BUILDING CODE SUMMARY
FOR ALL COMMERCIAL PROJECTS

1. GENERAL INFORMATION

Name of Project: DOLLAR TREE - OCOEE FL
Address: 2176 OCOEE APOKA ROAD OCOEE, FL 34761
Proposed Use: MERCANTILE - RETAIL
Owner or Authorized Agent: DOLLAR TREE - OWNER D. RICHARD BUSHEY - AGENT
Phone: (757) 333-7504 Fax: (757) 491-9652 E-mail: drbushey@dynamiccommercial.com
Contractor: TO BE DETERMINED
Address:
Phone: Fax: State License No:

2. LEAD DESIGN PROFESSIONAL: LINDA G. SNAPP

Designer	Name	License	Phone #
Architectural	LINDA G. SNAPP	AR99215	251 344 7073
Civil	DARREN THOMAS REASOR EYRE	77996	813 379 4100
Electrical	ANTHONY D. GIPSON	69712	931 454 9940
Fire Alarm	DAVID J. BURKHART	46796	314 991 2633
Plumbing	BILLY D. OLIVER	54364	931 454 9940
Mechanical	BILLY D. OLIVER	54364	931 454 9940
Landscape	MICHAEL D. GROSSWIRTH	6666871	954 202 7000
Structural	THOMAS ELDRED LATHAM	34460	251 344 7073

3. GENERAL CODE DATA

3.1 Building and Fire Codes used in design

- X 2017 FLORIDA BUILDING CODE 6TH EDITION
- X 2014 NATIONAL ELECTRIC CODE
- X 2017 FLORIDA MECHANICAL CODE
- X 2017 FLORIDA ACCESSIBILITY CODE
- X 2017 FLORIDA PLUMBING CODE
- X 2017 FLORIDA ENERGY CONSERVATION CODE
- X 2017 FLORIDA FIRE PREVENTION CODE 6TH EDITION

3.2 Construction Description

X New Construction ___ Renovation (Existing Bldg.) ___ Tenant Build-out
___ Alteration ___ Addition

SCOPE OF WORK:

NEW BUILDING INCLUDING SITE, STRUCTURAL, ARCHITECTURAL AND INTERIOR, MECHANICAL, PLUMBING AND ELECTRICAL

3.2.1 Existing Buildings N/A

The building will remain in operation during construction ___Yes ___No

3.2.2 Renovations N/A

Is the work in this building or space a change of occupancy? ___Yes ___No

3.2.3 Historic buildings N/A

This building is a Historic Building ___ Yes ___ No

3.2.4 Compliance Alternatives-Section 3412 N/A

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 (Table 3412.7) on drawings including applicable calculations.

4. BUILDING DATA

Construction Type ___ IA ___ IB ___ IIA X IIB ___ IIIA
___ IIIB ___ IV ___ VA ___ VB
Mixed Construction X No ___ Yes Types____
Sprinklers X No ___ Yes ___ Partial
System Type ____13 ___13R ___13D
Standpipes X No ___ Yes ___ Wet ___ Dry Class ___ Combined
Building Height 20'-0" (28'-0" TO TOP OF PARAPET) Feet 1 Number of Stories
Mezzanine X No ___ Yes
High Rise X No ___ Yes
Atrium X No ___ Yes
Basement X No ___ Yes

5. OCCUPANCY CLASSIFICATION

___ Assembly 303 ___ A-1 ___ A-2 ___ A-3 ___ A-4 ___ A-5
___ Business 304
___ Education 305
___ Factory Industrial 306 ___ F-1 ___ F-2
___ High-Hazard 307 ___ H-1 ___ H-2 ___ H-3 ___ H-4 ___ H-5
___ Institutional 308 ___ I-1 ___ I-2 ___ I-3 ___ I-4
___ I-3 Use Condition ___ 1 ___ 2 ___ 3 ___ 4 ___ 5
X Mercantile 309
___ Residential 310 ___ R-1 ___ R-2 ___ R-3 ___ R-4
X Storage 311 X S-1 ___ S-2 ___ High-piled
___ Utility and Miscellaneous 312
___ Parking Garage 406.4 ____ Open 406.5 ____ Enclosed 406.6 ____ Repair 406.8

5.1 Special Occupancy N/A

___ S-2 Enclosed Parking Garage w/S-2 open parking above
___ Unlimited height for B, M and R
___ Parking Beneath R ___ R-2 Type III A ___ R-2 Type II A
___ Open parking beneath A, I, B, M and R
___ S-2 enclosed parking with A, B, M or R above

5.2 Mixed Occupancy

___ No X Yes Separation ___1___ Hr

Exception
Identify whether you are using the provisions of Non-separated uses or Separated uses by placing an "x" below by 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 302.3.3 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

___ Incidental Use Areas (Table 509)

Actual Area of Occupancy A / Allowable Area of Occupancy A + Actual Area of Occupancy B / Allowable Area of Occupancy B ≤ 1

6. ALLOWABLE AREA AND HEIGHT-TABLE 503

6.1 Allowable Area

Allowable area 12,500 Sq. Ft (BASED ON M OCCUPANCY)
Actual area 9,973 Sq. Ft

6.2 Allowable Heights

Allowable height 55 Ft
Allowable no. of stories 2
Actual building height 20'-0"
Actual no. of stories 1

7. OCCUPANT LOAD

Occupant Load /floor = 144 persons (8,219 S.F.@ 60 GROSS PER S.F. = 138)
(1,754 S.F.@ 300 GROSS PER S.F. = 6)

8. FIRE PROTECTION REQUIREMENTS

8.1 Table 601

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

8.2 Other Rated Elements

Element	UL* Hourly Rating	UL* Number
Interior Walls	N/A	
Bearing	N/A	
Non-bearing	N/A	
Exterior Walls (Per Table 602)	N/A	
Ceiling-Floors	N/A	
Beams	N/A	
Columns	N/A	
Ceiling-Roofs	N/A	
Shafts-Exit	N/A	
Shafts-Other	N/A	
Corridor Separation	N/A	
Occupancy Separation	STOCKROOM WALL	1-HOUR	UL-U465
Party/Fire Wall	N/A	
Separation:	N/A	
Smoke Barrier	N/A	
Separation:	N/A	
Tenant Separations:	N/A	

* Or other approved agencies

FOOTNOTES

1. All fire rated walls shall be identified on plans by hatching, shading, etc.; show legend.
2. Identify code section when using any special exceptions, etc.

