

Mountain Architecture

111 8th Street

Steamboat Springs, CO 80487

970-879-5764

Project Description: Book Trails Pavilion Date: Thursday, 12 Jan 2023

Project Location: 23010 CR 62 Clark CO 80428

Construction by: Picking Construction Architect: Mountain Architecture Design Group Engineer: SEAD

Code Study by: CKL/GET

This code study is based on the 2018 International Building Code by ICC using Plan Analyst.

www.plananalyst.com

BASIC BUILDING DESCRIPTION:

Type of Construction = VB

Building does not have an automatic sprinkler system

Allowable area and height based on different uses not being separated by fire barriers. Most restrictive height and area used. (508.3.2)

ADDRESS IDENTIFICATION:

Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Characters shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches high and not less than 0.5 inch wide. They shall be installed on a contrasting background. When required by the fire official, address numbers shall be provided in additional approved locations. When access is by a private road and the building address cannot be view from the public way, a monument, pole or other approved sign shall be used to identify the structure. (502.1)

SITE DESCRIPTION: (506.3.2 and 202 FIRE SEPARATION DISTANCE)

The north side has a lot line. Distance to lot line = .0

Length of perimeter facing lot line = .0 This side is not accessible from a street or approved fire lane.

The east side has a lot line. Distance to lot line = .0

Length of perimeter facing lot line = .0 This side is not accessible from a street or approved fire lane.

The south side has a lot line. Distance to lot line = .0

Length of perimeter facing lot line = .0 This side is not accessible from a street or approved fire lane.

The west side has a lot line. Distance to lot line = .0

Length of perimeter facing lot line = .0 This side is not accessible from a street or approved fire lane.

Perimeter of the entire building = .0 feet.

Perimeter which fronts a public way or accessible open space = .0 feet.

Weighted average of the width of public way or accessible open space = .0 feet. (506.3.2)

Allowable area increased .00% due to frontage. (506.3)

HEIGHT OF BUILDING:

Building height not entered. Building height not checked. (504.1)

BUILDING INTERIOR: ALLOWABLE AREA AND HEIGHT:

FL	NAME	OCC	MAX FLR	AREA	ALLOWED	RATIO	STATUS
F1	Banquet hall	A2	1	1026	6000	0.17	OK
TOTAL FOR FLOOR				1026	6000	0.17	OK
BUILDING TOTAL				1026	6000	0.17	OK

Notes:

Allowable area is based on Table 506.2 and Section 506.

Allowable number of stories is based on Table 504.4 and Section 504

EXIT REQUIREMENTS:

FL	NAME OF AREA	NUMB OF OCC	MIN NUMB EXIT	MIN EXIT WDTH	PANIC HDWR	CORRIDOR DOOR SWNG	MAX FIRE RATING	MAX TRVL DIST	NOTES
F1	Banquet hall	68	2	13.7	YES	OUT	N/A	200	1 12
	TOTAL 1st FLOOR	68	2	13.7	YES	OUT	N/A	200	5 12

FOOTNOTES:

1. Two exits are required from this area since the occupant load exceeds allowable in Table 1006.2.1

5. Number of exits from this floor is based on Section 1006.3.2

12. Panic hardware is required when the occupant load is 50 or more. (1010.1.10) Doors shall be permitted to be electrically locked in accordance with 101.1.9.9 or 1010.1.9.10

NOTES FOR EXIT TABLE:

Door swing is based on Section 1010.1.2

Occupant load is based on Section 1004 and Table 1004.5

Exit width is in inches and based on Sections 1005.3.1 and 1005.3.2

For the minimum width of stairways, see Section 1011.2.

Exits shall be continuous from the point of entry into the exit to the exit discharge. (1003.6)

DOOR SWING EXCEPTIONS:

Exception 5: Revolving doors complying with Section 1010.1.4.1

Exception 6: Horizontal sliding doors complying with Section 1010.1.4.3

Exception 7: Power-operated doors complying with Section 1010.1.4.2

EXIT WIDTH NOTES:

Exit width is in inches and based on Section 1005.2

Width shown for all areas is based on other egress components. (1005.3.2)

Width shown for 1st floor is based on other egress components. (1005.3.2)

Width shown for other floors & basements is based on stairways. (1005.3.1)

For the minimum width of doors, see Section 1010.1.1.

