CODE COMPLIANCE REVIEWD ON IBC 2012

Building Overview
Type of Construction, Type IIB that is fully Automatic Sprinklered. Maximum area and height limitations with area and height increases are 4 stories, 70'-0" height and 24,000 sq. ft./floor.
Actual Building Area and Height, 13,749 sq. ft., 4 Stories 45'-4" above lowest Fire Department Vehicle access.

Chapter 3 Use and Occupancy.

Main Occupancy R1 Hotel.
Areas per floor/Occupancy
First Floor 16,648 sq.ft. with R1 (Bedrooms, Reception, Vestibule, Lobby and Misc spaced), A-2 (Dining/Meeting), A-3 (Fitness and Pool) and B (Admin, Office, etc.) occupancies.
Second Floor 16,004 sq.ft. with R1 occupancy.
Third Floor 16,004 sq.ft. with R1 occupancy.
Fourth Floor 16,004 sq.ft. with R1 occupancy.
Fifth Floor 16,004 sq.ft. with R1 occupancy.

Chapter 4 Special detailed requirements based on Occupancy.

403.6 Fire service elevator is required in buildings with an occupied floor 75'-0" above the lowest fire department vehicle access. Not applicable.

420.2 Walls separating bedrooms/bedrooms and other rooms/spaces are to be constructed as fire partitions per section 709 and corridors per section 1018.
420.3 Floors/ceilings separating bedrooms/bedrooms and other rooms/spaces are to be constructed as horizontal assemblies per section 712.

Chapter 5 Building heights and areas.

Table 503 Allowable heights and areas.
For a R1 Hotel occupancy of 4 story in height less than 70'-0" above lowest Fire Department Vehicle (45'-4") and less than 24,000 sq.ft. Construction Type VA is applicable.
504.2 Automatic sprinkler system permits height increase by one floor and 20'-0". R occupancies maximum height cannot exceed 4 stories and 60'-0".
504.3 Non habitable roof structures are permitted to project 20'-0" beyond the allowable building height.
506.3 Automatic sprinkler system permits area increase of 200% for buildings with more than one storey.

Using Automatic sprinkler system increases the Construction Type IIB is applicable.

Highrise buildings are those with an occupied floor 120'-0" above the lowest fire department vehicle access. Not applicable.

508.2.4 Combined, both A-2 (Dining) and B (Admin, Office, etc.) occupancies does not exceed 10% maximum allowance as an accessory space. They are not considered separate occupancies requiring separation.

Table 508.2.5 Incidental accessory Furnace/Boiler, Laundry, waste and linen rooms are required to be 1 Hr separated, automatic sprinkler system exception can not be taken.

Table 508.4 Occupancy separation
R to A requires 1 hour fire barrier separation.
R to B requires 0 hour fire barrier separation.
A to B requires 1 hour fire barrier separation.

No occupancy separation is required, occupancies exceed 10% maximum allowance as an accessory space. Exception, A-3 occupancies Fitness and Pool exceed the 10% accessory space and must be separated with the 1 hour barrier.

Chapter 6 Types of Construction.

Table 601 Fire resistive construction for building elements

Primary structural frame requires 1 hour fire protection for Type VA construction.
Exterior bearing walls require 1 hour fire protection for Type VA construction.
Interior bearing walls require 1 hour fire protection for Type VA construction.
Floor construction and secondary members require 1 hour fire protection for Type VA construction.
Roof construction and secondary members require 1 hour fire protection for Type VA construction.

602.5 Type VA construction requires exterior and interior load bearing elements to be of any material permitted by the code.

Chapter 7 Fire and Smoke Protection Features.

713.4 IBC 2012, 708.4 IBC 2009. Shafts shall have a fire resistive rating of not less than 2 hours where connection 4 or more stories, 1 hours where connection 3 or less stories.

713.13 IBC 2012, 708.13 IBC 2009. Refuse and Laundry chutes.
Chutes shall be enclosed in a 2 Hr shaft and provided with chute access and termination rooms which have a min 1 hour fire barrier rating.

