

BUILDING CODE SUMMARY

NAME OF PROJECT: SANDHILLS MEDICAL FOUNDATION - LUGOFF FACILITY EXPANSION
 ADDRESS: 28 BALDWIN AVENUE, LUGOFF, SOUTH CAROLINA 29045
 PROPOSED USE: MEDICAL OFFICE BUILDING
 OWNER OR AUTHORIZED AGENT: SANDHILLS MEDICAL FOUNDATION, INC. (CHRISTOPHER W. DIXON, CEO)
 OWNED BY: CITY/COUNTY PRIVATE STATE
 CODE ENFORCEMENT JURISDICTION: CITY _____ COUNTY Kershaw

LEAD DESIGN PROFESSIONAL: JEFF LEWIS, AIA

DESIGNER	FIRM	CONTACT	LICENSE #	TELEPHONE #
ARCHITECTURAL	JEFF LEWIS, AIA - ARCHITECT	TREY RIGGAN	--	(803) 427-3496
CIVIL / LANDSCAPE	THE LANDPLAN GROUP SOUTH	HOYT BURNETT	--	(803) 256-0562
ELECTRICAL	ETI ENGINEERING, LLC	BRYSON TUCKER	--	(803) 233-9396
FIRE ALARM	ETI ENGINEERING, LLC	BRYSON TUCKER	--	(803) 233-9396
PLUMBING	MECA, INC.	PHIL CLAYTON	--	(803) 765-9421
MECHANICAL	MECA, INC.	GENE WILSON	--	(803) 765-9421
SPRINKLER-STANDPIPE	MECA, INC.	PHIL CLAYTON	--	(803) 765-9421
STRUCTURAL	VINCE WILLIAMS, PE, SE, LLC	VINCE WILLIAMS	--	(803) 603-0105
RETAINING WALLS < 5' HIGH	--	--	--	(---) -----
OTHER	--	--	--	(---) -----

CODE COMPLIANCE

INTERNATIONAL BUILDING CODE: 2015 EDITION
 INTERNATIONAL FIRE CODE: 2015 EDITION
 INTERNATIONAL PLUMBING CODE: 2015 EDITION
 INTERNATIONAL MECHANICAL CODE: 2015 EDITION
 INTERNATIONAL ENERGY CONSERVATION CODE: 2009 EDITION
 NATIONAL ELECTRIC CODE: 2014 EDITION
 ICC - A117.1: 2009 EDITION
 AMERICANS WITH DISABILITIES ACT (ADA)

NEW CONSTRUCTION RENOVATION (EXISTING BUILDING) UPFIT ALTERATION

BUILDING DATA

CONSTRUCTION TYPE: I-A I-B II-A II-B III-A III-B
 (SECTION 601) IV V-A V-B

SPRINKLERS: NO YES NFPA 13 NFPA 13R NFPA 13D

STANDPIPES: NO YES CLASS I II III WET DRY

FIRE DISTRICT: NO YES

BUILDING HEIGHT: 32 FEET NUMBER OF STORIES UNLIMITED PER --

MEZZANINE: NO YES

HIGH RISE: NO YES CENTRAL REFERENCE SHEET # (IF PROVIDED) --

GROSS BUILDING AREA:			
FLOOR	EXISTING (SQ.FT.)	NEW (SQ.FT.)	SUB-TOTAL
5TH FLOOR	--	--	--
4TH FLOOR	--	--	--
3RD FLOOR	--	--	--
2ND FLOOR	--	--	--
MEZZANINE	--	--	--
1ST FLOOR	11,152	13,228	24,380 S.F.
BASEMENT	--	--	--
TOTAL			24,380 S.F.

ALLOWABLE AREA

PRIMARY OCCUPANCY: Assembly A-1 A-2 A-3 A-4 A-5

Business Educational Factory-Industrial F-1 F-2

High-Hazard H-1 H-2 H-3 H-4 H-5

Institutional I-1 I-2 I-3 I-4 Use Cond. 1 2 3 4 5

Mercantile Residential R-1 R-2 R-3 R-4

Storage S-1 S-2 High Piled

Utility & Misc. Parking Garage Open Enclosed Repair

SECONDARY OCCUPANCY: MERCANTILE (EXISTING PHARMACY)

SPECIAL OCCUPANCY: 510.3 510.4 510.5 510.6 510.7 510.8 510.9

MIXED OCCUPANCY: NO YES SEPARATION -- HR. EXCEPTION: --

NON-SEPARATED MIXED OCCUPANCY (508.3) The allowable area and height of the building or portion thereof shall be based on the most restrictive allowances for the occupancy groups under consideration for the type of construction of the building in accordance with Section 503.1.

