

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

Name of Project: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Proposed Use: \_\_\_\_\_  
 Owner or Authorized Agent: \_\_\_\_\_ Phone # \_\_\_\_\_  
 Owned By:  City/County  Private  State  
 Code Enforcement Jurisdiction:  City \_\_\_\_\_  County \_\_\_\_\_

**LEAD DESIGN PROFESSIONAL:** \_\_\_\_\_

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #
Architectural	_____	_____	_____	(____)_____
Civil	_____	_____	_____	(____)_____
Electrical	_____	_____	_____	(____)_____
Fire Alarm	_____	_____	_____	(____)_____
Plumbing	_____	_____	_____	(____)_____
Mechanical	_____	_____	_____	(____)_____
Sprinkler-Standpipe	_____	_____	_____	(____)_____
Structural	_____	_____	_____	(____)_____
Retaining Walls >5' High	_____	_____	_____	(____)_____
Other	_____	_____	_____	(____)_____

**YEAR EDITION OF CODE:** \_\_\_\_\_  
 New Construction  Renovation (Existing Bldg)  Upfit  Alteration

**BUILDING DATA**

**Construction Type:**  I-A  I-B  II-A  II-B  III-A  III-B  
 IV  V-A  V-B  
 Mixed construction:  No  Yes Types \_\_\_\_\_  
**Sprinklers:**  No  Yes  NFPA 13  NFPA 13R  NFPA 13D  
**Standpipes:**  No  Yes Class  I  II  III  Wet  Dry  
**Fire District:**  No  Yes  
**Building Height:** \_\_\_\_\_ 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
6 <sup>th</sup> Floor	_____	_____	_____
5 <sup>th</sup> Floor	_____	_____	_____
4 <sup>th</sup> Floor	_____	_____	_____
3 <sup>rd</sup> Floor	_____	_____	_____
2 <sup>nd</sup> Floor	_____	_____	_____
Mezzanine	_____	_____	_____
1 <sup>st</sup> Floor	_____	_____	_____
Basement	_____	_____	_____

TOTAL

**ALLOWABLE AREA**

- Primary Occupancy:**
- |  |  |   |                                     |                                   |                                 |                            |
|--|--|---|-------------------------------------|-----------------------------------|---------------------------------|----------------------------|
| <input type="checkbox"/> Assembly                  | <input type="checkbox"/> A-1               | <input type="checkbox"/> A-2                | <input type="checkbox"/> A-3        | <input type="checkbox"/> A-4      | <input type="checkbox"/> A-5    |                            |
| <input type="checkbox"/> Business                  | <input type="checkbox"/> Educational       | <input type="checkbox"/> Factory-Industrial | <input type="checkbox"/> F-1        | <input type="checkbox"/> F-2      |                                 |                            |
| <input type="checkbox"/> High-Hazard               | <input type="checkbox"/> H-1               | <input type="checkbox"/> H-2                | <input type="checkbox"/> H-3        | <input type="checkbox"/> H-4      | <input type="checkbox"/> H-5    |                            |
| <input type="checkbox"/> Institutional             | <input type="checkbox"/> I-1               | <input type="checkbox"/> I-2                | <input type="checkbox"/> I-3        | <input type="checkbox"/> I-4      |                                 |                            |
|  | <input type="checkbox"/> I-3 Use Condition | <input type="checkbox"/> 1                  | <input type="checkbox"/> 2          | <input type="checkbox"/> 3        | <input type="checkbox"/> 4      | <input type="checkbox"/> 5 |
| <input type="checkbox"/> Mercantile                | <input type="checkbox"/> Residential       | <input type="checkbox"/> R-1                | <input type="checkbox"/> R-2        | <input type="checkbox"/> R-3      | <input type="checkbox"/> R-4    |                            |
| <input type="checkbox"/> Storage                   | <input type="checkbox"/> S-1               | <input type="checkbox"/> S-2                | <input type="checkbox"/> High-piled |                                   |                                 |                            |
| <input type="checkbox"/> Utility and Miscellaneous |  | <input type="checkbox"/> Parking Garage     | <input type="checkbox"/> Open       | <input type="checkbox"/> Enclosed | <input type="checkbox"/> Repair |                            |

**Secondary Occupancy:** \_\_\_\_\_

**Special Occupancy:**  508.2  508.3  508.4  508.5  508.6  508.7  508.8

**Mixed Occupancy:**  No  Yes Separation: \_\_\_\_\_ Hr. Exception: \_\_\_\_\_

Non-Separated Mixed Occupancy (302.3.2)

The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.

