



NEW SHOP & STAIR ADDITION AND 3RD FLR. RENOVATION

162 MAIN STREET, CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

REVISION

DATE

Code Information - International Existing Building Code - 2015 Edition

EXISTING BUILDING OCCUPANCY	CONSTRUCTION TYPE	PERMITTED AREA 4 FT. (1200 SF to 5000 SF)	ACTUAL AREA 4 FT. (permitted due to separation)	REQUIRED SEPARATION
F2 Low Hazard (Glass Shop)	5B (WOOD FRAME - DUE TO ADDITION - CONSTRUCTION)	F2 OCCUPANCY (12000 SF 4 STORY)	TOTAL 2,800 SF 3 STORY B OCCUPANCY (18000 SF 4 STORY)	AS PER SECTION B503 OF THE IBC, THE MIXED USE BUILDING FALLS UNDER THE NON- SEPARATED OCCUPANCY CLASSIFICATION (NO SEPARATION REQ'D)
R3 Residential		R3 OCCUPANCY (UNLIMITED SF 3 STORY)		

Shop & Stair Addition Notes:

Section 102 - Additions
The new addition shall comply with all requirements of the International Building Code for new construction.

Section 102.2 - Height & Fire Alarms
The height & fire area for the new addition are within the limits permitted (see chart above).

Section 102.3 - Fire Protection Systems

The addition will be connected to the existing sprinkler system for the building. Layout will be provided by the sprinkler company.

Section 102.23 - Additional Gravity Loads

There are no new gravity loads for this project.

Section 102.31 - Vertical Addition

There are no additional loads created by the addition which will affect snow drift.

Section 102.32 - Horizontal Addition

Lateral force resisting elements of the existing structure affected by the horizontal addition shall comply with the BC wind provisions & seismic forces.

Section 102.4 - Snow Drift Loads

There are no additional loads created by the addition which will affect snow drift.

Section 102.5 - Smoke Alarms in Group R

Provide smoke alarms in existing portions of building (if not existing) due to the 3rd floor apartment.

Section 102.6 - Accessibility

The addition complies with this section.

Section 102.8 - Energy Conservation

All new work shall comply with the International Energy Conservation Code (2015 Edition) for additions to existing buildings.

For the new Shop & Stair Addition, insulation will be as per the prescriptive method - see drawings.

Section 202 - Electrical

Existing electrical wiring & equipment may be replaced or replaced with like material. New electrical receptacles shall comply with NFPA 70 and all other applicable codes.

Section 203 - Mechanical

Hydronic system for new apartment shall be as directed by Owner. All applicable mechanical codes will apply.

Section 204 - Plumbing

There are 2 bathrooms and 1 kitchen sink for the proposed apartment. All applicable plumbing codes will apply.

Section 205 - Fire Protection

The work area and means of egress comply with the IBC. There is 1 exit provided from the new apartment as well as egress windows as required in Bedrooms.

Means of Egress Lighting - Emergency Light locations shall be in accordance with the International Building Code.

Section 107 - Structural

See Building Evaluation for description of the existing structural system in the building.

Section 208 - Electrical

Existing electrical wiring & equipment may be replaced or replaced with like material. New electrical receptacles shall comply with NFPA 70 and all other applicable codes.

Section 209 - Mechanical

Hydronic system for new apartment shall be as directed by Owner. All applicable mechanical codes will apply.

Section 210 - Plumbing

There are 2 bathrooms and 1 kitchen sink for the proposed apartment. All applicable plumbing codes will apply.

Section 211 - Fire Protection

The work area and means of egress comply with the IBC. There is 1 exit provided from the new apartment as well as egress windows as required in Bedrooms.

Means of Egress Lighting - Emergency Light locations shall be in accordance with the International Building Code.

Section 212 - Structural

See Building Evaluation for description of the existing structural system in the building.

Section 213 - Accessibility

All new work shall comply with the International Energy Conservation Code (2015 Edition) for additions to existing buildings.

For the new Shop & Stair Addition, insulation will be as per the prescriptive method - see drawings.

Section 214 - Fire Protection

The work area and means of egress comply with the IBC. There is 1 exit provided from the new apartment as well as egress windows as required in Bedrooms.

Means of Egress Lighting - Emergency Light locations shall be in accordance with the International Building Code.

Section 215 - Structural

See Building Evaluation for description of the existing structural system in the building.

Section 216 - Accessibility

All new work shall comply with the International Energy Conservation Code (2015 Edition) for additions to existing buildings.

For the new Shop & Stair Addition, insulation will be as per the prescriptive method - see drawings.

Section 217 - Fire Protection

The work area and means of egress comply with the IBC. There is 1 exit provided from the new apartment as well as egress windows as required in Bedrooms.

Means of Egress Lighting - Emergency Light locations shall be in accordance with the International Building Code.

Section 218 - Structural

See Building Evaluation for description of the existing structural system in the building.

Section 219 - Accessibility

All new work shall comply with the International Energy Conservation Code (2015 Edition) for additions to existing buildings.

For the new Shop & Stair Addition, insulation will be as per the prescriptive method - see drawings.