8.3 Draftstopping

Draftstopping in floor (718.3) ___ Yes X No
Draftstopping in attic (718.4) ___ Yes X No

8.3.1 Distance to Property Line from Exterior Wall (Table 602)

(Site Plan/Reference Plan required)

Fire Separation Distance MIN. 10 Ft
Fire Resistance Rating 0 Hrs

8.4 Life Safety Systems

1008	Emergency Lighting:	___ No	X Yes
1013	Exit Signs:	___ No	X Yes
907.2.6.3.3	Smoke Detection Systems:	___ No	X Yes
1010.1.10	Panic Hardware:	___ No	X Yes

9. EXIT REQUIREMENTS

9.1 Number of Exits (1015)

SALES AREA
No. of exits required 2
No. of exits furnished 2

STOCKROOM
No. of exits required 2
No. of exits furnished 2

9.2 Means of egress width (1005)

SALES AREA
Units of Exit required 48 inches
Units of Exit furnished 100 inches
Stair width units required N/A inches
Stair width units provided N/A inches

STOCKROOM
Units of Exit required 1.2 inches
Units of Exit furnished 68 inches
Stair width units required N/A inches
Stair width units provided N/A inches

9.3 Diagonal Rule

Meets 1007.1.1 X Yes ___ No

9.4 Travel Distance (Table 1017.2)

SALES AREA
Allowable Travel Distance 200 Ft
Actual Travel Distance (Maximum) 93'

STOCKROOM
Allowable Travel Distance 75 Ft
Actual Travel Distance (Maximum) 63'

9.5 Spaces with one means of egress (1015) N/A

For buildings with one means of egress, I have checked the occupant load against Table 1015.1 and the common path of travel against the requirements 1014.3 ___Yes ___No

10. LIFE SAFETY PLAN

Provided X Yes ____ No (If yes, Drawing No.) A-1.3

11. ACCESSIBILITY (Chapter 11)

Design conforms to ANSI Standard 117.1. X Yes ___ No
If no, explain condition that will not allow building to be accessible.

12. DESIGN LOADS

Classification of Building Category/Use Group MERCANTILE/RETAIL - II (I, II, III, IV)

Live Load
Roof 20 PSF
Attic N/A PSF
Mezzanine N/A PSF
Floor 100 PSF

Snow Load
Ground 0 PSF

Wind Speed: Vult = 135 MPH, Vasd = 105 MPH
Exposure B Importance Factor 1.0
Internal Pressure Coefficient 0.18
Design of all structural components is per
Chapter 16 (HIGH-VELOCITY HURRICANE ZONES) FBC 2017.

Components & Cladding BRACED FRAME, METAL STUDS, METAL DECK
Building will be designed as X Enclosed building ___Unenclosed Building
Roofing SEE DRAWING A-5.0

High-Velocity Hurricane Zone (1626) Wind Borne Debris Region (1609)
This building will meet the requirements per 1626. X Yes ___ No
This building will use impact resistant glass per 1609.1.2. X Yes ____No
This building will use wood structural panels per exception 1609.1.2. ___ Yes X No
This building will use shutters. ____ Yes X No
Allowable soil bearing 2500 pounds / sq. ft.
Soil Report X Yes ___ No.

Earthquake Design (1613)
Seismic Design Load Controls ____Yes X No
If seismic design controls, furnish data required in 1603.1.5.

13. SPECIAL DETAILED REQUIREMENTS

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

REQUIREMENT	APPLICABLE (Yes or N/A)
402 Covered Mall building	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 H	N/A
408 Group I-3	N/A
409 Motion Picture Projection Rooms	N/A
410 Stages & Platforms	N/A
411 Special Amusement Buildings	N/A
412 Aircraft Related Occupancies	N/A
413 Combustible Storage	N/A
414 Hazardous Material	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
419 Live / Work Units	N/A
420 Groups I-1, R-1, R-2, R-3, & R-4	N/A
421 Hydrogen Fuel Gas Rooms	N/A
422 Ambulatory Care Facilities	N/A
423 Storm Shelters	N/A
424 Children's Play Structures	N/A
425 Hyperbaric Facilities	N/A
426 Combustible Dusts, Grain Processing & Storage	N/A

14. SAFETY GLAZING FOR HAZARDOUS LOCATION

I have identified on drawings where tempered glass is required in hazardous locations. (2406.3) Yes X No

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DOLLAR TREE
OCOEE, FLORIDA

REV	DATE	BY	DESCRIPTION

REVISION LOG

PROJECT NUMBER:	1805-49
DRAWN BY:	LGS
CHECKED BY:	
ISSUE DATE:	6-6-19
DESCRIPTION	

STATE OF FLORIDA
LINDA G. SNAPP
AR99215
REGISTERED ARCHITECT
6-6-19

SHEET TITLE:
BUILDING CODE SUMMARY

SHEET NUMBER:
G-3.0

LSNAPP 6/6/2019 11:38:05 AM h:\1805 dollar tree\49 ocoee, fl\G-3.0 Building Code Summary.dwg