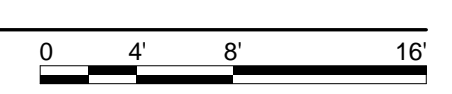
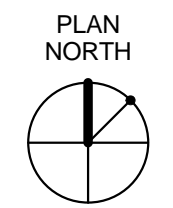
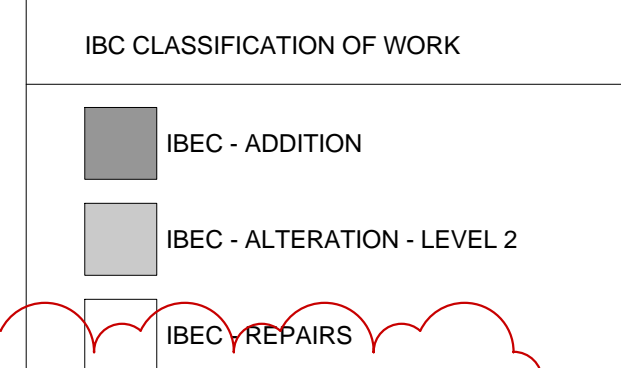
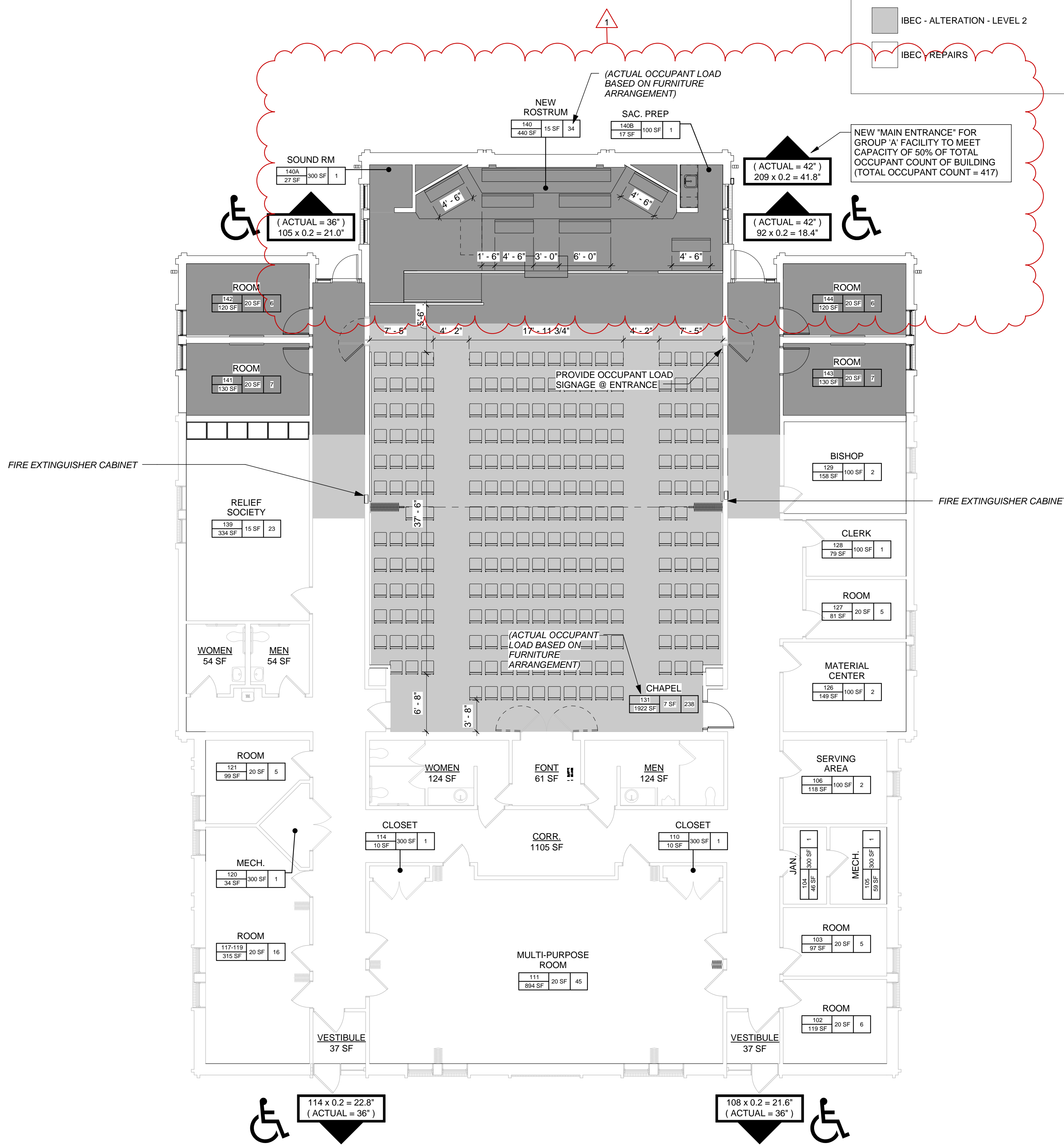