713.14.1 IBC 2012, 708.14.1 IBC 2009. Elevator lobby shall be provided with enclosing fire partitions at each floor where the elevator shaft connects more than 3 stories.
Exception 1, Elevator lobby is not required at street level.
Exception 4, Elevator lobby is not required in buildings with a automatic sprinkler system.

708.3 IBC 2012, 709.3 IBC 2009. Fire partitions shall have a fire resistive construction of not less than 1 hour or that required for occupancy separation.

711.3 IBC 2012, 712.3 IBC 2009. Horizontal assemblies shall have a fire resistive construction of not less than 1 hour.

Chapter 8 Interior Finishes.

Table 803.9 Interior finish classification in buildings with an automatic sprinkler system.
Exit enclosure and passage ways Class B.
Corridors Class C.
Rooms and enclosed spaces Class C.

Chapter 9 Fire Protection Systems.

Building is fully Automatic sprinklered in compliance with chapter 9 and NFPA 13.

Chapter 10 Means of Egress.

1003.2 minimum ceiling height 7'-6" with projections minimum 6'-8" per 1003.3.1.

Table 1004.1.1 Occupant load factor.
R1 Residential 200 sq.ft./occupant.
A2 Assembly unconcentrated 15 sq.ft./occupant.
B Buisness office 100 sq.ft./occupant.

1005.1 Egress width vertical 0.3"/occupant and horizontal 0.2"/occupant.

1005.2 Doors cannot reduce egress width more than 7" when fully opened.

1007 Accessible means of egress.
Stairways if used as accessible means of egress are required to be 48" wide and provided with an area of refuge if not sprinklered.
Elevators if used as accessible means of egress are required to be accessible from the area of refuge. Not applicable, stair used as accessible means of egress.

1009 Stairways.
Minimum width 44", 36" if occupant load is less than 50, 48" is used as an accessible means of egress. Landing width to match stair width.
Riser heights are to be uniform between 4" to 7".
Riser run maximum 12'-0".
Treads are to be uniform and minimum 11" wide excluding 1" toe space.

1012 Handrails
Handrail height to be between 34" to 38" above floor, landing and tread nosing. Handrail grasping size to be 1 1/4" to 2" diameter with wall clearance of 1 1/2".
Handrail shall be continuous or provide extensions that return to the wall or guardrail, extend horizontally 12" at the top and continue to slope for one tread at the bottom.

1013 Guardrails are required where vertical drop exceeds 30" to a floor or 36" at grade and level below, minimum 42" heights and prevent the passage of a 4" dia sphere.

1015 Exit Access, two means of egress is required. Table 1015.1 spaces with one means of egress are permitted in R1 occupancy where occupant load is 10 or less.

1016 Exit travel distance, in R1 occupancy is 200' without sprinklers and 250' with sprinklers.

1018 Corridors, in R1 occupancy with occupant load greater than 10 with sprinklers requires 1/2" hour fire partitions. 1018.2 Min width 36" for occupant load less than 50 or 44". 72" for gurney traffic.
1018.4 Dead End 50' for R1 sprinklered buildings.

1021 Number of Exits, Table 1021.1 2 exits are required where occupant load is 1 to 500.

1022 Exit enclosure, 1021.1 2 hour fire barrier is required for buildings 4 or more stories and 1 hour fire barrier is required for buildings 3 or less stories.

1022.9 Smoke proof and pressurized stairways are required in buildings defined as high rise by 403 or an Atrium by 404 and where the top floor is 75' above the lowest fire department vehicle access. Not applicable.

Chapter 11 Accessibility.

1101.2 requires compliance with ICC A117.1.

1103.2.9 Equipment and maintenance spaces are exempt from accessibility requirements.

1106 Parking spaces, Table 106.1 for 76 to 100 numbers of parking spaces provided 4 are required to be accessible. 4 accessible spaces are provided.
1106.5 Van accessible parking spaces, for every 6 required accessible space one shall be van accessible. 1 van accessible accessible spaces are provided.

