

**APPENDIX B**

**2018 BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS**  
(EXCEPT ONE- AND TWO- FAMILY DWELLINGS AND TOWNHOUSES)  
(Reproduce the following data on the building plans sheet 1 or 2.)

Name of Project: **BH PECAN, LLC**  
Address: **904 PECAN AVENUE CHARLOTTE, NC** Zipcode: **28205**  
Owner or Authorized Agent: **DANIEL S. PRIEST** Phone # **704-379-1810** E-Mail **priestarchitect@bellsouth.net**  
Owned By:  City/County  Private  State  
Code Enforcement Jurisdiction:  City  County **MECKLENBURG**  State

**CONTACT:** DANIEL S. PRIEST

DESIGNER:	FIRM:	NAME:	LICENSE #	TELEPHONE #	E-MAIL:
Architectural	PRIEST ARCHITECTURE PLLC	DANIEL S. PRIEST	9542	(704) 379-1810	priestarchitect@bellsouth.net
Civil	PRIEST ARCHITECTURE PLLC	DANIEL S. PRIEST	9542	(704) 379-1810	priestarchitect@bellsouth.net
Electrical	C2 ENGINEERING SOLUTIONS	RYAN CAYA	32770	(704) 266-0942	ryan@c2engineering.com
Fire Alarm	NA		( )		
Plumbing	C2 ENGINEERING SOLUTIONS	JEFF CHRISTIAN	28931	(704) 266-0942	jeff@c2engineering.com
Mechanical	C2 ENGINEERING SOLUTIONS	JEFF CHRISTIAN	28931	(704) 266-0942	jeff@c2engineering.com
Sprinkler-Standpipe	NA		( )		
Structural	RITCHIE ENGINEERING	PHILIP RITCHIE	13509	(704) 351-3313	philip@ritchieengineering.com
Retaining Walls >5' High	NA		( )		
Other	NA		( )		

(\*Other\* should include firms and individuals such as truss, precast, pre-engineered, interior designers, etc.)

**2018 NC BUILDING CODE:**  New Building  Shell/Core  1st time interior completion  
 Addition  Phased Construction ---- Shell Core

**2018 NC EXISTING BUILDING CODE:** (check all that apply)  
 Prescriptive  Alteration Level I  Historic Property  
 Repair  Alteration Level II  Change of Use  
 Chapter 14  Alteration Level III

**CONSTRUCTED:** (date) 2019 **CURRENT USE(S)** (Ch.3): NA  
**RENOVATED:** (date) NA **PROPOSED USE(S)** (Ch.3): BUSINESS (OFFICE)

**OCCUPANCY CATEGORY:** (Table 1604.5): Current: CATEGORY II Proposed: CATEGORY II

**BASIC BUILDING DATA**

**Construction Type:** (check all that apply)  
 I-A  II-A  III-A  IV  V-A  
 I-B  II-B  III-B  V-B

**Sprinklers:**  No  PARTIAL  NFPA 13  NFPA 13R  NFPA 13D

**Standpipes:**  No Class:  I  II  III  Wet  Dry

**Primary Fire District:**  No  Yes Flood Hazard Area:  No  Yes

**Special Inspections Required:**  No  Yes

**GROSS BUILDING AREA TABLE**

Floor	Existing (sq ft)	New (sq ft)	Subtotal
3rd Floor			
2nd Floor	0	1,979	1,979
Mezzanine			
1st Floor	0	3,165	3,165
Basement			
<b>Total</b>	<b>0</b>	<b>5,144</b>	<b>5,144</b>

**ALLOWABLE AREA**

**Primary Occupancy Classification(s):**  
Assembly  A-1  A-2  A-3  A-4  A-5  
Business   
Educational   
Factory  F-1 Moderate  F-2 Low  
Hazardous  H-1 Detonate  H-2 Deflagrate  H-3 Combust  H-4 Health  H-5 HPM  
Institutional  I-1  I-2  I-3  I-4  
1-3 Condition  1  2  
1-2 Condition  1  2  
1-3 Condition  1  2  3  4  5  
Mercantile   
Residential  R-1  R-2  R-3  R-4  
Storage  S-1 Moderate  S-2 Low  High-piled  
 Parking Garage  Open  Enclosed  Repair Garage  
Utility and Miscellaneous

**Accessory Occupancy Classification(s):** NONE  
**Incidental Uses** (Table 509): NONE  
This separation is not exempt as a Nonseparated Use (see exceptions).