EGRESS CONTINUITY:

The path of egress travel along a means of egress shall not be interrupted by any building element other than a means of egress component. (1003.6)

EXIT SEPARATION:

In areas where 2 exits are required, the minimum separation is 1/2 of the maximum diagonal of the area or floor measured in a straight line between exits or exit access doorways. (1007.1.1)

Exception 1: Where interior exit stairways are interconnected by a 1-hour corridor, the separation shall be measured along the shortest direct travel within the corridor.

Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity by more than 50 percent. (1005.5)

MEANS OF EGRESS ILLUMINATION:

1. The means of egress serving a room or space shall be illuminated at all times that the space or room is occupied. (1008.2)

Exception: Aisle accessways in Group A.

2. The means of egress illumination shall not be less than 1 foot-candle at the walking surface level. (1008.2.1)

Exception: For auditoriums, theaters, concert or opera halls and similar assembly occupancies, the illumination is permitted to be reduced during performances to not less than 0.2 foot-candle, provided illumination is automatically restored upon activation of the fire alarm if provided.

3. Illumination shall be provided along the path of travel for the exit discharge for each exit to the public way. (1008.2.3)

See exceptions

See section 1008.3 for emergency power requirements.

EXIT SIGNS:

Signs shall be placed where the exit or the path of egress travel is not readily visible. No point in a corridor or passageway to be more than 100 feet from an exit sign. (1013.1)

Exception 2: Main exterior exit doors which obviously and clearly are identifiable as exits need not be signed when approved.

A sign stating EXIT in raised characters and Braille shall be provided adjacent to each exit door. (1013.4)

Exit signs shall be internally or externally illuminated. (1013.3)

Exit sign shall be illuminated at all times including during loss of primary power. (1013.5 & 1013.6.3)

ADDITIONAL DOORS:

Where additional doors are provided for egress purposes, they shall conform to the requirements in Section 1010. (1010.1)

LANDINGS AT DOORS:

1. There shall be a floor or landing on each side of a door. (1010.1.5)

2. Such floor or landing shall be at the same elevation on each side of the door. (1010.1.5)

3. The floor or landing shall not be more than 1/2 inch lower than the threshold. (1010.1.7)

4. Landings shall have a width not less than the width of the stairway or width of the doorway, whichever is the greater.

Where a landing serves an occupant load of 50 or more, doors in any position shall not reduce the landing dimension to less than one half of the required width. The minimum length in the direction of exit travel is 44 inches. (1010.1.6)

5. The space between two doors in series shall be 48 inches plus the width of door swinging into the space. (1010.1.8)

BOLT LOCKS:

Manually operated flush bolts and surface bolts are not permitted. (1010.1.9.5)

Exception 2: Where a pair of doors serves a storage or equipment room, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf.

The unlatching of any door or leaf shall not require more than one operation. (1010.1.9.6)

Exception 2: Where manually operated bolt locks are permitted.

Exception 3: Doors with automatic flush bolts as permitted.

LOCKS AND LATCHES:

Egress doors shall be readily openable from the egress side without the use of a key or any special knowledge or effort. (1010.1.9)

Locks and latches shall be permitted to prevent operation where any of the following exists: (1010.1.9.4)

2. The main door or doors in Group A areas with an occupant load of 300 or less are permitted to be equipped with key operating locking devices from the egress side provided:

2.1 The locking device is readily distinguishable as locked.

2.2 A readily visible durable sign is posted on the egress side stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED

3. Where egress doors are used in pairs, automatic flush bolts shall be permitted to be used, provided the door leaf having the automatic flush bolts has no doorknob or surface-mounted hardware.

5. Fire doors after the minimum elevated temperature has disabled the unlatching mechanism.

STAIRWAY REQUIREMENTS:

1. The minimum width of a stairway is 44 inches. (1011.2)

Exception 1 If the occupant load is less than 50, the minimum width is 36 inches.

Check floor exit requirements above to see if minimum width is greater than 44 inches.