1107.2 Dwelling and Sleeping units shall comply with Chapter 10 of the ICC A117.1.

1107.6 Table 1107.6.1.1 for buildings with 76 to 100 Dwelling and Sleeping units require 4 non roll in accessible showers and 1 roll in type accessible shower.
Buildings with 101 to 150 Dwelling and Sleeping units require 5 non roll in accessible showers and 2 roll in type accessible shower. 5 accesible units are provided, all are combined roll in/non-roll in type. Required 5 accessible rooms shall be type A units, all other shall be type B units only if intended to be occupied as a residence.

1109.2 Toilet and Bathing facilities, in each accessible toilet and bathing room at least one of each fixture type shall be accessible.
Exception 2, not required for Dwelling and sleeping units complying with 1107. All public/staff bathrooms are accessible where fittings and fixtures are accessible compliant.

1109.2.2 Water Closet compartments. Where six or more water closets or urinals are required, one additional accessible water closet compartment shall be provided. All public/staff bathrooms are accessible where fittings and fixtures are accessible compliant.

1109.2.3 Lavatories, Where six or more Lavatories are required one additional accessible Lavatories shall be provided. All public/staff bathrooms are accessible where fittings and fixtures are accessible compliant.

1109.4 Kitchens and Kitchenettes shall be accessible in accessible spaces or rooms. Break room and breakfast room kitchenettes are accessible.

1109.5 Drinking Fountains. No fewer than 2 drinking fountains shall be provided in accessible spaces, one for standing people and one for people in wheelchairs.
Exception, one drinking fountain that complies with the requirements of both people standing and in wheelchairs. One drinking fountain is provided and accessible complaint.

Chapter 12 Interior Environment.

1203, Ventilation is provide through the mechanical ventilation system.

1205 Natural light equal to 8% or the room floor or artificial light providing an average of 10 foot candles (107 Lux) measured at 30" above the floor.

1207 Sound Transmission. Common interior walls, floors and ceilings between dwelling units and adjacent areas or rooms shall be not less than STC 50. Owner requests STC 50-55.

1208 Interior Space Dimensions. Habitable spaces shall have the following minimum dimensions.
Width 7'-0". Kitchens 3'-0".
Ceiling height 7'-6". Kitchens, Bathrooms, Toilets, Storage and Laundries, 7'-0".
Furred Ceilings, 7'-0".

1210 Surrounding Materials.
1210.1 Floors in Toilets, Bathing and Showers shall have a smooth, hard and none absorbing surface including a 4" wall base.

1210.2 Walls and partitions within 2'-0" of toilets and urinals shall have a smooth, hard and none absorbing surface extending up 4'-0" above the floor.
Exception 1 and 2, Dwelling and Sleeping Units, and toilet rooms not accessible to the public that do not contain more than one water closet.

1210.3 Showers shall have a smooth, hard and non absorbing surface extending up 70" above the drain inlet.

Chapter 13 Energy Efficiency.

Compliance with the International Energy Code is required.

Chapter 14 Exterior Walls.

Exterior Walls shall have an approved weather covering and class I, II or III vapor barrier depending on the cladding system.

Chapter 15 Roof Assemblies and Rooftop Structures.

Roof assemblies shall have an approved roof covering class C for type IIB construction type or class B for type IV or VA construction types.

Membrane roof minimum slope is 1/4" per 1'-0".

Roof insulation classification to comply with Table 1508.2 material standard for roof insulation.

Chapter 16 through 24 to be reviewed by the Structural Engineer.

Chapter 25 Gypsum Board and Plaster.
Compliance to be determined once final materials and locations to be determined.

Chapter 26 Plastics.
Compliance to be determined once final materials and locations to be determined.

Chapter 27 to be reviewed by the Electrical Engineer.

Chapter 28 to be reviewed by the Mechanical Engineer.

Chapter 29 Plumbing Systems.

Table 2902.1 Required Plumbing Fixtures.
R1 occupancy requires 1 water closet and bathtub/shower per sleeping unit, Drinking fountain is not applicable and 1 service sink.
A-2 occupancy requires 1:75 male water closets, 1:75 male water closets, 1:200 lavatories, 1:500 drinking fountains and 1 service sink.
B occupancy requires 1:25 then 1:50 water closets, 1:40 then 1:80 lavatories, 1:100 drinking fountains and 1 service sink.

