions 711
Non rated walls are present.

LIFE SAFETY SYSTEM REQUIREMENTS
Emergency Lighting: S1006 No Yes
Exit Signs: S1011 No Yes
Fire Alarm: S207, NFPA 72-07 No Yes
Smoke Detection Systems: S907 No Yes Partial
Peric Hardware: S1028.1.10 No Yes
Life safety systems generator: S2702.2 No Yes

LIFE SAFETY PLAN CHECKLIST
Fire and/or smoke rated wall locations (Chapter 7)
Assumed and real property line locations
Exterior wall opening area with respect to distance to assumed property lines (705.8)
Existing structures within 30' of the proposed building
Occupancy types for each area as it relates to occupant load calculation (Table 1004.1.2)
Occupant loads for each area
Exit access travel distances (1016)
Common path of travel distances (1014.3 & 1028.9)
Dead end lengths (1019.4)
Clear exit widths for each exit door
Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.2)
Actual occupant load for each exit door
A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation
Location of doors with panic hardware (1008.1.10)
Location of doors with delayed egress locks and the amount of delay (1008.1.9.7)
Location of doors with electromagnetic egress locks (1008.1.9.9)
Location of doors equipped with hold-open devices
Location of emergency escape windows (1029)
The square footage of each fire area (802)
The square footage of each smoke compartment (407.5)
Note any code exceptions or table notes that may have been utilized regarding the items above

Table with columns: FLOOR, NUMBER OF EXITS, MINIMUM WIDTH OF EXITS, MAXIMUM DISTANCE TO EXITS, MINIMUM WIDTH OF EXITS, MAXIMUM DISTANCE TO EXITS.

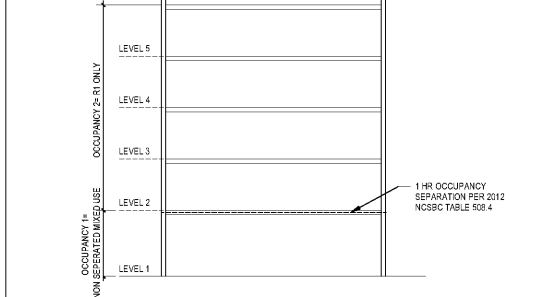
Table with columns: FLOOR, NUMBER OF EXITS, MINIMUM WIDTH OF EXITS, MAXIMUM DISTANCE TO EXITS, MINIMUM WIDTH OF EXITS, MAXIMUM DISTANCE TO EXITS.

Table with columns: FLOOR, AREA, CALCULATED OCCUPANT LOAD, EGRESS WIDTH PER OCCUPANT, REQUIRED WIDTH WITH STAIRS, ACTUAL WIDTH WITH STAIRS.

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STRUCTURAL DESIGN SUMMARY
SEE STRUCTURAL DOCUMENTS

SCHEDULE OF SPECIAL INSPECTION SERVICES
No special inspections required for this project. Special inspections required.
IT-1 Verification of Soils IT-10 Inspection of Structural Steel Fabricators
IT-2 Excavation and Fill IT-11 Structural Masonry
IT-3 Piling and Drilling Piers IT-12 Welding
IT-4 Modular Retaining Walls IT-13 High Strength Bolts & Steel Framing Insp.
IT-5 Reinforced Concrete IT-14 Sprayed Fire-Resistance Materials
IT-6 Post Tension Slab IT-15 Exterior Insulation and Finish system
IT-7 Pre-cast Concrete Erection IT-16 Seismic Resistance
IT-8 Pre-stressed Concrete IT-17 Smoke Control
IT-9 Inspection of Pre-Cast Fabricators IT-18 Wood
IT-19 Special Cases

Table with columns: OCCUPANCY USE GROUP AND SEPARATION, MINIMUM WIDTH OF EXITS, MAXIMUM DISTANCE TO EXITS, MINIMUM WIDTH OF EXITS, MAXIMUM DISTANCE TO EXITS.

SPECIAL APPROVALS
Special approval: (Local Jurisdiction, Department of Insurance, OSC, DPI, DHHS, ICC, etc., describe below)
None

ENERGY SUMMARY
SEE G111

MECHANICAL SUMMARY
SEE MECHANICAL DOCUMENTS

ELECTRICAL SUMMARY
SEE ELECTRICAL DOCUMENTS

Section 1: Project Information
Energy Code: 2012 North Carolina Energy Conservation Code
Project Title: Home2 Suites Asheville
Construction Type: New Construction

Table with columns: Component Name/Description, Draw Area of Footprint, Safety, Cost, Proposed, Budget.

Air Leakage, Component Certification, and Vapor Retarder Requirements:
All joints and penetrations are caulked, gasketed or covered with a measure vapor permeable wrapping material installed in accordance with the manufacturer's installation instructions.
Windows, doors, and openings are certified as meeting leakage requirements.
Component number 6 is not applicable as indicated.
No radon gas mitigation is required on a suspended ceiling with removable ceiling panels.
Other components have supporting documentation for unannounced testing.
Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the stated R-value without creating voids.
Sheet vinyl covering stairs and elevators is installed in the building envelope and wrapped with reinforced gypsum.

Section 3: Compliance Statement
Compliance Statement: The proposed envelope design is consistent with the building code, conditions and other code requirements for envelope design. The proposed envelope design has been designed to meet the 2012 North Carolina Energy Conservation Code requirements in COMcheck-Web and to comply with the manufacturer's requirements in the Requirements Checklist.

Additional Efficiency Package Requirements:
The high efficiency HVAC system has been selected as the additional efficiency package required by this energy code. Systems that do not meet the performance requirements are not eligible for the efficiency requirements checklist waiver.



WINDSOR AUGHTRY
HOME2 SUITES ASHEVILLE
380 AIRPORT RD.
ARDEN, NC 28704

Generated by COMcheck-Web Software
Envelope Compliance Certificate

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Principal in Charge: BZ
Project Architect: BZ
Drawn by: BT
Sheet Title: APPENDIX B
Sheet No: G010
Proj. No: 01738.00