

2 LIFE SAFETY PLAN SECOND FLOOR - SUITE 270
SCALE: 1/32" = 1'-0"

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CODE REVIEW 2020 BUILDING CODE OF NEW YORK STATE

1 OCCUPANCY CLASSIFICATION SECTION : 304 & 311.2 OCCUPANCY: B BUSINESS (ACCESSORY) S-1 STORAGE (MODERATE HAZARD)	5 FIRE RESISTANCE RATINGS FOR BUILDING ELEMENTS SECTION 709
2 CONSTRUCTION TYPE TABLE : 601 1 STORY EXISTING BUILDING: IIB	6 AUTOMATIC SPRINKLER SYSTEMS : SECTION 903.2
3 MAXIMUM HEIGHT & FIRE AREA TABLE : 601	7 FIRE ALARM AND DETECTION SYSTEMS: SECTION 907
4 FIRE RESISTANCE RATINGS FOR BUILDING CONSTRUCTION TABLE : 601	

ELEMENT	REQUIRED	PROVIDED
HORIZONTAL EXITS/ (EXISTING) 1026.2	2 HOURS	2 HOURS
STAIR / SHAFTS SECTION 713.4	N/A	N/A
SMOKE BARRIERS SECTION 709	N/A	N/A
FIRE BARRIERS TABLE 707	1 HOUR	2 HOURS
INCIDENTAL USE AREAS TABLE 509	NA	NA
SEPARATION OF ACCESSORY OCCUPANCIES SECTION 508.2	NA	NA

OCCUPANCY	CONST. TYPE	ALLOWABLE HEIGHT	ACTUAL HEIGHT	ALLOWABLE AREA PER 507.4	ACTUAL AREA
B (ACCESSORY)	IIB	75' / 4 STORIES & 504.4	25' / 1 STORY	UNLIMITED	1,700 SF
S-1	IIB	75' / 3 STORIES	25' / 1 STORY	UNLIMITED	48,300 SF

ELEMENT	REQUIRED	PROVIDED
STRUCTURAL FRAME	0 hours	0 hours
NON BEARING WALLS & PARTITIONS- INTERIOR	0 hours	0 hours
FLOOR CONSTRUCTION	0 hours	0 hours
ROOF CONSTRUCTION	0 hours	0 hours

OCCUPANCY	REQUIRED FOR UNLIMITED AREA	PROVIDED
OCCUPANCY : B & S-1	Required For Unlimited Area	Provided

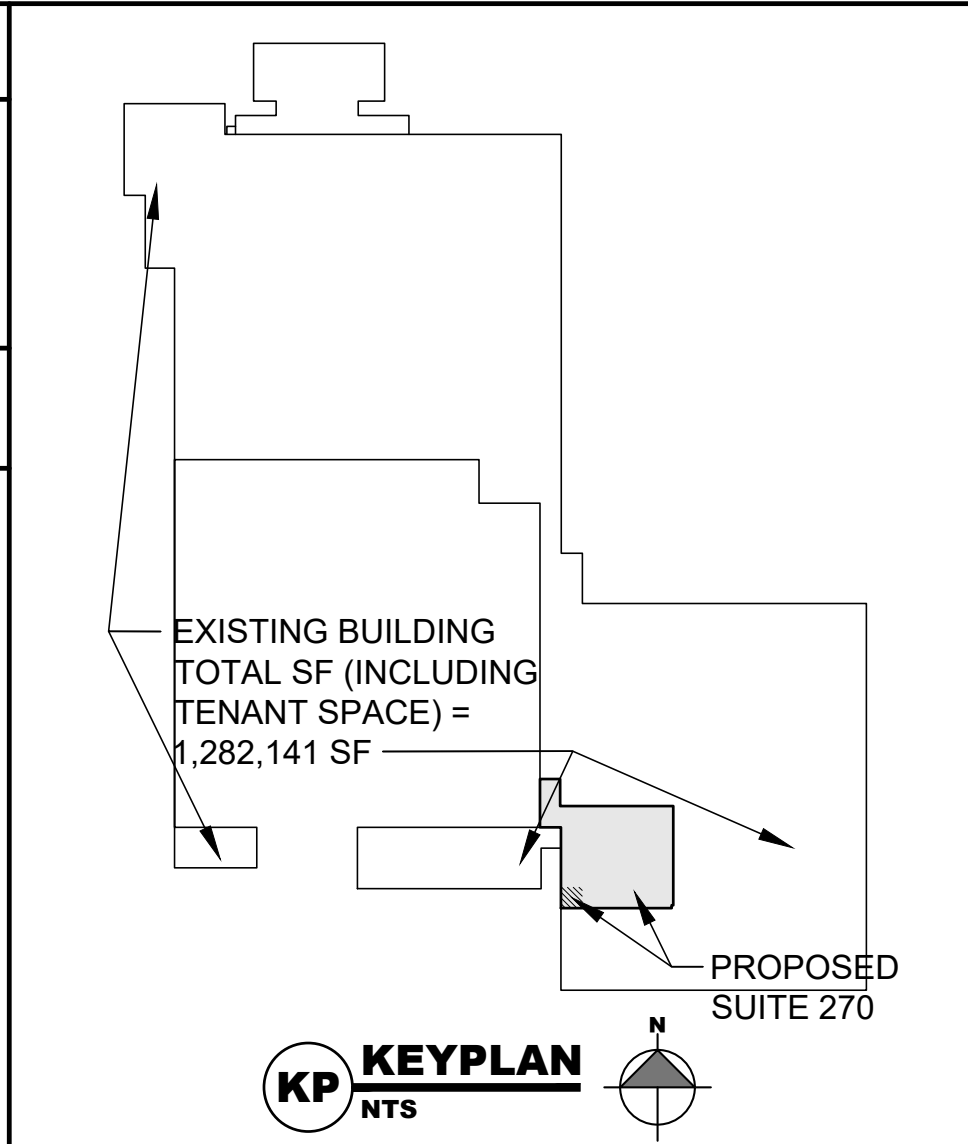
Manual Fire Alarm System (Section 907.2)	OCCUPANCY: B	Required	Not Provided
	OCCUPANCY: S-1	Not Required	Not Provided