2902.2 Separate facilities shall be provided for each sex. Exception, dwelling and sleeping units and where occupant load is less than 15.

2903.1 Separate water closet compartments shall be provided. Exception, single water closet rooms.

2903.2 Urinal partitions shall be provided to provide privacy. Partitions shall be at least 18" off the wall or 6" beyond the urinal outer most lip and 12" to 60" off the floor.
Exception, single water closet rooms provided with a urinal.

Chapter 30 Elevators and Conveying Systems.

3002.2 Where 4 or more elevators serve the all or the same portion of the building, they shall be separated into 2 hoist ways. No more than 4 elevators are permitted to occupy the same shaft.

3002.4 Elevators in buildings 4 or more stories, at least one elevator shall provide for fire department emergency access to all floors. The elevator car shall be design for an ambulance stretcher 24" wide by 84" long with 5" radius corners.

3004.1 Hoist way venting is required for elevators servicing more than 3 stories.
Exception 1, Hoist way venting is not required for R1 occupancies with an automatic sprinkler system.

3007 Fire Service Elevators are required in buildings per 403.6.1 exceeding 120' in height. Not applicable.

Chapter 31 Special Construction, not applicable.

Wall and floor acoustic and fire rated construction.

Typical Wood Floor Framing.
STC 58 OC-2MT test and 1 hr fire rated per FM FC 193 or UL L516 or L593 (1 hour fire rating required).
1. 16" deep open web trusses spaced at 24"oc spanning between demising walls and supported at interior unit bearing walls.
2. 2x10 floor joists @ 24"oc above corridors.
3. 1-1/8" plywood rim board typical at perimeter.
4. 3/4" tongue-and-groove oriented strand board floor sheathing glued and nailed.
5. Sound mat and 1" gypcrete topping typical over floor sheathing.
6. 5/8" gypsum board ceiling attached to resilient channels and 3 1/2" acoustic insulation.
Contractor option to replace open web joists with TJI joists per WJI 1.2 and UL L534 is permissible.

Typical Exterior walls (1 hour fire rating required at load bearing exterior walls).
STC 45 BBN-700725 test and 2 hr or 1 hr fire rated per U301.
2x6 studs @ 12-16"oc – all Levels, fire treated wood at load bearing exterior walls.
5/8" gypsum board on interior side of walls.
Fiberglass thermal insulation full depth of stud walls.
Exterior grade gypsum board sheathing or plywood sheathing for shear walls.

Typical Corridor walls.
STC 50 TL 77-138 or BBN-760903 and 1 hr fire rated per WHI 694-0200 or U327/U344/U345 (1 hour fire rating required).
STC 46 BBN-700725 test without resilient channels, this matches STC 47 for the door.
2x8 studs @ 12-16"oc – All levels.
Single layer 5/8" gypsum board on both sides, one side attached to resilient channels and 3 1/2" acoustic insulation in cavity.

Typical Demising Walls between guestrooms/guestrooms and bathrooms/bathrooms.
STC 58 NGC 3056 test and 2 hr fire rated per FM WP360 or GA-WP-3810 (1 hour fire rating required).
Double Wall – 2x4 studs @ 12-16"oc – 2th to Roof, doubled 2x4 studs @ 16"oc – 1st to 2nd, double layer 5/8" gypsum board on both sides, 1" gap between walls and 3 1/2" acoustic insulation on one side of the cavity.
Contractor option to replace double wall construction with alternating stud wall on 8" common wall plates is permissible per UL U344.

Interior Bearing Walls.
STC 35-38 NGC 2403-2404 and 1 hr fire rated per UL U305/U309.
Doubled 2x8 studs @ 8"oc 1st to 2nd at back of house areas only.
Single layer 5/8" gypsum board on both sides and no acoustic insulation in cavity.

MUA and linen shafts 2 hour rated per UL U438 and Stair shaft walls 2 hour rated per UL U301.

Structural to determine locations on plywood/OSB building bracing, where required they are in addition to the defined partition types.

