

# Building Code Summary Worksheet

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This form details the minimum information needed to review your project for compliance with the building codes. To begin your review, we require that this worksheet be completed and turned in with your Building Permit application. This information is an integral part of the design and this code summary information is required to be included on the building plans.

STATE BUILDING CODE EDITION: \_\_\_\_\_

## SECTION 1 - BUILDING AREA LIMITATIONS

If there are multiple construction types, or if a fire wall divides the building, **provide a separate analysis for each area.** Repeat as necessary.

|                    | Type of Construction | Area | Identify all use and occupancy classification group(s) (i.e. B, M, R-2, A-3, etc.): |
|--------------------|----------------------|------|---|
| Building           |                      | sf   | Current ▶   |
| Tenant Improvement |                      | sf   | Proposed ▶  |
| Change of Use      |                      | sf   | Proposed ▶  |

| Break down the areas of occupancies based on story/level | Story/Level | Occupancy | Area | Tabulated Floor Area, A <sub>t</sub> (Table 503) |
|--|-------------|-----------|------|--|
|  |             |           | sf   | sf   |
|  |             |           | sf   | sf   |
|  |             |           | sf   | sf   |
|  |             |           | sf   | sf   |
|  |             |           | sf   | sf   |
|  |             |           | sf   | sf   |

Building is constructed per IBC 508.3 for **Non-separated Uses**, Use most restrictive A<sub>t</sub> in calculation (or)

Building is constructed per IBC 508.4 for **Separated Uses**, perform "Sum of the Ratios" calculations

Frontage Increase,  $I_f = [F/P - 0.25]W/30$ ;  
 F =  
 P =  
 W =  
 ∴  $I_f =$

Sprinkler Increase\*,  $I_s =$   
 2 for multi-story,  
 3 for single-story  
 \*Not permitted when used for fire-resistive substitution

**Maximum Allowable Floor Area** (provide a separate analysis for each use):  
 $A_a = A_t + [A_t I_f] + [A_t I_s]$

**Sum of the Ratios Calculation:** Area such that the sum of the ratios of the floor area of each use divided by the allowable area for each use do not exceed one.

**Building Area Determination:**  $A_a \times 2$  (for Two story) ;  $A_a \times 3$  (for Three or more);  $A_a \times N$  (Number of stories if sprinkled w/13R)

**Total Allowable Building Area =**



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## SECTION 2 - BUILDING USE OR OCCUPANCY

|   |           |    |           |   |                           |   |                            |
|---|-----------|----|-----------|---|---------------------------|---|----------------------------|
| Does the building have an automatic sprinkler system?   |           |    |           |   | Type (i.e. NFPA 13, 13R): |   |                            |
| Identify all use and occupancy classification group(s):   |           |    |           |   |                           |   |                            |
| If constructed as Separated Uses then list all occupancy separation fire barrier ratings required<br>(i.e. B to S-2 = 2hr)<br>IBC 508.4 Table | Occupancy | to | Occupancy | = | Table 508.4               | ▶ | Sprinkler system reduction |
|   |           | to |           | = | hrs                       | ▶ | hrs                        |
|   |           | to |           | = | hrs                       | ▶ | hrs                        |
|   |           | to |           | = | hrs                       | ▶ | hrs                        |
|   |           | to |           | = | hrs                       | ▶ | hrs                        |
|   |           | to |           | = | hrs                       | ▶ | hrs                        |
|   |           | to |           | = | hrs                       | ▶ | hrs                        |
|   |           | to |           | = | hrs                       | ▶ | hrs                        |

| List all incidental use areas (per IBC Table 508.2.5), floor area, and separation to be provided |            |                 |
|--|------------|-----------------|
| Room or Area   | Floor Area | Fire Separation |
|  | sf         |                 |
|  | sf         |                 |
|  | sf         |                 |
|  | sf         |                 |
|  | sf         |                 |
|  | sf         |                 |
|  | sf         |                 |
|  | sf         |                 |

| List all accessory use areas not defined as Incidental Use, and fire barrier requirements (per IBC 508.2) |            |                                   |                 |
|---|------------|-----------------------------------|-----------------|
| Room or Area  | Floor Area | percentage of floor area on story | Fire Separation |
|   | sf         | %                                 |                 |
|   | sf         | %                                 |                 |
|   | sf         | %                                 |                 |
|   | sf         | %                                 |                 |
|   | sf         | %                                 |                 |
|   | sf         | %                                 |                 |
|   | sf         | %                                 |                 |
|   | sf         | %                                 |                 |



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## SECTION 3 – BUILDING CONSTRUCTION

|  |        |                  |                      |          |
|--|--------|------------------|----------------------|----------|
| Type of Construction:  |        | Table 503        | Sprinkler Increase * | Proposed |
| Sprinkler Substitution: for 1-hr construction<br>Note: Not allowed when used elsewhere | YES NO | Building Height: | ft                   | ft       |
|  |        | # of Stories:    |                      |          |

\*Not permitted when used for fire-resistive substitution

| Fire Resistance Rating Requirements     |                           |                                    |                 |                   |  |
|---|---------------------------|------------------------------------|-----------------|-------------------|--|
| Wall Location (i.e. North, South, etc.) | Fire Separation Distance: | Rating Required (Tables-601 & 602) | Rating Provided | Listed Assembly # | Allowable Area Wall Openings (Table-705.8) |
| 1                                       | ft                        | hrs                                | hrs             |                   |  |
| 2                                       | ft                        | hrs                                | hrs             |                   |  |
| 3                                       | ft                        | hrs                                | hrs             |                   |  |
| 4                                       | ft                        | hrs                                | hrs             |                   |  |
|   | Structural Frame          | hrs                                | hrs             |                   |  |
|   | Bearing Walls - Interior  | hrs                                | hrs             |                   |  |
|   | Floor Construction        | hrs                                | hrs             |                   |  |
|   | Roof Construction         | hrs                                | hrs             |                   |  |

## SECTION 4 – BUILDING EGRESS AND OCCUPANT LOAD

| Exit or Exit Access Doorways Required: |               |                                |                             |  |
|--|---------------|--------------------------------|-----------------------------|--|
| Room or Area                           | Occupant Load | Common Path of Travel Distance | Exit Access Travel Distance | Number of Exits or Exit Access Doorways provided |
|  |               | ft                             | ft                          |  |
|  |               | ft                             | ft                          |  |
|  |               | ft                             | ft                          |  |
|  |               | ft                             | ft                          |  |
|  |               | ft                             | ft                          |  |
|  |               | ft                             | ft                          |  |

| Story/level | Use | Number of Exits |          | Exit Width  |          |                                |          |
|-------------|-----|-----------------|----------|-------------|----------|--------------------------------|----------|
|             |     |                 |          | Stair Width |          | Other Egress Components Widths |          |
|             |     | Required        | Provided | Required    | Provided | Required                       | Provided |
|             |     |                 |          |             |          |                                |          |
|             |     |                 |          |             |          |                                |          |
|             |     |                 |          |             |          |                                |          |
|             |     |                 |          |             |          |                                |          |
|             |     |                 |          |             |          |                                |          |
|             |     |                 |          |             |          |                                |          |
|             |     |                 |          |             |          |                                |          |
|             |     |                 |          |             |          |                                |          |
|             |     |                 |          |             |          |                                |          |