Separated Mixed Occupancy (302.3.3) - See below for area calculations

For each story, the area of the occupancy shall be such that 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.

$$\frac{\text{Actual Area of Occupancy A}}{\text{Allowable Area of Occupancy A}} + \frac{\text{Actual Area of Occupancy B}}{\text{Allowable Area of Occupancy B}} \leq 1$$

$$\text{_____} + \text{_____} + \dots = \text{_____} \leq 1.00$$

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 503 <sup>5</sup> AREA	(C) AREA FOR OPEN SPACE INCREASE <sup>1</sup>	(D) AREA FOR SPRINKLER INCREASE <sup>2</sup>	(E) ALLOWABLE AREA OR UNLIMITED <sup>3</sup>	(F) MAXIMUM BUILDING AREA <sup>4</sup>

<sup>1</sup> Open space area increases from Section 506.2 are computed thus:

- Perimeter which fronts a public way or open space having 20 feet minimum width = \_\_\_\_\_ (F)
- Total Building Perimeter = \_\_\_\_\_ (P)
- Ratio (F/P) = \_\_\_\_\_ (F/P)
- W = Minimum width of public way = \_\_\_\_\_ (W)
- Percent of frontage increase  $I_f = 100 [ F/P - 0.25 ] \times W/30 = \text{_____} (\%)$

<sup>2</sup> The sprinkler increase per Section 506.3 is as follows:

- Multi-story building  $I_s = 200$  percent
- Single story building  $I_s = 300$  percent

<sup>3</sup> Unlimited area applicable under conditions of Sections Group B, F, M, S, A-4 (507.1, 507.2, 507.3, 507.5); Group A motion picture (507.8); Malls (402.6); and H-2 aircraft paint hangers (507.6).

<sup>4</sup> Maximum Building Area = total number of stories in the building x E but not greater than 3 x E.

<sup>5</sup> The maximum area of parking garages must comply with 406.3.5. The maximum area of air traffic control towers must comply with 412.1.2.

## ALLOWABLE HEIGHT

	ALLOWABLE (TABLE 503)	INCREASE FOR SPRINKLERS	SHOWN ON PLANS	CODE REFERENCE
Type of Construction	Type _____		Type _____	
Building Height in Feet	Feet _____	Feet = H + 20' = _____		
Building Height in Stories	Stories _____	Stories + 1 = _____	Stories	

## FIRE PROTECTION REQUIREMENTS

Life Safety Plan Sheet #, if Provided \_\_\_\_\_

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING		DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	DESIGN # FOR RATED PENETRATION	DESIGN # FOR RATED JOINTS
		REQ'D	PROVIDED (w/_____*) REDUCTION)				
Structural frame, including columns, girders, trusses							
Bearing walls							
Exterior							
North							
East							
West							
South							
Interior							
Nonbearing walls and partitions							
Exterior							
North							
East							
West							
South							
Interior							
Floor construction Including supporting beams and joists							
Roof construction Including supporting beams and joists							
Shafts - Exit							
Shafts - Other							
Corridor Separation							
Occupancy Separation							
Party/Fire Wall Separation							
Smoke Barrier Separation							
Tenant Separation							

\* Indicate section number permitting reduction

## LIFE SAFETY SYSTEM REQUIREMENTS

Emergency Lighting:	<input type="checkbox"/>	No	<input type="checkbox"/>	Yes
Exit Signs:	<input type="checkbox"/>	No	<input type="checkbox"/>	Yes
Fire Alarm:	<input type="checkbox"/>	No	<input type="checkbox"/>	Yes
Smoke Detection Systems:	<input type="checkbox"/>	No	<input type="checkbox"/>	Yes
Panic Hardware:	<input type="checkbox"/>	No	<input type="checkbox"/>	Yes