Additional code compliance requirements:
ICC ANSI A117.1 and ADA 2010. Guestrooms with communication features per table 224.4 requires 9 rooms be provided, dispersed equally among each room type. 1 is permitted to be combined with a mobility accessible room.

Owner furnished systems, equipment and furniture must be accessible compliant where requred.

MEANS OF EGRESS

MEANS OF EGRESS	CODE REQUIREMENTS	MIN. PROVIDED
1. # OF EXITS	2 PER FLOOR MINIMUM	**2 PER FLOOR**
2. TRAVEL DISTANCE	250 FEET MAXIMUM	**100'-0" FEET MAX**
3. DEAD END CORRIDOR	20 FEET MAXIMUM	**5'**
4. CORRIDOR WIDTH	54" MINIMUM	**60" PROVIDED**
5. SIZE OF EGRESS DOORS	36" MINIMUM	**36" PROVIDED.**
6. STAIR WIDTH	44" MINIMUM	**48" CLEAR PROVIDED**

ALL EXIT DOORS TO EXTERIOR AND STAIRWAY DOORS TO HAVE PANIC HARDWARE THAT WILL RELEASE IN ONE MOTION, DOORS TO BE RATED AND SWING IN THE DIRECTION OF EXIT TRAVEL. ADA SIGNAGE TO BE PROVIDED AT ALL EXIT AND STAIR DOORS. EMERGENCY LIGHTING PROVIDED FOR ALL EGRESS ROUTES.

FIRE RESISTIVE RATING REQUIREMENTS

BASED ON 2009 IBC, TABLE 601 UNLESS NOTED OTHERWISE

	RATING		
STRUCTURAL FRAME:	1-HOUR	SHAFT CONSTRUCTION (IBC 707.4) WHERE CONNECTING LESS THAN 3 STORIES)	1-HOUR
BEARING WALLS-EXTERIOR:	1-HOUR	SHAFT CONSTRUCTION (IBC 707.4) WHERE CONNECTING 4 STORIES OR MORE)	2-HOUR
BEARING WALLS-INTERIOR:	1-HOUR	ELEVATOR SHAFT CONSTRUCTION: (IBC 707.14)	2-HOUR
NON-BEARING WALLS-EXTERIOR (IBC TABLE 602, SEE DIAGRAM BELOW)	0-HOUR	STAIR ENCLOSURE CONSTRUCTION (IBC 1022.1) WHERE CONNECTING LESS THAN 4 STORIES)	1-HOUR
NON-BEARING WALLS-INTERIOR:	0-HOUR	STAIR ENCLOSURE CONSTRUCTION (IBC 1022.1) WHERE CONNECTING 4 STORIES OR MORE)	2-HOUR
NON-BEARING CORRIDOR WALLS: (MARRIOTT MODULE 14)	1-HOUR	LAUNDRY CHUTE ACCESS ROOM: (IBC 707.13.3)	1-HOUR
FLOOR CONSTRUCTION:	1-HOUR		
ROOF CONSTRUCTION:	1-HOUR		
SLEEPING UNIT SEPARATION: (IBC 708.3)	1-HOUR		

FIRE PROTECTION FEATURES

EACH BUILDING SHALL BE EQUIPPED THROUGHOUT WITH A SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED PER THE REQUIREMENTS OF, IBC SECTION 903, NFPA 13 AND MARRIOTT'S FIRE AND LIFE SAFETY STANDARD MODULE 14. PLANS AND SPECIFICATIONS OF THE SPRINKLER SYSTEM SHALL BE SUBMITTED FOR LOCAL JURISDICTIONAL REVIEW AND MUST BE APPROVED PRIOR TO CONSTRUCTION; AND MUST AT THE SAME TIME BE SUBMITTED TO MARRIOTT FOR REVIEW. THIS SYSTEM SHALL BE FULLY AUTOMATIC AND MONITORED. THE DESIGNER OF THE FIRE SPRINKLER SYSTEM SHALL VERIFY WITH THE ARCHITECT THAT THE DESIGN MEETS THE "EXCEPTION" REQUIREMENTS FOR THE "AREA OF EMERGENCY EVACUATION," IF APPLICABLE.