**Special Uses (Chapter 4 - List Code Sections):** NONE  
**Special Provisions: (Chapter 5 - List Code Sections):** NONE

**Mixed Occupancy:**  No  Yes Separation: 0 Hr. Exception: NA  
 Non-Separated Use (508.3)  
 Separated Use (508.4) --- See Below for area calculations for each story, the area of occupancy for each shall be 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 1.00

$$\frac{\text{Actual Area of Occupancy A}}{\text{Allowable Area of Occupancy A}} + \frac{\text{Actual Area of Occupancy B}}{\text{Allowable Area of Occupancy B}} \leq 1.00$$

NA + NA = NA ≤ 1.00

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2.4 AREA	(C) AREA FOR FRONTAGE INCREASE <sup>1,5</sup>	(D) ALLOWABLE AREA PER STORY OR UNLIMITED <sup>2,3</sup>
FIRST FLOOR	BUSINESS (OFFICE)	3,165	9,000	NA	NA
SECOND FLOOR	BUSINESS (OFFICE)	1,979	9,000	NA	NA

1. Frontage area increases from Section 506.3 are computed thus:  
a. Perimeter which fronts a public way or open space having 20 feet minimum width = NA (F)  
b. Total Building Perimeter = NA (P)  
c. Ratio (F/P) = NA (F/P)  
d. W = Minimum width of public way = NA (W)

2. Unlimited area applicable under conditions of Section 507.  
3. Maximum Building Area = total number of stories in the building x D (maximum 3 stories) (506.2).  
4. The Maximum area of open parking garages must comply with Table 406.5.4. The maximum height of air traffic control tower must comply with Table 412.3.1.  
5. Frontage increase is based on the unspinklered area value in Table 506.2.

**ALLOWABLE HEIGHT**

	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE
Building Height in Feet (Table 504.3)	40'	31'-0"	TABLE 504.3
Building Height in Stories (Table 504.4)	2	2	TABLE 504.4

1. Provide code reference if the "Shown on Plans" quantity is not based on Table 504.3 or 504.4

**FIRE PROTECTION REQUIREMENTS**

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING		DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	SHEET # RATED FOR JOINTS
		REQ'D	PROVIDED (W/REDUCTION)				
Structural Frame, Including columns, girders, trusses		0	0				
Bearing walls							
Exterior							
North	10'-0"	0	0				
East	> 30'-0"	0	0				
West	> 30'-0"	0	0				
South	> 30'-0"	0	0				
Interior		0	0				
Nonbearing walls and partitions							
Exterior Walls							
North	EXISTING	0	0				
East	EXISTING	0	0				
West	EXISTING	0	0				
South	EXISTING	0	0				
Interior walls & partitions		0	0				
Floor Construction Including supporting beams and joists		0	0				
Floor Ceiling Assembly		0	0				
Columns Supporting Floors		0	0				
Roof construction, including supporting beams & joists		0	0				
Roof Ceiling Assembly		0	0				
Columns Supporting Roof		0	0				
Shaft Enclosures - Exit		1	1	A-6.1	UL-U333, U356, P522		
Shaft Enclosures - Other		NA	NA				
Corridor Separation		NA	NA				
Occupancy/Fire Barrier Separation		NA	NA				
Party/Fire Wall Separation		NA	NA				
Smoke Barrier Separation		NA	NA				
Smoke Partition		NA	NA				
Tenant/Dwelling Unit/Sleeping Unit Separation		NA	NA				
Incidental Use Separation		NA	NA				

\*Indicate section number permitting reduction

**PERCENTAGE OF WALL OPENING CALCULATIONS**

FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENINGS PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
16'-3" TO 17'-11"	UNPROTECTED, NON SPRINKLERED	25%	7%

**LIFE SAFETY SYSTEM REQUIREMENTS**

Emergency Lighting:  Yes  No  
Exit Signs:  Yes  No  
Fire Alarm:  Yes  No  
Smoke Detection Systems:  Yes  No  
Carbon Monoxide Detection:  Yes  No

**LIFE SAFETY SYSTEM REQUIREMENTS**

Life Safety Plan Sheet # A-1 AND A-2

and smoke rated wall locations (Chapter 7)  
 Assumed annual passy line locations (if not on the site plan)  
 Exterior wall opening area with respect to distance to assumed property lines (705.8)  
 Occupancy use for each area as it relates to occupant load calculation (Table 1004.1.2)  
 Occupant loads for each area

NA  Exit access travel distances (1017)  
 Common path of travel distances [Table 1006.2.1 & 1006.3.2(1)]

NA  Dead end lengths (1020.4)  
 Clear exit widths for each exit door  
 Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.3)  
 Actual occupant load for each exit door

NA  A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation

NA  Location of doors with panic hardware (1010.1.10)  
NA  Location of doors with delayed egress locks and the amount of delay (1010.1.9.7)  
NA  Location of doors with electromagnetic egress locks (1010.1.9.9)  
NA  Location of doors equipped with hold-open devices  
NA  Location of emergency escape windows (1030)  
NA  The square footage of each fire area (202)  
NA  The square footage of each smoke compartment for Occupancy Classification 1-2 (407.5)  
NA  Note any code exceptions or table notes that may have been utilized regarding the items above.