When stairways are part of an accessible means of egress, the stairway shall have a clear width of 48 inches. (1009.3)

2. The riser heights shall not be less than 4 inches or greater than 7 inches. The minimum tread depth is 11 inches. (1011.5.2) The maximum variation is 3/8 inch between the largest and the smallest in a stairway flight. (1011.5.4)

Risers shall be solid. (1011.5.5.3)

3. Provide a handrail on each side of stairways. (1011.11)

4. Handrail height, measured above stair tread nosing, shall be not less than 34 inches and not more than 38 inches. (1014.2)

Type I: Handrails with a circular cross section shall have an outside diameter of at least 1.25 inches and not greater than 2 inches or shall provide equivalent graspability. If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches and not greater than 6.25 inches with a maximum cross-section dimension of 2.25 inches. (1014.3.1)

Type II: See Section 1014.3.2 for larger handrails. Handrail-gripping surfaces shall be continuous without interruption by newel post or other obstructions. (1014.4)

Handrails shall return to a wall, guard or the walking surface or shall be continuous to the handrail of an adjacent stair flight. (1014.6)

Where handrails are not continuous between flights, the handrails shall extend horizontally at least 12 inches beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser. (1014.6)

5. The minimum headroom clearance is 80 inches (6 ft.- 8 inches.) measured vertically from a line connecting the edge of the nosing. Headroom shall be continuous to the point where the line intersects the landing below. The minimum clearance shall be maintained the full width of the stairway and landing. (1011.3)

6. Enclosed usable space under the stairs is required to be protected by 1-hour fire-resistive construction or the fire-resistance rating of the stairway enclosure, whichever is greater. Access to the enclosed space shall not be directly from within the stair enclosure. (1011.7.3)

7. There shall be a floor or landing at the top and bottom of each stairway. Every landing shall have a minimum dimension measured in the direction of travel equal to the width of the stairway. Such dimension need not exceed 48 inches where the stairway has a straight run. (1011.6)

When wheelchair spaces are required on the stairway landing, wheelchair space shall not be located in the required width of the landing.

8. A flight of stairs shall not have a vertical rise greater than 12 feet between floor levels or landings. (1011.8)

GUARDS:

1. Open sides of walking surfaces, including stairs, ramps and landings, which are located more than 30 inches above the floor or grade below are required to have a guard. (1015.2)

2. Guards shall be not less than 42 inches high measured vertically above walking surface, ramp and the line connecting the leading edges of the tread nosing. (1015.3)

3. Guards and handrails shall be adequate in strength and attachment to resist a load of 50 pounds per

linear foot applied at the top and to transfer this load through the supports to the structure. (1015.2, 1607.8.1 and ASCE-7 4.5.1)

Handrails and guards shall be able to resist a single concentrated load of 200 pounds, applied in any direction at any point along the top, and transfer this load through the supports to the structure. (1015.2, 1607.8.1.1 and ASEC-7 4.5.1)

4. Intermediate rails, balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot, including openings and space between rails. Reactions due to this loading are not required to be superimposed with loads above. (1015.2, 1607.8.1.2 and ASEC-7 4.5.1)

5. The minimum height is 42 inches above the adjacent walking surfaces, adjacent fixed seating or the line connecting the leading edges of the treads. (1015.3)

Assembly guards have a minimum height of 26 inches when in the siteline of immediately adjacent seating. (1029.16.3)

Guards at the end of aisles shall be a minimum of 36 inches high and shall provide a minimum 42 inches measured diagonally between the top of the rail and the nosing of the nearest tread. (1029.16.4)

6. Guards shall not have openings which allow passage of a sphere 4 inches in diameter from the walking surface to the required guard height. (1015.4)

Exception 1: From the height of 36 inches to 42 inches, guards shall not have openings which allow passage of a sphere 4 3/8 inches in diameter.

Exception 2: The triangular opening formed at the riser, tread and guardrail may be 6 inches.

Exception 5: In assembly seating areas, guards at the end of aisles shall not have openings which allow passage of a sphere 4 inches in diameter up to a height of 26 inches. From a height of 26 inches to 42 inches, guards shall not have openings which allow passage of a sphere 8 inches in diameter.

AREAS OF REFUGE:

If a stairway is part of an accessible means of egress, the stairway shall either incorporate an area of refuge within an enlarged floor-level landing or shall be accessed from either an area of refuge or a horizontal exit. (1009.3)

1. Every required area of refuge shall have direct access to a stairway enclosure or an elevator complying with Section 1009.6.2

2. Each area of refuge shall be sized to accommodate one wheelchair space of 30 inches by 48 inches for each 200 occupants or portion thereof. (1009.6.3)

3. Such wheelchair spaces shall not reduce the required means of egress width. (1009.6.3)

4. A wheelchair space shall not be obstructed by more than one adjoining space. (1009.6.3)

5. Each area of refuge shall be separated from the remainder of the story by a smoke barrier or a horizontal exit. (1009.6.4)

6. Areas of refuge shall be provided with a two-way communication system. (1009.6.5)

See section 1009.8 for two-way communication requirements.