SPRINKLER SYSTEM FEATURES

BUILDING IS TO BE EQUIPPED THROUGHOUT WITH A SUPERVISED AUTOMATIC SPRINKLER SYSTEM DESIGNED AND INSTALLED AS PER NFPA 13, FACTORY MUTUAL 2-8N, AND COMPLYING WITH SECTIONS 903.1.1 OF 2009 IBC. PLANS AND SPECIFICATIONS OF SPRINKLER SYSTEM SHALL BE SUBMITTED FOR LOCAL JURISDICTIONS, MARRIOTT, AND FACTORY MUTUAL APPROVAL BEFORE CONSTRUCTION. THE ATTIC SPACES OF THE BUILDINGS ARE TO BE FULLY SPRINKLERED (DRY PIPE SYSTEM). THIS SYSTEM SHALL BE A FULLY AUTOMATIC, MONITORED SYSTEM AND SHALL SUPERSEDE THE REQUIREMENT FOR ATTIC DRAFTSTOPPING PARTITIONS, BUT NOT AREA SEPARATION PARTITIONS. ALL HABITABLE AREAS MUST BE PROTECTED WITH A WET SPRINKLER SYSTEM. A DRY SYSTEM MAY ONLY BE USED IN UNOCCUPIED AREAS.

A CLASS I STANDPIPE SYSTEM TO BE PROVIDED IN COMPLIANCE WITH SECTION 905.3

ACCESSIBILITY

THESE FACILITIES MUST BE DESIGNED TO COMPLY WITH ALL THE REQUIREMENTS OF THE AMERICANS WITH DISABILITY ACT, AS WELL AS ALL LOCAL AND STATE ACCESSIBILITY REGULATIONS. COMPLIANCE WITH ONE CODE DOES NOT NECESSARILY GUARANTEE COMPLIANCE
WITH ALL ACCESSIBILITY CODES.

GUESTROOMS WITH MOBILITY FEATURES (ADA TABLE 224.2): 90 GUESTROOMS
MINIMUM GUESTROOMS WITHOUT ROLL IN SHOWERS: 3
MINIMUM GUESTROOMS WITH ROLL IN SHOWERS : 2

GUESTROOMS WITH COMMUNICATION FEATURES (ADA TABLE 226.3): 90
GUESTROOMS:

DISPERSION. (ADA 224.5) GUEST ROOMS REQUIRED TO PROVIDE MOBILITY FEATURES COMPLYING AND GUEST ROOMS REQUIRED TO PROVIDE COMMUNICATION FEATURES SHALL BE DISPERSED AMONG THE VARIOUS CLASSES OF GUEST ROOMS, AND SHALL PROVIDE CHOICES OF TYPES OF GUEST ROOMS, NUMBER OF BEDS, AND OTHER AMENITIES COMPARABLE TO THE CHOICES PROVIDED TO OTHER GUESTS. WHERE THE MINIMUM NUMBER OF GUEST ROOMS REQUIRED TO COMPLY WITH 806 IS NOT SUFFICIENT TO ALLOW FOR COMPLETE DISPERSION, GUEST ROOMS SHALL BE DISPERSED IN THE FOLLOWING PRIORITY: GUEST ROOM TYPE, NUMBER OF BEDS, AND AMENITIES. AT LEAST ONE GUEST ROOM REQUIRED TO PROVIDE MOBILITY FEATURES SHALL ALSO PROVIDE COMMUNICATION FEATURES. NOT MORE THAN 10 PERCENT OF GUEST ROOMS REQUIRED TO PROVIDE MOBILITY FEATURES SHALL BE USED TO SATISFY THE MINIMUM NUMBER OF GUEST ROOMS REQUIRED TO PROVIDE COMMUNICATION FEATURES.

ROOMS SHOWN DESIGN GUIDELINE DRAWINGS INDICATE THE TYPES OF ROOMS REQUIRED. THE TYPICAL FLOOR PLAN DOES NOT TAKE INTO CONSIDERATION SITE CONDITIONS SUCH AS VIEW, AND ORIENTATION TO STREET, FACTORS TO BE CONSIDERED IN PROVIDING AN EQUIVALENT RANGE OF OPTIONS. ARCHITECT OF RECORD IS RESPONSIBLE FOR DISTRIBUTE ROOMS ACCORDINGLY.

