

Applicable Codes:	General: • Building/Dwelling Code IBC 2015 • (WI Commercial Building Code SPS 362) Existing: • International Existing Building Code 2015 • (WI Commercial Building Code SPS 366) Energy Conservation: • International Energy Conservation Code 2015 • (WI Commercial Building Code v363) Plumbing: • WI Commercial Building Code SPS 381-387 Mechanical: • Mechanical Code IMC 2015 • (WI Commercial Building Code SPS 364) Electrical: • Electrical Code NEC 2017 • (WI Commercial Building Code SPS 316) Fire: • Fire/Life Safety Code 2009 NFPA-1 • (WI Commercial Building Code SPS 314 & 330) Accessibility: • ANSI Standard A117.1-2009- for Accessibility • (WI Commercial Building Code SPS 362) Fuel: • International Fuel Gas Code 2015 • (WI Commercial Building Code Chapter 365)
Sprinklers (Section 903 Automatic Sprinkler Systems):	Yes, NFPA 13 Sprinkler throughout project (R-2)
Chapter 5 Classification of Work:	New
Chapter 3 Use and Occupancy Classification:	1st-3rd Floors: 310.4 Residential Group R-2 Basement Parking: Low-Hazard Storage, Group S-2 1 st Floor Common Area: A-2
Chapter 4 Special Detailed Requirements Based on Use and Occupancy:	Section 420 Groups R-2 • fire partitions in accordance with Section 708 • horizontal assemblies in accordance with Section 711.
Section 602 Construction Classification:	Type-VB
Table 504.4a, Allowable Number Of Stories Above Grade Plane	R-2 (sprinklered): • Actual: 3 • Allowed: 3 S-2(sprinklered): • Actual: 1 • Allowed: 2
506.2 Allowable Area Determination & 506.3 Frontage Increase:	Facing North: • 174ft (60ft to R.O.W) Facing East: • 145 (60ft to R.O.W) Facing South: • 73ft (6ft to P.L.) • 33ft (117ft to P.L.) • 73ft (6ft to P.L.) Facing West: • 145Ft (13ft to P.L.) For R-2 • Allowable area per floor: 23,082sf (w/ Frontage Increase) • Actual • 1 st Floor:20,889sf • 2 nd Floor:22,879sf • 3 rd Floor: 22,957sf • Total allowable area:69,246sf • Actual: 66,725sf For S-2 • Type 1B (316,000 w/o Frontage Increase) • Actual: 29,041sf
508.3 Nonseparated Occupancies:	
508.4 Separated Occupancies:	Yes
508.4 Parking Beneath Group R	2hr Floor separation between R-2 and S-2
Table 602 Fire-resistance Rating Requirements For Exterior Walls Based On Fire Separation Distance:	For Type VB Structural Frame: 0 hr Bearing Walls- exterior: 0 hr Bearing Walls-interior: 0 hr Non-bearing walls-exterior - Fire Separation Distance • $X < 5c = 1$ hr • $5 \leq X \leq 10 = 1$ hr • $10 \leq X \leq 30 = 0$ hr • $X \geq 30 = 0$ hr Non-bearing walls-interior: 0 hr Floor Construction: 0 hr Roof Construction: 0 hr For Type 1B Structural Frame: 2 hr Bearing Walls- exterior: 2 hr Bearing Walls-interior: 2 hr Non-bearing walls-exterior - Fire Separation Distance • $X < 5c = 1$ hr • $5 = X < 10 = 1$ hr • $10 = X < 30 = 1$ hr • $X = 30 = 0$ hr Non-bearing walls-interior: 0 hr Floor Construction: 2 hr Roof Construction: 1.5 hr
708.3 Fire-Resistance Rating	Corridors: 1/2hr rated Between Dwelling Units: 1/2hr rated
711.2.4.3 Dwelling Units and Sleeping Units	Between Dwelling Units: 1/2hr rated
Section 1020 Corridors	Corridors: 1/2hr rated
1006.2.1 Egress Based on Occupant Load and Common Path of Egress Travel Distance:	For R-2 Maximum Common Path with Sprinkler System: 125ft Maximum Occupant Load Of Space With One Exit: 49 For S-2 Maximum Common Path with Sprinkler System: 100ft Maximum Occupant Load Of Space With One Exit: 29
Section 1017 Exit Access Travel Distance:	For R-2: 250 (w/sprinkler) For S-2: 400 (w/sprinkler)
1020.4 Dead Ends:	50ft
Table 906.3(1) Fire Extinguishers For Class A Fire Hazards	Type 2-A: • (everywhere except kitchen) • Maximum Floor Area Per Unit of A: 3,000sf • Maximum floor area for extinguisher: 11,250sf • Maximum Distance to Extinguisher: 75ft • Hazard Classification: Ordinary (Low)
2902.1 Minimum Number of Fixtures	Classification & Occupancy: --- R-2 • Water Closets: 1 per dwelling • (Required/Provided) 71/88 • Lavatories: 1 per dwelling • (Required/Provided) 71/88 --- A-2 (44 occupants) • Water Closets: 1 per 75 • Women: .29 • Men: .29 • Lavatories: 1 per 75 • Women: .29 • Men: .29 --- S-2 (128 occupants) • • Water Closets: 1 per 100 • Women: .64 • Men: .64 Lavatories: 1 per 100 • Women: .64 • Men: .64 --- A-2 & S-2 Combined • Water Closets: 1 per 100 • Women: 1 • Men: 1 • Lavatories: 1 per 100 • Women: 1 • Men: 1