

1. INTRODUCTION

HELIMUTH, OBATA, and KASSABAUM has retained the services of JENBEN HUGHES, INC to provide fire and life safety code consulting services for the new 16-story high-rise building, Center for Advanced Surgical Services (CASSS). The property is located at 80 Gilmer Street SE, Atlanta, Georgia and is owned by Grady Health System (GHS).

2. APPLICABLE CODES

2.1. List of Applicable Codes and Standards
Table 1 provides a list of the applicable codes pertaining to the high-rise mixed-use building as adopted and modified by the State of Georgia. The Centers for Medicare & Medicaid Services (CMS) requires fire facilities participating in the Medicare and Medicaid programs, shall comply with the 2012 editions of NFPA 101 and NFPA 99.

Table 1: Applicable Codes
References Code Edition
Chapter 120-3-3 Effective July 1, 2012

Table 2: Code Reference Guide from 120-3-3

Table 2: Code Reference Guide from 120-3-3
Occupancy Classification: LSC, IBC, IFC
Building Construction Types: IBC, LSC, IBC, IFC
Means of Egress: IBC, IFC, NONE

2.2. Authority Having Jurisdiction

The Authority Having Jurisdiction is the City of Atlanta, the State Fire Marshal, and Atlanta Fire and Rescue.

3. OCCUPANCY CLASSIFICATION

In accordance with the Rules and Regulations for the State Minimum Fire Safety Standards, the primary reference for occupancy classification is NFPA 101, Life Safety Code (LSC), and the regulatory reference is the International Building Code (IBC). The LSC, the proposed building is an Ambulatory Health Care Facility and is required to follow the life safety requirements of the respective chapter. Based on client provided information, the proposed use of the building does not include any patient beds and will not provide care for a patient for a period exceeding 24 hours.

Table 3: Occupancy Classification (IBC)

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Building Level: L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18, L19
IBC Occupancy Classification: S-1, S-2, S-3, S-4, S-5, S-6, S-7, S-8, S-9, S-10

1. Ambulatory Care Facilities are categorized as Business Group B occupancies. But they shall not comply with additional requirements pertaining to Ambulatory Care Facilities.

Table 4: IBC and LSC Occupancy Classification - Side by Side Comparison

Table 4: IBC and LSC Occupancy Classification - Side by Side Comparison
Building Level: L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18, L19
LSC Code Reference: 6.1.1, 6.1.2, 6.1.3, 6.1.4, 6.1.5, 6.1.6, 6.1.7, 6.1.8, 6.1.9, 6.1.10, 6.1.11, 6.1.12, 6.1.13, 6.1.14, 6.1.15, 6.1.16, 6.1.17, 6.1.18, 6.1.19, 6.1.20, 6.1.21, 6.1.22, 6.1.23, 6.1.24, 6.1.25, 6.1.26, 6.1.27, 6.1.28, 6.1.29, 6.1.30, 6.1.31, 6.1.32, 6.1.33, 6.1.34, 6.1.35, 6.1.36, 6.1.37, 6.1.38, 6.1.39, 6.1.40, 6.1.41, 6.1.42, 6.1.43, 6.1.44, 6.1.45, 6.1.46, 6.1.47, 6.1.48, 6.1.49, 6.1.50, 6.1.51, 6.1.52, 6.1.53, 6.1.54, 6.1.55, 6.1.56, 6.1.57, 6.1.58, 6.1.59, 6.1.60, 6.1.61, 6.1.62, 6.1.63, 6.1.64, 6.1.65, 6.1.66, 6.1.67, 6.1.68, 6.1.69, 6.1.70, 6.1.71, 6.1.72, 6.1.73, 6.1.74, 6.1.75, 6.1.76, 6.1.77, 6.1.78, 6.1.79, 6.1.80, 6.1.81, 6.1.82, 6.1.83, 6.1.84, 6.1.85, 6.1.86, 6.1.87, 6.1.88, 6.1.89, 6.1.90, 6.1.91, 6.1.92, 6.1.93, 6.1.94, 6.1.95, 6.1.96, 6.1.97, 6.1.98, 6.1.99, 6.1.100

4. BUILDING CONSTRUCTION

In accordance with the Rules and Regulations for the State Minimum Fire Safety Standards, the building construction is determined by the IBC. The construction type proposed for the design of the CASSS building is Type IB.