BASED ON FIS DESIGN GUIDELINE, MODULE 7, ACCESSIBLE GUEST ROOMS ARE ALSO REQUIRED TO HAVE A CONNECTING DOOR BETWEEN THE ACCESSIBLE GUESTROOM AND A STANDARD GUESTROOM OR SUITE. ACCESSIBLE GUEST SUITES ARE NOT REQUIRED TO HAVE A CONNECTING SUITE.

1. THESE FACILITIES MUST BE DESIGNED TO COMPLY WITH ALL THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT, AS WELL AS ALL LOCAL AND STATE ACCESSIBILITY REGULATIONS, ICC/ANSI 1227.1-2003. COMPLIANCE WITH ONE CODE DOES NOT NECESSARILY GUARANTEE COMPLIANCE WITH ALL ACCESSIBILITY CODES.
2. EMERGENCY LIGHTING IS REQUIRED IN ALL HABITABLE SPACES AND ALONG EGRESS ROUTES
3. CARBON MONOXIDE DETECTORS INCORPORATED NEAR GAS POWERED EQUIPMENT
4. AT LEAST 60% OF PUBLIC ENTRANCES TO THE BUILDING ARE TO BE CONSIDERED ACCESSIBLE AND ARE TO BE PROVIDED TO THE BUIDLING OFF OF ACCESSIBLE EXTERIOR ROUTES AND CLEARLY MARKED.
5. ALL PUBLIC AREAS ARE TO BE ACCESSIBLE TO THE DISABLED
6. ACCESSIBLE ROOMS ARE TO BE PROVIDED, WITH THE GROUND FLOOR UNIT EQUIPPED WITH A ROLL-IN SHOWER
7. ALL ACCESSIBLE ROOMS ARE EQUIPPED FOR THE USE OF THE SENSORY IMPAIRED IN ADDITION TO ONE STANDARD ROOM FOR EACH ACCESSIBLE ROOM TYPE.
8. ONE ACCESSIBLE ROOM REQUIRED FOR EACH ROOM TYPE. ROLL-IN SHOWERS SHALL OCCUR ON FIRST FLOOR