200

RAMP REQUIREMENTS:

1. The minimum width is 44 inches. If a ramp serves an occupant load of 50 or less, it may be 36 inches wide. If the ramp is serving a high occupant load, check exit table above for required width. (1012.5.1 & Table 1020.2)

2. If the ramp is part of the means of egress, the maximum slope is 1:12. All other ramps may have a slope of 1:8 or less. (1012.2)

3. The rise for any ramp shall be 30 inches maximum. (1012.4)

4. Landings shall be provided at the top, bottom, points of turning and at doors. (1012.6) Landings shall have a length of at least 60 inches in the direction of travel. (1012.6.3)

Exception 2: Where the ramp is not part of accessible route, the length is not required to be more than 48 inches.

5. Where changes in direction of travel occur at landings, the landing shall be 60 inches by 60 inches minimum. (1012.6.4)

6. The surface shall be of slip-resistant materials that are securely attached. (1012.7.1)
7. Handrails shall be per Section 1014. (1012.8) See handrail requirements in stair requirements.
8. A curb, rail, wall or barrier shall be provided that prevents the passage of a 4-inch diameter sphere, where any portion of the sphere is within 4 inches of the floor or ground surface. (1012.10.1)
9. The floor or ground surface of the ramp run or landing shall extend 12 inches minimum beyond the inside face of a handrail. (1012.10.2)

BUILDING ACCESSIBILITY:

Accessible entrances and accessibility within the building shall comply with Sections 1104 and 1105.

On floors where drinking fountains are provided, accessible drinking fountains shall be provided.

No fewer than 2 drinking fountains shall be provided. One shall comply with the requirements for people in a

wheelchair and one for standing persons. (1109.5.1)

FIRE-RESISTANCE REQUIREMENTS:

FIRE-RESISTANCE RATING FOR EXTERIOR WALLS:

North Side:

Group A2 - Bearing walls = 1-hr Nonbearing walls = 1-hr rating on both sides. (705.5, Tables 601 & 602)

Parapet or roof/ceiling protection required (705.11, Exception 4)

Fire protection is not required at the bottom flange of lintels, shelf angles and plates, spanning not more than 6 feet 4 inches if they are part of the structural frame and regardless of the span if they are not part of the structural frame. (704.11)

Projections extending beyond the exterior wall are not permitted. (Table 705.2)

Unprotected openings not permitted. Protected openings are not permitted. (Table 705.8)

Combustible projections extending within 5 feet of the line used to determine the fire separation distance or located where openings are not permitted or where protection of openings are required shall be of at least 1-hour fire-resistive-rated construction, Type IV or fire-retardant-treated wood. (705.2.3)

East Side:

Group A2 - Bearing walls = 1-hr Nonbearing walls = 1-hr rating on both sides. (705.5, Tables 601 & 602)

Parapet or roof/ceiling protection required (705.11, Exception 4)

Fire protection is not required at the bottom flange of lintels, shelf angles and plates, spanning not more than 6 feet 4 inches if they are part of the structural frame and regardless of the span if they are not part of the structural frame. (704.11)

Projections extending beyond the exterior wall are not permitted. (Table 705.2)

Unprotected openings not permitted. Protected openings are not permitted. (Table 705.8)

Combustible projections extending within 5 feet of the line used to determine the fire separation distance or located where openings are not permitted or where protection of openings are required shall be of at least 1-hour fire-resistive-rated construction, Type IV or fire-retardant-treated wood. (705.2.3)

South Side:

Group A2 - Bearing walls = 1-hr Nonbearing walls = 1-hr rating on both sides. (705.5, Tables 601 & 602)

Parapet or roof/ceiling protection required (705.11, Exception 4)

Fire protection is not required at the bottom flange of lintels, shelf angles and plates, spanning not more than 6 feet 4 inches if they are part of the structural frame and regardless of the span if they are not part of the structural frame. (704.11)

Projections extending beyond the exterior wall are not permitted. (Table 705.2)

Unprotected openings not permitted. Protected openings are not permitted. (Table 705.8)

Combustible projections extending within 5 feet of the line used to determine the fire separation distance or located where openings are not permitted or where protection of openings are required shall be of at least 1-hour fire-resistive-rated construction, Type IV or fire-retardant-treated wood. (705.2.3)

West Side:

Group A2 - Bearing walls = 1-hr Nonbearing walls = 1-hr rating on both sides. (705.5, Tables 601 & 602)