SEPARATED MIXED OCCUPANCY (508.4) - See below for area calculation for each story. The building area shall be such that the sum of the ratios of the actual floor area of each occupancy divided by the allowable area of each occupancy shall not exceed 1.

ALLOWABLE AREA CONT.

$$\frac{ACTUAL\ AREA\ OF\ OCCUPANCY\ A}{ALLOWABLE\ AREA\ OF\ OCCUPANCY\ A} + \frac{ACTUAL\ AREA\ OF\ OCCUPANCY\ B}{ALLOWABLE\ AREA\ OF\ OCCUPANCY\ B} \leq 1$$

$$-- + -- + ... -- \leq 1.00$$

STORY NO.	DESCRIPTION & USE	AUTOMATIC SPRINKLER (NS, S1, S13R, OR SM) ²	(a) BUILDING AREA PER STORY (ACTUAL)	(b) (TABLE 506.2) AREA ³	(c) AREA FOR OPEN SPACE INCREASE ⁴	(d) ALLOWABLE AREA OR UNLIMITED ⁵	(e) MAXIMUM BUILDING AREA ⁴
BUILDING	BUSINESS/MERC.	S1	24,380 S.F.	36,000 S.F.	--	--	--
--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--

¹ Open space area increases from section 506.3 are computed thus:
 a. Perimeter which fronts a public way or open space having 20 ft minimum width = -- (F)
 b. Total building perimeter = -- (P)
 c. Ratio (F/P) = -- (F/P)
 d. W = Minimum width of public way = -- (W)
 e. Percent of frontage increase $i = 100 [F/P - 0.25] \times W/30 = --$ (%)

² The automatic sprinkler system or lack thereof per table 506.2 are as follows:
 NS = Buildings not equipped throughout with a sprinkler system; S1 = Single story with a sprinkler system; S13R = Buildings equipped throughout with a 13R sprinkler system; SM = Multistory building with a sprinkler system.

³ Unlimited area applicable under conditions of sections group b,f,m,s,a-4,a-3,e (507.3, 507.4, 507.5, 507.6, 507.7, 507.8, 507.9, 507.11); h-2 aircraft hangers (507.10); group a motion picture (507.12); and malls (507.13).

⁴ Maximum building area = total number of stories in the building x d but not greater than 3 x d (NS) or 4 x d (SM).

⁵ The maximum area of parking garages must comply with 406.5.4 and 406.6.1.

ALLOWABLE HEIGHT

TYPE OF CONSTRUCTION	ALLOWABLE (TABLE 504.3 & 504.4)	SHOWN ON PLANS	CODE REFERENCE
BUILDING HEIGHT IN FEET	FEET 60	FEET 32	
BUILDING HEIGHT IN STORIES	STORIES 2	STORIES 1	

FIRE PROTECTION REQUIREMENTS

LIFE SAFETY SHEET #, IF PROVIDED: --

BUILDING ELEMENT	FIRE SEP. DISTANCE (FEET)	RATING REQ'D	PROVIDED (W/ REDUCTION) [*]	DETAIL # AND SHEET	DESIGN # FOR RATED ASSEMBLY	DESIGN # FOR RATED PENETRATION	DESIGN # FOR RATED JOINTS
Structural Frame, including columns, girders, trusses							
Bearing Walls							
Exterior							
North	≥30	0	--	--	--	--	--
East	≥30	0	--	--	--	--	--
West	≥30	0	--	--	--	--	--
South	≥30	0	--	--	--	--	--
Interior	N/A	0	--	--	--	--	--
Nonbearing walls and partitions							
Exterior							
North	≥30	0	--	--	--	--	--
East	≥30	0	--	--	--	--	--
West	≥30	0	--	--	--	--	--
South	≥30	0	--	--	--	--	--
Interior	N/A	0	--	--	--	--	--
Floor construction including supporting beams and joists	N/A	0	--	--	--	--	--
Roof construction including supporting beams & joists	N/A	0	--	--	--	--	--
Shafts - Exit	N/A	N/A	--	--	--	--	--
Shafts - Other	N/A	N/A	--	--	--	--	--
Corridor Separation	N/A	0	--	--	--	--	--
Occupancy Separation	N/A	0	--	--	--	--	--
Party/ Fire Wall Separation	N/A	N/A	--	--	--	--	--
Smoke Barrier Separation	N/A	N/A	--	--	--	--	--
Tenant Separation	N/A	N/A	--	--	--	--	--