SPRINKLER SYSTEM DESIGN CRITERA

1. THE FIRE PROTECTION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CODE RESEARCH, DESIGN, COORDINATION AND INSTALLATION OF A COMPLETE AND FUNCTIONAL HYDRAULICALLY CALCULATED SPRINKLER SYSTEM (AND STANDPIPE SYSTEM IF REQUIRED) THAT MEETS THE APPROVAL OF AND IS IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND REQUIREMENTS OF THE FOLLOWING AS FURTHER SPECIFIED WITHIN:
   a. THE CURRENT EDITIONS OF NFPA PAMPHLET #13
   b. OTHER APPLICABLE CODES
   c. LOCAL CODES AND REQUIREMENTS
   d. AUTHORITIES HAVING JURISDICTION.
2. THE BUILDING SHALL BE PROVIDED THROUGHOUT WITH A COMPLETE APPROVED, OPERATIONAL SPRINKLER SYSTEM ZONED BY FLOOR.
3. A WET SPRINKLER SYSTEM SHALL BE PROVIDED IN ALL OCCUPIABLE AREAS.
4. ANY DESIGN DOCUMENTS ISSUED TO THE CONTRACTOR ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACTUAL LAYOUTS, ROUTING OF PIPING AND ADDITIONAL SPRINKLER HEADS TO MEET ALL REQUIREMENTS. MAIN SPRINKLER RUNS TO BE COORDINATED WITH OTHER TRADES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FREEZE PROTECTION AS FOLLOWS:
   a) THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR ALL COSTS INCURRED FROM DAMAGE CAUSED BY FREEZING OF THE FIRE PROTECTION SYSTEM.
   b) DRY SPRINKLER SYSTEM AS REQUIRED FOR UNHEATED AREAS.
   c) WET SPRINKLER PIPES ARE NOT TO BE ROUTED THROUGH ATTICS OR OTHER UNHEATED SPACES.
6. ALARM SYSTEM DEVICES INCLUDING ALARM VALVES, FLOW SWITCHES, TAMPER SWITCHES AND COORDINATION WITH FIRE ALARM SYSTEM CONTRACTOR.
7. ACCESS PANELS FOR SERVICE AND ACCESS TO VALVES IN ENCLOSED CEILING AND WALLS.
8. SHOP DRAWINGS AND CALCULATIONS SEALED BY A REGISTERED, PROFESSIONAL ENGINEER LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND APPROVALS OF THE FIRE PROTECTION SYSTEM.
10. INSPECTOR TEST ASSEMBLIES ARE REQUIRED. LOCATE AT REMOTE ENDS OF SYSTEMS AND HARD PIPE DISCHARGE TO EXTERIOR OF BUILDING. DISCHARGE SHALL NOT BE DIRECTED ONTO SIDEWALKS OR LANDSCAPING.
11. PIPING: CLASS 1, SCHEDULE 40 ASTM A-120 BLACK STEEL PIPING FOR BRANCHES AND CLASS 1 SCHEDULE 10 ASTM A-120 BLACK STEEL FOR MAINS. THIN WALL STEEL PIPE AND CPVC PLASTIC PIPING MAY BE USED AS ALTERNATES, ONLY UPON APPROVAL AS ALTERNATE MATERIALS PER LOCAL AUTHORITIES AND AS PERMITTED BY UP AND FACTORY MUTUAL LISTINGS. DRY SYSTEMS REQUIRE GALVANIZED PIPES AND FITTINGS.
12. USE FAST RESPONSE SPRINKLER HEADS WITH FLUSH OR RECESSED ESCUTCHEONS IN HABITABLE SPACES. USE 212 DEGREE SPRINKLERS IN ATTICS.
13. SUBMITTALS
    PROVIDE (2) SETS OF FIRE SPRINKLER SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL. INCLUDE CUT SHEETS, SHOP DRAWINGS & HYDRAULIC CALCULATIONS
14. TESTING
    a) THE COMPLETED SYSTEM SHALL BE FULLY TESTED BY THE INSTALLER IN THE PRESENCE OF REPRESENTATIVE OF HIS FIRE PROTECTION DEPARTMENT AND LOCAL CODE AUTHORITY.
    b) CONTRACTOR SHALL PROVIDE ALL EQUIPMENT NECESSARY TO PERFORM TEST.
    c) CONTRACTOR SHALL PROVIDE ONE SET OF AS-BUILT DRAWINGS AND EQUIPMENT MANUFACTURER WARRANTY AND MAINTENANCE MANUALS TO HOTEL ENGINEER.
15. TRAINING
    a) CONTRACTOR SHALL PROVIDE TRAINING TO HOTEL ENGINEERING STAFF IN MAINTENANCE OF SYSTEM OPERATION.
16. PROVIDE CAGE-TYPE SPRINKLER COVERS FOR SPRINKLER HEADS IN LINEN STORAGE ROOMS AND THE HOUSE LAUNDRY AREA.
17. USE CONCEALED SPRINKLERS IN CEILINGS LESS THAN 7'-6".
18. USE QUICK RESPONSE SPRINKLERS IN OCCUPIED AREAS.

THESE DRAWINGS ARE PRELIMINARY IN NATURE AND INTENDED FOR REVIEW AND PERMITTING. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT ARCHITECT'S AND ENGINEER'S SIGNATURE AND THEIR DATE OF ISSUE FOR CONSTRUCTION.

RECORD

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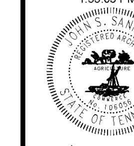

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

PROPOSED HOLIDAY INN LI 9383
2 I 5 CRACKER BARREL DR., CLARKSVILLE
MONTGOMERY COUNTY, TENNESSEE

PERMIT NO: ------
4/4/2019
1:55:03 PM

No.	Description	Date

SHEET
A002
CODE & LIFE SAFETY INFORMATION

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