**ACCESSIBLE DWELLING UNITS (SECTION 1107)**

TOTAL UNITS	ACCESSIBLE UNITS REQUIRED	ACCESSIBLE UNITS PROVIDED	TYPE A UNITS REQUIRED	TYPE A UNITS PROVIDED	TYPE B UNITS REQUIRED	TYPE B UNITS PROVIDED	TOTAL ACCESSIBLE UNITS PROVIDED
NA	NA	NA	NA	NA	NA	NA	NA

**ACCESSIBLE PARKING (SECTION 1106)**

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES		# OF ACCESSIBLE SPACES PROVIDED			TOTAL # ACCESSIBLE UNITS PROVIDED
	REQUIRED	PROVIDED	REGULAR WITH 5' ACCESS AISLE	132" ACCESS AISLE	8' ACCESS AISLE	
OFFICE	17	17	0	0	1	1

**PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1)**

USE	WATERCLOSETS			URINALS	LAVATORIES			SHOWERS/TUBS	DRINKING FOUNTAINS	
	MALE	FEMALE	UNISEX		MALE	FEMALE	UNISEX		REGULAR	ACCESSIBLE
EXISTG	0	0	0	0	0	0	0	0	0	0
NEW	2	2	0	0	2	2	0	0	1	1
REQ'D	2	2	0	0	2	2	0	0	1	1

**SPECIAL APPROVALS**

Special approval: (Local Jurisdiction, Department of Insurance, OIA, DPI, DHHS, etc., describe below)  
NOT APPLICABLE

**ENERGY REQUIREMENTS**

The following data shall be considered minimum and any special attribute required to meet the energy code shall be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If performance method, state the annual energy cost for the standard reference design versus the annual energy cost for the proposed design.

Existing building envelope complies with code:  (If checked, the remainder of this section is not applicable.)

Exempt Building:  Provide code or statutory reference: NA

Climate Zone:  3A  4A  5A

Method of Compliance:  
Energy Code:  Performance  Prescriptive  
ASHRAE 90.1:  Performance  Prescriptive  
Other:  Performance (specify source) NA

**ENERGY SUMMARY**

**THERMAL ENVELOPE: (Prescriptive method only)**

**Roof/Ceiling Assembly (each assembly)**

Description of assembly: INSULATION ENTIRELY ABOVE ROOF DECK  
U-Value of total assembly: 0.039  
R-Value of insulation: R-25CI  
Skylights in each assembly: NA  
U-Value of skylight: NA  
total square footage of skylights in each assembly: NA

**Exterior Walls (each assembly)**

Description of assembly: WOOD FRAMED  
U-Value of total assembly: 0.064  
R-Value of insulation: R-20  
Openings (window or doors with glazing)  
U-Value of assembly: 0.45  
Solar heat gain coefficient: 0.25  
projection factor: NA  
Door R-Values: 1.30

**Walls below grade (each assembly)**

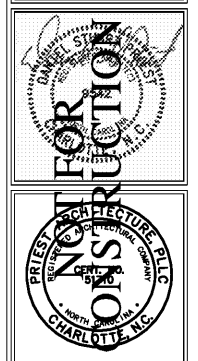
Description of assembly: NA  
U-Value of total assembly: NA  
R-Value of insulation: NA

**Floors over unconditioned space (each assembly)**

Description of assembly: NA  
U-Value of total assembly: NA  
R-Value of insulation: NA

**Floors slab on grade**

Description of assembly: UNHEATED SLAB ON GRADE  
U-Value of total assembly: 0.730  
R-Value of insulation: NO REQUIREMENT  
Horizontal/vertical requirement: NO  
slab heated: NO



**REVISIONS**

NO.	DATE

**BH PECAN, LLC**  
904 PECAN AVENUE  
CHARLOTTE, NORTH CAROLINA 28205

Project No: 1923  
Scale:    
Date Drawn:    
Sheet Title: APPENDIX B BUILDING CODE SUMMARY