Parapet or roof/ceiling protection required (705.11, Exception 4)

Fire protection is not required at the bottom flange of lintels, shelf angles and plates, spanning not more than 6 feet 4 inches if they are part of the structural frame and regardless of the span if they are not part of the structural frame. (704.11)

Projections extending beyond the exterior wall are not permitted. (Table 705.2)

Unprotected openings not permitted. Protected openings are not permitted. (Table 705.8)

Combustible projections extending within 5 feet of the line used to determine the fire separation distance or located where openings are not permitted or where protection of openings are required shall be of at least 1-hour fire-resistive-rated construction, Type IV or fire-retardant-treated wood. (705.2.3)

Parapet walls must extend 30 inches above the roofing.

The parapet wall is required to have the same fire rating as the wall and shall have noncombustible faces for the uppermost 18 inches. (705.11)

If roof/ceiling protection is used instead of a parapet wall:

4.1 Where roof/ceiling framing are parallel to the wall, framing and support shall be not less than 1-hour fire-resistive for a minimum width of 10 feet from the inside of the exterior wall.

4.2 Where roof/ceiling framing are not parallel to the wall, the entire span of framing and support shall be not less than 1-hour fire-resistive.

4.3 Openings in the roof shall not be located within 10 feet of the exterior wall.

4.4 The entire building shall be provided with not less than a Class B roof covering.

FIRE-RESISTANCE RATING REQUIREMENTS:(Table 601 except as noted)

Exterior walls . Minimum fire resistance rating = FIRE-RESISTANCE RATING FOR EXTERIOR WALLS above

Primary structural frame may be of any material. Minimum fire resistance rating = 0 hour

Interior bearing wall may be of any material. Minimum fire resistance rating = 0 hour

Interior nonbearing wall may be of any material. Minimum fire resistance rating = 0 hour

Floor/ceiling assembly may be of any material. Minimum fire resistance rating = 0 hour

Roof/ceiling assembly may be of any material. Minimum fire resistance rating = 0 hour

Stairs may be of any material. Minimum fire resistance rating = 0 hour

MARKING AND IDENTIFICATION:

Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified. (703.7)

Identification shall be located in accessible concealed floor, floor-ceiling or attic spaces;

Be located within 15 feet of the end of each wall and at intervals not exceeding 30 feet; and

Suggested wording: 'FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS'

FIRE PARTITIONS:

The following wall assemblies shall comply. (708.1)

Fire partitions shall have a fire-resistance rating of not less than 1-hour. (708.3)

See exceptions.

Fire partitions shall extend from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above or to the fire-resistive-rated floor/ceiling or roof/ceiling assembly above. (708.4)

See exceptions.

The supporting construction shall be protected to afford the required fire-resistance rating of the wall supported, except for tenant and sleeping unit separation wall and corridor walls.

See exceptions.

A 1-hour fire-resistive rating is required for smoke barriers. (709.3)

Smoke barriers shall form an effective membrane continuous from outside wall to outside wall and from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing,

deck or slab above, including continuity through concealed spaces. (710.4)
See Section 710.5 for opening requirements.

PENETRATIONS OF FIRE RESISTIVE ASSEMBLIES:

WALLS ASSEMBLIES:

Penetrations of walls shall comply Section 714.3.1.1 or 714.3.1.2.

FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES:

Penetrations of floor/ceiling and roof/ceiling assemblies shall comply Section 714.4.1.1 or 714.4.1.2.

DUCTS AND AIR TRANSFER OPENINGS:

Where required. (717.5) , Fire walls (717.5.1), Fire barriers (717.5.2), Shaft enclosures (717.5.3), Fire partitions (717.5.4) and Smoke barriers (717.5.5)

REQUIRED SEPARATION OF OCCUPANCIES: (508.4.4 & Table 508.4)

Uses are not separated by fire barriers. The construction of the building is based on the most restrictive use. (508.3.3)

SEPARATION OF INCIDENTAL USE AREAS: (Table 509)

Furnace rooms where any piece of equipment is over 400,000 BTU per hour input = 1 hour

Rooms with any boiler over 15 psi and 10 horsepower = 1 hour

Refrigerant machinery rooms = 1 hour

Hydrogen cut-off rooms not classified as Group H = 2 hour

Incinerator rooms = 2 hours and an automatic sprinkler system is required

Stationary storage battery systems having an energy capacity greater than the threshold quantity specified in Table 1206.2 of the IFC. = 2 hour

ROOFING REQUIREMENTS:

1. The roofing on this building is required to be Class C or better. (Table 1505.1)

ROOF DRAINAGE:

Where the exterior wall construction extends above the roof in such a manner that water will be entrapped if the primary drains allow build up for any reason, secondary (emergency overflow) roof drains or scuppers shall be provided. (1502.2)

1. Secondary drains or scuppers shall be located and sized to prevent the weight ponding water from exceeding the design load of the roof.