1 LIFE SAFETY PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"



CODE SUMMARY

2012 VIRGINIA CONSTRUCTION CODE BCC:

Executive Summary:

Applicable Codes
 Building Code: 2012 IBC (International Building Code)
 70-2008 NFPA (National Fire Protection Association) (Electrical)
 2012 IBC (International Existing Building Code)
 2012 Virginia USBC (Uniform State Building Code) Amendments to the IBC
 Energy Code: 2012 IECC (International Energy Conservation Code)
 Fire Code: 2012 IFC (International Fire Code)
 Gas Code: 2012 IFGC (International Fuel Gas Code)
 Mechanical Code: 2012 IMC (International Mechanical Code)
 Performance Code: 2012 PCBF (International Performance Code for Buildings and Facilities)
 Plumbing Code: 2012 IPC (International Plumbing Code)
 Accessibility Code: ICC/ANSI A117.1-2003
 Environmental and Safety Code: OSHA Virginia Department of Environmental Quality

2012 International Building Code (IBC) & Virginia Uniform State Building Code (USBC) Amendments

Chapter 3 – Use and Occupancy Classifications
 It is our understanding that the building currently holds an 'A-3' Assembly, with accessory 'B' Business Occupancies. All accessory religious education rooms are classified as 'A-3' per Section 305 of the IBC.
 Our proposed design will not affect the current use & occupancy classification

Chapter 5 – General Building Heights
Allowable building height (with height modifications): One (1) Stories, 40 feet tall
Design Provided: The existing building is only one (1) story and 29'-0" in height (with the exception of the existing steeple). No additional stories will be added and the existing building height will not be modified.

Chapter 5 - Building Area
Allowable building area for First Floor Level (with area modifications)
 100% 6,000 SF (per table 503) + 75% (Frontage Increase per equation 5-2)
 = 175% 10,500 SF
 *Based on requirements of A-3 occupancy group
Actual Building Area 7,715 sf

Chapter 6 – Types of Construction
602 Construction Type Classification – The Construction type for the existing building and the new addition is Type V-B.

Tables 601 and 602 – Per these tables the following fire resistance rating requirements are listed for Type V-B Construction:

Building Element	Fire Resistance Rating
Primary Structural Frame	0 Hours
Bearing Walls (Exterior)	X<5
5'-X'<3'0"	0 Hours
X'>3'0"	0 Hours
Bearing Walls (Interior)	0 Hours
Nonbearing Walls (Exterior)	X<5
5'-X'<3'0"	0 Hours
X'>3'0"	0 Hours
Nonbearing Walls (Interior)	0 Hours
Floor Construction (Including structure)	0 Hours
Roof Construction (Including structure)	0 Hours
*X=Fire Separation Distance in Feet	

Chapter 8 – Interior Finishes (USB Amendment)
806.1.2 Combustible decorative material
Requirement: The permissible amount of decorative materials meeting the flame propagation performance criteria of NFPA 701 shall not exceed 10 percent of the specific wall or ceiling area to which it is attached.
Proposed Design: decorative materials shall not exceed 10% of wall and ceiling area.

Chapter 10 – Means of Egress
1016.1 - Exit Access Travel Distance
Requirement: For occupancy groups 'A', 'E', and 'B': 200 ft. max.
Proposed Design: maximum travel distance is 65'-0"

Chapter 11 – Accessibility
1103.2.16 Raised and lowered areas in places of religious worship.
Requirement: Raised or lowered areas in places of religious worship are not required to be accessible or to be served by an accessible route provided such areas are used exclusively for the performance of religious ceremonies and are located within an accessible story or mezzanine.
Design Provided: a ramp and handrail will be provided at the Rostrum platform

Required Systems:
 IBC Section 906; existing fire extinguishers are sufficient to support addition
 IBC Section 907; fire alarm system to be provided

Non-Required Systems:
 IBC Section 903.2.13 (revised by Virginia USBC): An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists:
 1. The fire area exceeds 12,000 SF
 2. In Group A-3 occupancies other than places of religious worship, the fire area has an occupant load of 300 or more
 3. The fire area is located on a floor other than the level of exit discharge serving such occupancies
Proposed Design: The fire area does not meet any of the requirements above that would require an automatic sprinkler system to be provided.

2012 International Existing Building Code (IEBC) - continued

Chapter 4 - Classification of Work
 Refer to the plan drawings for classification of specific areas.

Chapter 6 – Alterations – Level 1:

602 Building Elements and Materials
 All new work shall comply with materials and methods requirements of the IBC, IECC, IMC, and IPC.