Automatic Fire Alarm System (Section 907.2)	OCCUPANCY: B	Not Required	Provided
	OCCUPANCY: S-1	Not Required	Provided

	Required /Allowed	Provided
8 Portable Fire Extinguishers (Section 906)	Type 2A required. Maximum 75' from any point to a fire extinguisher.	Type 2A Provided. (Maximum 75' from any point to a fire extinguisher.)
9 Occupant Load (Table 1004.1.2)	Occupancy S-1 500 SQ.FT./occupant Occupancy B 150 SQ.FT./occupant	48,300 SQ.FT./500 = 97 OCCUPANTS 1,700 SQ.FT./150 = 12 OCCUPANTS
10 Means of Egress Egress width per Occupant (Section 1005.3.2)	Doors : 0.2" Per Occupant	
	AREA OCCUPANTS WIDTH REQ'D WIDTH PROVIDED	
Business Storage	12 97 2.4" 19.4"	324" 328"
Min. No. Exits (Table 1006.3.2 & Section 1006)	AREA OCCUPANTS # OF EXITS REQ'D # OF EXITS PROVIDED	
Business Storage	12 97 1 2	1 4
Maximum Exit Travel Distance with Sprinklers (Table 1017.2)	B 300 FEET S-1 250 FEET	250 FEET 248 FEET
Maximum Common Path of Travel with Sprinklers (Section 1006.2.1)	B, S-1 100 FEET	59 FEET
Min. Ceiling Height (Section 1003.2)	7'-6" min.	+/-21'-0" (CLEAR TO BOTTOM OF EXITING ROOF DECK)
Maximum Dead End Corridor (Section 1020.4)	50 FEET	0
Corridor width: (Table 1020.2)	REQUIRED PROVIDED	
	44" 72"	

11 Interior Wall and Ceiling Finishes Table 803.5 Sprinklered	VERTICAL EXITS & PASSAGEWAYS	CORRIDORS	ROOMS & ENCLOSED SPACES	PROVIDED
OCCUPANCY B	CLASS B	CLASS C	CLASS C	CLASS B
12 Interior Floor Finishes Section 804.4.1 exception - sprinkler	DOF FF-1 "PILL TEST"		Class II	
13 MINIMUM PLUMBING FACILITIES (ASSUMES 109 OCCUPANTS TOTAL) TABLE : 403.1				
FIXTURE COUNTS PER OCCUPANT LOAD				
FIXTURE TYPE	REQUIRED	PROVIDED		
TOILET (UNISEX)	2	2		
SINKS (UNISEX)	2	2		
DRINKING FOUNTAIN	1	1		
SERVICE SINK	1	1		

PLUMBING NOTES:
1. PER SECTION 403 (OF THE PLUMBING CODE), UP TO 87% OF REQUIRED MEN'S TOILET FIXTURES CAN BE REPLACED WITH URINALS
2. NEW PLUMBING FACILITIES WILL BE ADA COMPLIANT.
3. EXISTING PLUMBING FACILITIES DO COUNT TOWARD PLUMBING FIXTURE TOTALS. THEY ARE NOT ADA COMPLIANT AND ARE NOT BEING RENOVATED.



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REVIEW**

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