### EXIT REQUIREMENTS

#### NUMBER AND ARRANGEMENT OF EXITS

FLOOR, ROOM OR SPACE DESIGNATION	MINIMUM <sup>2</sup> NUMBER OF EXITS		TRAVEL DISTANCE		ARRANGEMENT MEANS OF EGRESS <sup>1,3</sup> (SECTION 1004.1)	
	REQUIRED	SHOWN ON PLANS	ALLOWABLE TRAVEL DISTANCE (TABLE 1004.2.4)	ACTUAL TRAVEL DISTANCE SHOWN ON PLANS	REQUIRED DISTANCE BETWEEN EXIT DOORS	ACTUAL DISTANCE SHOWN ON PLANS

- <sup>1</sup> Corridor dead ends (Section 1004.3.2.3)  
<sup>2</sup> Single exits (Table 1005.2.2)  
<sup>3</sup> Common Path of Travel (Section 1004.2.5)

### EXIT WIDTH

USE GROUP OR SPACE DESCRIPTION	(a)	(b)	(c)		EXIT WIDTH (in) <sup>2,3,4,5,6</sup>			
	AREA <sup>1</sup> sq. ft.	AREA <sup>1</sup> PER OCCUPANT (TABLE 1003.2.2.2)	EGRESS WIDTH PER OCCUPANT (TABLE 1003.2.3)		REQUIRED WIDTH (SECTION 1003.2.3) (a÷b) x c		ACTUAL WIDTH SHOWN ON PLANS	
			STAIR	LEVEL	STAIR	LEVEL	STAIR	LEVEL

- <sup>1</sup> See Table 1003.2.2.2 to determine whether net or gross area is applicable.  
 See definition "Area, Gross" and "Area, Net" (Section 1002)  
<sup>2</sup> Minimum stairway width (Section 1003.3.3); min. corridor width (Section 1004.3.2.2); min. door width (Section 1003.3.1)  
<sup>3</sup> Minimum width of exit passageway (Section 1005.3.3)  
<sup>4</sup> See Section 1003.2.2.7 for converging exits.  
<sup>5</sup> The loss of one means of egress shall not reduce the available capacity to less than 50 percent of the total required (Section 1003.2.3)  
<sup>6</sup> Assembly occupancies (Section 1008)

**STRUCTURAL DESIGN**

**DESIGN LOADS:**

**Importance Factors:** Wind ( $I_w$ ) \_\_\_\_\_  
 Snow ( $I_s$ ) \_\_\_\_\_  
 Seismic ( $I_E$ ) \_\_\_\_\_

**Live Loads:** Roof \_\_\_\_\_ psf  
 Mezzanine \_\_\_\_\_ psf  
 Floor \_\_\_\_\_ psf

**Snow Load:** \_\_\_\_\_ psf

**Wind Load:** Basic Wind Speed \_\_\_\_\_ mph (ASCE-7-98)  
 Exposure Category \_\_\_\_\_  
 Wind Base Shears (for MWFRS)  $V_x =$  \_\_\_\_\_  $V_y =$  \_\_\_\_\_

**SEISMIC DESIGN CATEGORY A**

Compliance with Section 1616.4 only?  Yes  No

**SEISMIC DESIGN CATEGORY B, C, & D**

Provide the following Seismic Design Parameters:

**Seismic Use Group** \_\_\_\_\_  
**Spectral Response Acceleration**  $S_{MS}$  \_\_\_\_\_ %g  $S_{M1}$  \_\_\_\_\_ %g

**Site Classification** \_\_\_\_\_

**Basic structural system** (check one)

- Bearing Wall  Dual w/Special Moment Frame
- Building Frame  Dual w/Intermediate R/C or Special Steel
- Moment Frame  Inverted Pendulum