Section 220 - Fire Protection

The work area and means of egress comply with the IBC. There is 1 exit provided from the new apartment as well as egress windows as required in Bedrooms.

Means of Egress Lighting - Emergency Light locations shall be in accordance with the International Building Code.

Section 221 - Structural

See Building Evaluation for description of the existing structural system in the building.

Section 222 - Accessibility

All new work shall comply with the International Energy Conservation Code (2015 Edition) for additions to existing buildings.

For the new Shop & Stair Addition, insulation will be as per the prescriptive method - see drawings.

Section 223 - Fire Protection

The work area and means of egress comply with the IBC. There is 1 exit provided from the new apartment as well as egress windows as required in Bedrooms.

Means of Egress Lighting - Emergency Light locations shall be in accordance with the International Building Code.

Section 224 - Structural

See Building Evaluation for description of the existing structural system in the building.

Section 225 - Accessibility

All new work shall comply with the International Energy Conservation Code (2015 Edition) for additions to existing buildings.

For the new Shop & Stair Addition, insulation will be as per the prescriptive method - see drawings.

Section 226 - Fire Protection

The work area and means of egress comply with the IBC. There is 1 exit provided from the new apartment as well as egress windows as required in Bedrooms.

Means of Egress Lighting - Emergency Light locations shall be in accordance with the International Building Code.

Section 227 - Structural

See Building Evaluation for description of the existing structural system in the building.

Section 228 - Accessibility

All new work shall comply with the International Energy Conservation Code (2015 Edition) for additions to existing buildings.

For the new Shop & Stair Addition, insulation will be as per the prescriptive method - see drawings.

Section 229 - Fire Protection

The work area and means of egress comply with the IBC. There is 1 exit provided from the new apartment as well as egress windows as required in Bedrooms.

Means of Egress Lighting - Emergency Light locations shall be in accordance with the International Building Code.

Section 230 - Structural

See Building Evaluation for description of the existing structural system in the building.

Section 231 - Accessibility

All new work shall comply with the International Energy Conservation Code (2015 Edition) for additions to existing buildings.

For the new Shop & Stair Addition, insulation will be as per the prescriptive method - see drawings.

Section 232 - Fire Protection

The work area and means of egress comply with the IBC. There is 1 exit provided from the new apartment as well as egress windows as required in Bedrooms.

Means of Egress Lighting - Emergency Light locations shall be in accordance with the International Building Code.

Section 233 - Structural

See Building Evaluation for description of the existing structural system in the building.

Section 234 - Accessibility

All new work shall comply with the International Energy Conservation Code (2015 Edition) for additions to existing buildings.

For the new Shop & Stair Addition, insulation will be as per the prescriptive method - see drawings.

Section 235 - Fire Protection

The work area and means of egress comply with the IBC. There is 1 exit provided from the new apartment as well as egress windows as required in Bedrooms.

Means of Egress Lighting - Emergency Light locations shall be in accordance with the International Building Code.

Section 236 - Structural

See Building Evaluation for description of the existing structural system in the building.

Section 237 - Accessibility

All new work shall comply with the International Energy Conservation Code (2015 Edition) for additions to existing buildings.

For the new Shop & Stair Addition, insulation will be as per the prescriptive method - see drawings.

Section 238 - Fire Protection

The work area and means of egress comply with the IBC. There is 1 exit provided from the new apartment as well as egress windows as required in Bedrooms.

Means of Egress Lighting - Emergency Light locations shall be in accordance with the International Building Code.

Section 239 - Structural

See Building Evaluation for description of the existing structural system in the building.

Section 240 - Accessibility

All new work shall comply with the International Energy Conservation Code (2015 Edition) for additions to existing buildings.

For the new Shop & Stair Addition, insulation will be as per the prescriptive method - see drawings.

Section 241 - Fire Protection

The work area and means of egress comply with the IBC. There is 1 exit provided from the new apartment as well as egress windows as required in Bedrooms.

Means of Egress Lighting - Emergency Light locations shall be in accordance with the International Building Code.

Section 242 - Structural

See Building Evaluation for description of the existing structural system in the building.

Section 243 - Accessibility

All new work shall comply with the International Energy Conservation Code (2015 Edition) for additions to existing buildings.

For the new Shop & Stair Addition, insulation will be as per the prescriptive method - see drawings.

Section 244 - Fire Protection

The work area and means of egress comply with the IBC. There is 1 exit provided from the new apartment as well as egress windows as required in Bedrooms.

Means of Egress Lighting - Emergency Light locations shall be in accordance with the International Building Code.

Section 245 - Structural

See Building Evaluation for description of the existing structural system in the building.

Section 246 - Accessibility

All new work shall comply with the International Energy Conservation Code (2015 Edition) for additions to existing buildings.

For the new Shop & Stair Addition, insulation will be as per the prescriptive method - see drawings.

Section 247 - Fire Protection

The work area and means of egress comply with the IBC. There is 1 exit provided from the new apartment as well as egress windows as required in Bedrooms.

Means of Egress Lighting - Emergency Light locations shall be in accordance with the International Building Code.