605 Accessibility:
Applicable Requirements:
Entrances: Altered entrances need not be compliant if the building has an accessible entrance on an accessible route.
Toilet Rooms: Where technically infeasible to alter Existing Toilet Facilities to be accessible, an accessible family or assisted-use toilet or bathing facility is permitted.
Alterations affecting an area containing a primary function: route to primary function shall be accessible and shall include toilet facilities or drinking fountains.
Design Provided:
Entrances: Existing building entrances to remain accessible.
Toilet Rooms: The existing building currently contains accessible Men's & Women's toilet facilities.
Alterations affecting an area containing a primary function: route to primary functions will be made accessible and will include toilet facilities or drinking fountains.

Chapter 7 – Alterations – Level 2:

705.3.3 Main Entrance – Group A
Requirement: All buildings of Group 'A' with an occupant load of 300 or more shall be provided with a main entrance capable of serving as the main exit with an egress capacity of at least one half of the total occupant load. The remaining exits shall be capable of providing one half of the total required exit capacity.
Design Provided: A main entrance with the required egress width will be provided.

705.4.1.1 Occupant Load and Travel Distance
Requirement: In any work area, all rooms and spaces having an occupant load greater than 50 or in which the travel distance to an exit exceeds 75 feet shall have a minimum of two egress doorways
Design Provided: The work area will maintain two egress doorways where the occupant load exceeds 50 and/or travel distance exceeds 75 feet.

705.4.2 Door Swing:
Requirement: In the work area and in the egress path from any work area to the exit discharge, all egress doors serving an occupant load greater than 50 shall swing in the direction of exit travel
Design Provided: All doors will maintain swing in direction of exit travel

705.4.3 Door Closing:
Requirement: In any work area, all doors opening onto an exit passageway at grade or an exit stair shall be self-closing by listed closing devices.
Design Provided: All required doors will be equipped with listed self-closing devices.

705.4.4 Panic Hardware:
Requirement: In any work area and in the egress path from any work area to the exit discharge, in buildings, or portions thereof of Group A occupancies with an occupant load greater than 100, all required exit doors equipped with latching devices shall be equipped with approved panic hardware.
Design Provided: All required exit doors will be equipped with approved panic hardware.

705.5.1 Corridor Doors:
Requirement: Corridor doors in the work area shall not be constructed of hollow-core wood and shall not contain louvers.
Design Provided: This requirement has been met.

705.6 Dead End Corridors:
Requirement: Dead end corridors in any work area shall not exceed 35 feet.
Design Provided: Dead end corridors in work areas will be less than 35 feet.

705.7.1 Artificial Lighting Required:
Requirement: Means of egress in all work areas shall be provided with artificial lighting in accordance with the requirements of the International Building Code.
Design Provided: Artificial Lighting will be provided

705.8.1 Exit Signs at Work Areas:
Requirement: Means of egress in all work areas shall be provided with exit signs in accordance with the requirements of the International Building Code.
Design Provided: Exit signs will be provided

710 Plumbing:
Requirement: Where the occupant load of the story is increased by more than 20%, plumbing fixtures for the story shall be provided in quantities specified in the International Plumbing Code
Design Provided: The existing plumbing fixtures meet the requirements for the increased occupant load

Chapter 8 – Alterations – Level 3

803.3 Interior Finishes
Requirement: interior finishes of walls and ceilings in exits and corridors serving the work area shall comply with requirements of the IBC or shall be treated with approved fire-retardant coating.
Design Provided: interior finishes comply with requirements of the IBC.

804.2 Fire Alarm and Detection System
Requirement: Fire alarm and detection systems are required throughout the building.
Design Provided: The existing fire alarm and detection system will be extended to the addition. Existing non-compliant devices will be replaced.

805.1 Means of Egress
 Means of Egress shall comply with the requirements of Section 705.

805.2 & 805.3: Means of Egress Lighting and Exit Signs
Requirement: Means Of Egress lighting and exit signs in accordance with requirements of the IBC are required throughout the building.
Design Provided: Compliant egress lighting and exit signs will be provided.

1002.2 Area Limitations:
Requirement: No addition shall increase the area of an existing building beyond that permitted under applicable provisions of Chapter 5 of the IBC for new buildings unless fire separation as required by the IBC is provided.
Proposed Design: The total floor area of existing and new construction is less the required area limitations per IBC Chapter 5.

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CONSULTANT'S LOGO:

CONSULTANT'S SEAL:

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MARK	DATE	DESCRIPTION

PROJECT FOR:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

ADDITIONS AND ALTERATIONS TO WOODSTOCK WARD

850 OX ROAD
 WOODSTOCK, VA 22664
 SHENANDOAH COUNTY

SHEET TITLE

CODE SUMMARY

PROPERTY DESIGNATION ADDITIONS AND ALTERATIONS TO	
PROPERTY NO. 535 2592	SHEET NO.
PROJECT NO. 1608	G003
DATE: JAN. 13, 2017	