

Applicable Codes:	<p>General:</p> <ul style="list-style-type: none"> • Building/Dwelling Code IBC 2015 • (WI Commercial Building Code SPS 362) <p>Existing:</p> <ul style="list-style-type: none"> • International Existing Building Code 2015 • (WI Commercial Building Code SPS 364) <p>Energy Conservation:</p> <ul style="list-style-type: none"> • International Energy Conservation Code 2015 • (WI Commercial Building Code v363) <p>Plumbing:</p> <ul style="list-style-type: none"> • WI Commercial Building Code SPS 381-387 <p>Mechanical:</p> <ul style="list-style-type: none"> • Mechanical Code IMC 2015 • (WI Commercial Building Code SPS 364) <p>Electrical:</p> <ul style="list-style-type: none"> • Electrical Code NEC 2017 • (WI Commercial Building Code SPS 316 <p>Fire:</p> <ul style="list-style-type: none"> • Fire/Life Safety Code 2009 NFPA-1 • (WI Commercial Building Code SPS 314 & 330) <p>Accessibility:</p> <ul style="list-style-type: none"> • ANSI Standard A117.1-2009-for Accessibility • (WI Commercial Building Code SPS 362) <p>Fuel:</p> <ul style="list-style-type: none"> • 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:	<p>1st-3rd Floors: 310.4 Residential Group R-2</p> <p>Basement Parking: Low-Hazard Storage, Group S-2</p> <p>1st Floor Common Area: A-2</p>
Chapter 4 Special Detailed Requirements Based on Use and Occupancy:	<p>Section 420 Groups R-2</p> <ul style="list-style-type: none"> • 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	<p>R-2 (sprinklered):</p> <ul style="list-style-type: none"> • Actual: 3 • Allowed: 3 <p>S-2(sprinklered):</p> <ul style="list-style-type: none"> • Actual: 1 • Allowed: 2
506.2 Allowable Area Determination & 506.3 Frontage Increase:	<p>Facing North:</p> <ul style="list-style-type: none"> • 174ft (60ft to R.O.W) <p>Facing East:</p> <ul style="list-style-type: none"> • 145 (60ft to R.O.W) <p>Facing South:</p> <ul style="list-style-type: none"> • 73ft (6ft to P.L.) • 33ft (11ft to P.L.) • 73ft (6ft to P.L.) <p>Facing West:</p> <ul style="list-style-type: none"> • 145ft (13ft to P.L.) <p>For R-2</p> <ul style="list-style-type: none"> • Allowable area per floor: 23,082sf (w/ Frontage Increase) • Actual • 1st Floor:20,889sf • 2nd Floor:22,879sf • 3rd Floor:22,957sf • Total allowable area:69,246sf <p>For S-2</p> <ul style="list-style-type: none"> • Type 1B (316,000sf w/o Frontage Increase) • Actual: 29,041sf
508.3 Nonseparated Occupancies:	
508.4 Separated Occupancies:	Yes
509.4.1 Separation Between 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:	<p>For Type VB</p> <p>Structural Frame: 0 hr</p> <p>Bearing Walls- exterior: 0 hr</p> <p>Bearing Walls-interior: 0 hr</p> <p>Non-bearing walls-exterior - Fire Separation Distance</p> <ul style="list-style-type: none"> • X < 5c = 0 hr • 5 = X< 10 = 0 hr • 10 = X< 30 = 0 hr • X = 30 = 0 hr <p>Non-bearing walls-interior: 0 hr</p> <p>Floor Construction: 0 hr</p> <p>Roof Construction: 0 hr</p> <p>For Type 1B</p> <p>Structural Frame: 2 hr</p> <p>Bearing Walls- exterior: 2 hr</p> <p>Bearing Walls-interior: 2 hr</p> <p>Non-bearing walls-exterior - Fire Separation Distance</p> <ul style="list-style-type: none"> • X < 5c = 1 hr • 5 = X< 10 = 1 hr • 10 = X< 30 = 1 hr • X = 30 = 0 hr <p>Non-bearing walls-interior: 0 hr</p> <p>Floor Construction: 2 hr</p> <p>Roof Construction: 1.5 hr</p>
708.3 Fire-Resistance Rating	<p>Corridors: 1/2hr rated</p> <p>Between Dwelling Units: 1/2hr rated</p>
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:	<p>For R-2</p> <p>Maximum Common Path with Sprinkler System: 125ft</p> <p>Maximum Occupant Load Of Space With One Exit: 49</p> <p>For S-2</p> <p>Maximum Common Path with Sprinkler System: 100ft</p> <p>Maximum Occupant Load Of Space With One Exit: 29</p>
Section 1017 Exit Access Travel Distance:	<p>For R-2: 250 (w/sprinkler)</p> <p>For S-2: 400 (w/sprinkler)</p>
1020.4 Dead Ends:	50ft
Table 906.3(1) Fire Extinguishers For Class A Fire Hazards	<p>Type 2-A:</p> <ul style="list-style-type: none"> • (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	<p>Classification & Occupancy:</p> <p>---</p> <p>R-2</p> <ul style="list-style-type: none"> • Water Closets: 1 per dwelling • (Required/Provided) 71/88 • Lavatories: 1 per dwelling • (Required/Provided) 71/88 <p>---</p> <p>A-2 (44 occupants)</p> <ul style="list-style-type: none"> • Water Closets: 1 per 75 • Women: :29 • Men: :29 • Lavatories: 1 per 75 • Women: :29 • Men: :29 <p>---</p> <p>S-2 (128 occupants)</p> <ul style="list-style-type: none"> • Water Closets: 1 per 100 • Women: :64 • Men: :64 • Lavatories: 1 per 100 • Women: :64 • Men: :64 <p>---</p> <p>A-2 & S-2 Combined</p> <ul style="list-style-type: none"> • Water Closets: 1 per 100 • Women: 1 • Men: 1 • Lavatories: 1 per 100 • Women: 1 • Men: 1