CODE SUMMARY

OCCUPANCY CLASSIFICATION

MIXED USE OCCUPANCY (NON-SEPARATED)
STORAGE
• 5-2 PARKING GARAGE
BUSINESS (AMBULATORY HEALTHCARE)
• BUSINESS
• ASSEMBLY A-1

CONSTRUCTION TYPE

PRIMARY: IBC SUPPLEMENT: LSC
CONSTRUCTION TYPE: I-B - FULLY SPRINKLERED

APPLICABLE CODES

- BUILDING: 2012 INTERNATIONAL BUILDING CODE, WITH GEORGIA AMENDMENTS (2014)(2015)(2017)(2018)
FIRE: 2012 INTERNATIONAL FIRE CODE, WITH GEORGIA AMENDMENTS (2014)
LIFE SAFETY: 2012 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101, WITH AMENDMENTS PER 120-3-3
ELECTRICAL: 2017 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS (2015)
PLUMBING: 2012 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS (2014)(2015)
FUEL GAS: 2012 INTERNATIONAL FUEL GAS CODE, WITH GEORGIA AMENDMENTS (2014)(2015)
ENERGY: 2009 INTERNATIONAL ENERGY CODE, WITH GEORGIA SUPPLEMENTS AMENDMENTS (2011) (2012)
ACCESSIBILITY: 2010 AMERICAN WITH DISABILITIES ACT STANDARDS: GEORGIA ACCESSIBILITY CODE 120-3-20 (01-08)
RULES OF SAFETY: CHAPTER 120-3 RULES AND REGULATIONS OF THE STATE OF GEORGIA (INCLUDES NFPA FIRE COMMISSIONER ADOPTED CODES)

BUILDING AREAS

BUILDING AREAS TABLE
PRIMARY: IBC SUPPLEMENT: LSC
PARKING: 277,803 SF
PROGRAM AREA: 278,000 SF
STREET ACTIVATION: 2,850 SF
GROSS BUILDING AREA (INVOLVED BUILDING): 558,453 GSF (includes loading dock & site)
LOADING DOCK & SITE (UN-ENGAGED): 36,465 SF

FIRE RESISTANCE RATINGS

FIRE RESISTANCE RATINGS TABLE
PRIMARY: IBC SUPPLEMENT: LSC
BUILDING ELEMENTS: (IBC TABLE 601; LSC TABLE A.2.1.2)
STRUCTURAL FRAME: 2
BEARING WALLS: EXTERIOR: 2 INTERIOR: 2
FLOOR CONSTRUCTION: 2
ROOF CONSTRUCTION: 1

EXIT REQUIREMENTS

EXIT REQUIREMENTS TABLE
PRIMARY: LSC SUPPLEMENT: IBC
SHAFT ENCLOSURES: 2
VERTICAL EXIT ENCLOSURES: ENCLOSURE: 2 SUPPORTING STRUCTURE: 2
EXIT ACCESS CORRIDORS: 0
HORIZONTAL EXIT: -
ELEVATOR LOBBY: 0-SP
FIRE SERVICE ACCESS ELEVATOR LOBBY: 1

EXIT REQUIREMENTS

EXIT REQUIREMENTS TABLE (CONTINUED)
PRIMARY: LSC SUPPLEMENT: NONE
DEAD END CORRIDORS (MAX) (WITH SPRINKLER SYSTEM): 20' 50' 60'
COMMON PATH OF TRAVEL (MAX) (WITH SPRINKLER SYSTEM): 207/75' 100' 100'
MAXIMUM TRAVEL DISTANCE (WITH SPRINKLER SYSTEM): 259''' 200' 300''' 100' 400'

PARKING COUNT

PARKING SCHEDULE
9'-0"x16'-0" 90° & 75° STANDARD SPACE
8'-0"x5'-0"x16'-0" 90° & 75° STANDARD ADA (8'-0"x6'-0"x16'-0" 90° & 75° STANDARD VAN ADA)
LEVELS: 1 2 3 4 5 6 7 8 9 10
STANDARD: 109 162 168 168 168 162 149 565
CAR ACCESSIBLE: 1 3 0 0 0 0 0 10
VAN ACCESSIBLE: 3 0 0 0 0 0 0 3
TOTAL: 113 165 168 168 168 162 149 568

JURISDICTION

CITY OF ATLANTA



Project: THE CENTER FOR ADVANCED SURGICAL SERVICES (CASS)
80 GILMER STREET SE ATLANTA, GA 30303

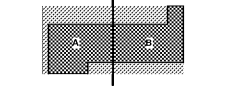
Prepared For: GRADY HEALTH SYSTEM
80 JESSE HILL DR, SE ATLANTA, GA 30303



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Key Plan



Professional Seal

NOT FOR CONSTRUCTION

No. Description Date
1 DEC. 2015

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