2. See section 1611.1 for design load requirements.

3. Scuppers shall not have an opening dimension of less than 4 inches. (1502.3)

4. See sections 1106 and 1108 of the Plumbing code for design requirements.

DRAFTSTOPPING:

If there is combustible construction in the roof/ceiling assembly, draftstopping shall be installed so that the area of concealed space does not exceed 3,000 square feet. (718.4)

See Section 718.3.1 for approved materials.

See Section 708.4 for construction requirements.

Opening in the partitions shall be protected by self-closing doors with automatic latches constructed as required for the partitions. (718.4.1.1)

AUTOMATIC SPRINKLER SYSTEMS:

FIRE PUMPS:

When provided, fire pumps shall be located in rooms that are separated from all other areas by 2-hour fire barrier construction. (913.2.1)

PORTABLE FIRE EXTINGUISHERS:

Portable fire extinguishers are required. (906.1)
See Section 906.1 and Table 906.1 for location requirements.
See Section 906.3 for size and distribution requirements.

STANDPIPE AND HOSE SYSTEMS:

A standpipe system is not required. (905)

ACCESSIBLE FACILITIES:

Accessible water fountains shall comply with ICC/ANSI A117.1, see Section 602.
Toilet facilities shall comply with ICC/ANSI A117.1, see Sections 603 through 609.

ADDITIONAL TOILET REQUIREMENTS:

Customers, patrons and visitors shall be provided with public toilet facilities in spaces intended for public utilization. (2902.3)

The route to the public facilities shall not pass through kitchens, storage rooms or closets. (2902.3.1)

The path of travel to facilities shall not exceed a distance of 500 feet. (2902.3.2)

Directional signage indicating route to public facilities shall be posted. Such signage shall be located in a corridor or aisle at the entrance to the facilities. (2902.4.1)

Where a toilet is provided for use of multiple occupants, the egress door for the room shall not be lockable from the inside. (2902.3.5)

Where a building or tenant space requires a separate toilet facility for each sex and each toilet facility is required to have only one water closet,

two family/assisted-use toilet facilities shall be permitted to serve as required separate facilities. Toilet facilities shall not be required to

be identified for exclusive use by either sex. (2902.2.1)

LIGHT AND VENTILATION:

1. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings or shall be provided with artificial light. (1204.1)

2. Buildings shall be provided with natural ventilation or mechanical ventilation per the International Mechanical Code. (1202.1)

3. Rooms containing bathtubs, showers, spas and similar bathing fixtures shall be mechanically ventilated. (1202.5.2.1)

GLAZING REQUIREMENTS:

All glazing in hazardous locations is required to be of safety glazing material. (2406.1)

See Section 2406.4 for locations.

WALL AND CEILING FINISHES:

1. Wall and ceiling finish materials are required to comply with Sec. 803.13 and Table 803.13.

2. Textile wall and ceiling coverings shall have Class A flame spread index and shall be protected by automatic sprinklers or meet the criteria in Section 803.5, 803.6.

3. Expanded vinyl wall coverings shall comply with the requirements for textile wall and ceiling materials. (803.7)

4. Toilet room floors shall have a smooth, hard nonabsorbent surface that extends upward onto the walls at least 4 inches. (1209.2.1)

5. Walls within 2 feet of urinals and water closets shall have a smooth, hard nonabsorbent surface, to a height of 4 feet above the floor. (1209.2.2)

CEILING HEIGHTS:

Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches. Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall be permitted to have a ceiling height of not less than 7 feet. (1207.2)

INSULATION NOTES:

1. Insulating materials shall have a flame-spread rating of no more than 25 and a smoke developed index of not more than 450. (720.2) 'concealed installation' and Sec. 720.3 'exposed installation'

2. Where such materials are installed in concealed spaces, the flame spread and smoke developed limitations do not apply to facings, coverings and layers of reflective foil that are installed behind and in substantial contact with the unexposed surface of the ceiling, wall or floor finish. (720.2.1)

Foam plastic insulations are required to be protected. (2603)