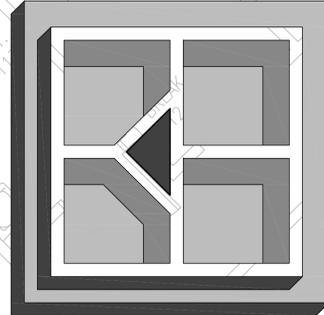


TENANT BUILDOUT
203 E. COMMERCE STREET
 WAVERLY, TENNESSEE 37185



**BENDURE
 HARDER**
 ARCHITECTURE
 P.O. BOX 146
 THOMPSON'S STATION,
 TENNESSEE 37179
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APRIL 13, 2023

TENANT BUILDOUT
203 E. COMMERCE STREET
 WAVERLY, TENNESSEE 37185

CODE ANALYSIS

- A. APPLICABLE CODES:
 LOCAL:
 2018 INTERNATIONAL BUILDING CODE
 2009 INTERNATIONAL ENERGY CONSERVATION CODE (TABLE ONLY)
 2018 INTERNATIONAL PLUMBING CODE
 2018 INTERNATIONAL MECHANICAL CODE
 2018 INTERNATIONAL FUEL GAS CODE
 2017 NATIONAL ELECTRICAL CODE
 2018 INTERNATIONAL FIRE CODE
- ACCESSIBILITY:
 2009 ICC/ANSI A-117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
- B. SUMMARY OF WORK:
 REPAIR AND RENOVATION OF AN EXISTING COMMERCIAL TENANT BUILD-OUT FROM DAMAGE ASSOCIATED WITH THE WAVERLY FLOOD. THE OCCUPANCY CLASSIFICATIONS OF THE BUILDING ARE NOT CHANGING AND THEREFORE ARE SUBJECT TO IBC SECTION 102.6.2. THE STRUCTURE IS NOT PROTECTED WITH A FIRE ALARM SYSTEM OR SPRINKLER SYSTEM.
- C. OCCUPANCY TYPE: B BUSINESS (IBC, 304)
- D. CONSTRUCTION TYPE (IBC, TABLES 504.4 & 506.2): V-B
- E. FIRE RESISTANCE REQUIREMENTS (IBC, TABLE 601):
 STRUCTURAL FRAME = 0 HR
 EXTERIOR BEARING WALLS = 0 HR
 INTERIOR BEARING WALLS = 0 HR
 FLOOR CONSTRUCTION = 0 HR
 ROOF CONSTRUCTION = 0 HR
- F. AREA (IBC TABLE 506.2):
 AREA ALLOWED = 9,000 SF (PER STORY)
 AREA PROVIDED = 6,176 SF
- G. TOTAL FLOORS (IBC TABLE 504.4):
 ALLOWED = 2
 PROVIDED = 1
- H. BUILDING HEIGHT (IBC TABLE 504.33):
 ALLOWED = 40 FT
 PROVIDED = ~20 FT (UP TO AVERAGE ROOF HEIGHT)
- I. OCCUPANT LOAD (IBC, TABLE 1004.1.2)
 (SEE LS1.01 FOR BREAKDOWN)
- J. FIRE SUPPRESSION SYSTEM (IBC 903): NOT REQUIRED OR PROVIDED
- K. FIRE ALARM SYSTEM (IBC907.2.2): NOT REQUIRED OR PROVIDED
 OCCUPANT LOAD IS LESS THAN 500
- L. ATTIC SEPARATION (IBC 413.2):
 STORAGE OF COMBUSTIBLE MATERIALS: 1HR PROTECTED FROM INSIDE ATTIC
- M. CORRIDOR WIDTH (IBC, TABLE 1020.2):
 44" MIN.
- N. DEAD END MAXIMUM (IBC, SECTION 1020.4):
 20 FT MAX. WHEN TWO OR MORE EXITS ARE REQUIRED.
- O. MAXIMUM TRAVEL DISTANCE (IBC, TABLE 1017.2):
 B WITHOUT SPRINKLER SYSTEM: 200 FT
- P. COMMON PATH OF TRAVEL (IBC, TABLE 1006.2.1)
 LESS OR EQUAL TO 30 OCCUPANTS WITHOUT SPRINKLER SYSTEM = 100 FT
- R. NUMBER OF EXITS REQUIRED (IBC, TABLE 1015.1):
 B EACH TENANT HAS OCCUPANT LOAD LESS THAN 50
 = 1 REQUIRED, AT LEAST 1 PROVIDED
- S. INTERIOR FINISH (IBC SECTION 803 AND TABLE 803.13, NON-SPRINKLERED):
 CORRIDORS =
 CLASS B = 26-75 FLAME SPREAD MAX. SMOKE-DEVELOPED 0-450.
 ROOMS =
 CLASS C = 200 FLAME SPREAD MAX. SMOKE-DEVELOPED 0-450.

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| A1.51 | DIMENSIONED & NOTED PLAN |

VICINITY MAP

