

**Building Code Study
for**

**Project location
Apn**

The purpose of this code study is to evaluate This analysis has used the 2016 California codes for reference.

Building Use	Building size – Storage of parts (3,680 sq.ft.) Repair and storage (7,870 sq.ft.) Office (4,200 sq.ft.) Total Area: 16,200 sq.ft.
Fire Sprinklers:	Required if the group F-1 occupancy exceeds 12,000 sq.ft. per section 903.2.3 CBC. Sprinklers are provided throughout building
Fire Alarms system:	Required if occupant load exceeds 500 occupants per Section 907.2 CBC
Construction type:	IIB (Steel and concrete)
Occupancy classification:	F-1 (moderate hazard factory) B (Business)
Actual Area:	F-1 - 12,000 sq.ft.; B - 4,200 sq.ft.
Allowable Area:	F-1 – 15,500 sq.ft. B – 23,000 sq.ft.
Mixed use allowable area:	$(12,000/15,500) + (4,200/23,000) = 0.96 < 1.0$ ok.
Min. actual dist. to prop. line:	40 feet
Maximum bldg. height:	Allowable: F-1 – 3 stories (75 feet) (Table 503 and Sec. 504.2) Actual: F-1 – 1 story (25 feet)

Fire Resistance of
Building Elements:

Type II-B
Structural Frame 0 hours
Bearing Walls
 Exterior walls 0 hours
 Interior walls 0 hours
Nonbearing walls
 Exterior walls 0 hours
 Interior walls 0 hours
Roof Construction 0 hours

Maximum area of
exterior wall openings:

No limit

Occupant load:

Industrial Area: 1/ 100 sq.ft. = 120 occupants
Business Area: 1/100 sq.ft. = 42 occupants

Exits:

A minimum of 2 exits required per table 1019.1
Shall be placed at one third the diagonal distance served per
section 1015.2.1 exception 2.
Maximum travel distance of 250 feet per table 1016.1
No change is being performed on the existing office area therefore
consideration of exits have not been addressed

Egress width: Maximum area served: 80'x104' = 8,320 sq.ft. (84
occupants)
84 occupants * 0.15 (table 1005.1) = 12.6 inches required.

Egress Illumination:

A minimum illumination of 1 foot-candle at the walking surface
shall be provided. The power supply for means of egress
illumination shall normally be provided by the premises' electrical
supply. In the event of power supply failure, an emergency
electrical system shall automatically illuminate the following
areas:

1. Aisles and unenclosed egress stairways in rooms and
spaces that require two or more means of egress.

The emergency power system shall provide power for a duration of
not less than 90 minutes and shall consist of storage batteries, unit
equipment or an on-site generator. The installation of the
emergency power system shall be in accordance with Section
2702.

Accessible means of egress:

An accessible path of travel shall be provided from the area being
remodeled to the right of way.