^{*} Indicate section number permitting reduction

LIFE SAFETY SYSTEM REQUIREMENTS

EMERGENCY LIGHTING: NO YES

EXIT SIGNS: NO YES

FIRE ALARM: NO YES (not required but provided)

SMOKE DETECTION SYSTEMS: NO YES

PANIC HARDWARE: NO YES

EXIT REQUIREMENTS - 262 PERSON TOTAL OCCUPANCY LOAD

NUMBER AND ARRANGEMENT OF EXITS

FLOOR, ROOM OR SPACE DESIGNATION	MINIMUM NUMBER OF EXITS ¹		TRAVEL DISTANCE		ARRANGEMENT MEANS OF EGRESS (SECTION 1016.1) ^{1,2}	
	REQ'D	SHOWN ON PLANS	ALLOWABLE TRAVEL DISTANCE (TABLE 1017.2)	ACTUAL TRAVEL DISTANCE SHOWN ON PLANS	REQUIRED DISTANCE BETWEEN EXIT DOORS	ACTUAL DISTANCE SHOWN ON PLANS
EXISTING (B)	2	4	170 FEET	188 FEET MAX.	46 FEET	118 FEET
EXPANSION (B)	4	6	170 FEET	170 FEET MAX.	48 FEET	131 FEET
TOTAL BUILDING (B)	6	10	250 FEET	230 FEET MAX.	77 FEET	183 FEET
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EXIT WIDTH

USE GROUP OR SPACE DESCRIPTION	(A) AREA ¹ (SQ. FT.)	(B) AREA PER OCCUPANT (TABLE 1004.1.2)	(C) EGRESS WIDTH PER OCCUPANT (SECTION 1005.3)		EXIT WIDTH (INCHES) ^{2,3,4,5}		REQUIRED WIDTH (SECTION 1005.3) (A/B) x C		ACTUAL WIDTH SHOWN ON PLANS	
			STAIRS	LEVEL	STAIRS	LEVEL	STAIRS	LEVEL		
EXISTING (B)	10,747	133 OCCUPANTS	0.3	0.2	40	27	N/A	36" MIN.		
EXPANSION (B)	12,811	100 GROSS	0.3	0.2	39	26	44	36" MIN.		
TOTAL BUILDING (B)	23,558	262 OCCUPANTS	0.3	0.2	N/A	53	N/A	468" TOTAL		
--	--	--	--	--	--	--	--	--		
--	--	--	--	--	--	--	--	--		

¹ See table 1004.1.2 to determine whether net or gross area is applicable see definition "floor area, gross" and "floor area, net" (sections 1002 & 202)

² Minimum stairway width (section 1011.2); min. corridor width (section 1020.2); min. door width (section 1010.1.1)

³ Minimum width of exit passageway (section 1024.2)

⁴ See section 1005.6 for converging exits

⁵ The loss of one means of egress shall not reduce available capacity to less than 50 percent of the total required (section 1005.5)

⁶ Assembly occupancies (section 1029)

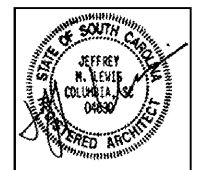
PLUMBING FIXTURE REQUIREMENTS

OCCUPANCY	WATER CLOSETS		URINALS	LAVATORIES		SHOWERS/TUBS	DRINKING FOUNTAINS	
	MALE	FEMALE		MALE	FEMALE		REGULAR	ACCESSIBLE
EXISTING (BUSINESS)	3	3	--	2	2	--	1	1
EXPANSION (BUSINESS)	3	3	--	2	2	--	1	1
TOTAL (BUSINESS)	4	4	--	3	3	--	2	2

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LUGOFF FACILITY EXPANSION
 SANDHILLS MEDICAL FOUNDATION

28 BALDWIN AVENUE
 LUGOFF, SOUTH CAROLINA 29078

REV.	DATE	DESCRIPTION

JOB # 16-039-1 07.15.2019

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