**Seismic base shear**  $V_x =$  \_\_\_\_\_  $V_y =$  \_\_\_\_\_

**Analysis Procedure**  Simplified  Equivalent Lateral Force  Modal

**Architectural, Mechanical, Components anchored?** \_\_\_\_\_

**LATERAL DESIGN CONTROL:** Earthquake \_\_\_\_\_ Wind \_\_\_\_\_

**SOIL BEARING CAPACITIES:**

Field Test (provide copy of test report) \_\_\_\_\_ psf  
 Presumptive Bearing capacity \_\_\_\_\_ psf  
 Pile size, type, and capacity \_\_\_\_\_

**PLUMBING FIXTURE REQUIREMENTS**

OCCUPANCY	WATERCLOSETS		URINALS	LAVATORIES		SHOWERS/ TUBS	DRINKING FOUNTAINS	
	MALE	FEMALE		MALE	FEMALE		REGULAR	ACCESSIBLE

**ACCESSIBLE PARKING**

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES		# OF ACCESSIBLE SPACES PROVIDED		TOTAL # ACCESSIBLE PROVIDED
	REQUIRED	PROVIDED	REGULAR WITH 5' ACCESS AISLE	VAN SPACES WITH 8' ACCESS AISLE	
TOTAL					

---

---

## SPECIAL APPROVALS

**Special approval:** (Local Jurisdiction, Department of Insurance, SBCCI, ICC, etc., describe below)

---

---

---

---

---

## ENERGY SUMMARY

### ENERGY REQUIREMENTS:

The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If energy cost budget method, state the annual energy cost budget vs allowable annual energy cost budget.

### THERMAL ENVELOPE

#### Method of Compliance:

Prescriptive     Performance     Energy Cost Budget

#### Roof/ceiling Assembly (each assembly)

Description of assembly  
U-Value of total assembly  
R-Value of insulation  
Skylights in each assembly  
    U-Value of skylight  
    total square footage of skylights in each assembly

#### Exterior Walls (each assembly)

Description of assembly  
U-Value of total assembly  
R-Value of insulation  
Openings (windows or doors with glazing)  
    U-Value of assembly  
    shading coefficient  
    projection factor  
    low e required, if applicable  
Door R-Values

#### Walls adjacent to unconditioned space (each assembly)

Description of assembly  
U-Value of total assembly  
R-Value of insulation  
Openings (windows or doors with glazing)  
    U-Value of assembly  
    Low e required, if applicable  
Door R-Values

#### Walls below grade (each assembly)

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

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

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

**Floors slab on grade**

Description of assembly  
U-Value of total assembly  
R-Value of insulation  
Horizontal/vertical requirement  
slab heated

---

---

**ELECTRICAL SUMMARY**

**ELECTRICAL SYSTEM AND EQUIPMENT**

**Method of Compliance:**

Prescriptive       Performance       Energy Cost Budget

**Lighting schedule**

lamp type required in fixture  
number of lamps in fixture  
ballast type used in the fixture  
number of ballasts in fixture  
total wattage per fixture  
total interior wattage specified vs allowed  
total exterior wattage specified vs allowed

**Equipment schedules with motors** (not used for mechanical systems)

motor horsepower  
number of phases  
minimum efficiency  
motor type  
# of poles

---

---

**MECHANICAL SUMMARY**

**MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT**

**Method of Compliance**

Prescriptive       Energy Cost Budget

**Thermal Zone**

winter dry bulb  
summer dry bulb

**Interior design conditions**

winter dry bulb  
summer dry bulb  
relative humidity

**Building heating load**

**Building cooling load**

**Mechanical Spacing Conditioning System**

Unitary

- description of unit
- heating efficiency
- cooling efficiency
- heat output of unit
- cooling output of unit

Boiler

total boiler output. If oversized, state reason.

Chiller

total chiller capacity. If oversized, state reason.

**List equipment efficiencies**

**Equipment schedules with motors (mechanical systems)**

- motor horsepower
  - number of phases
  - minimum efficiency
  - motor type
  - # of poles
- 
-