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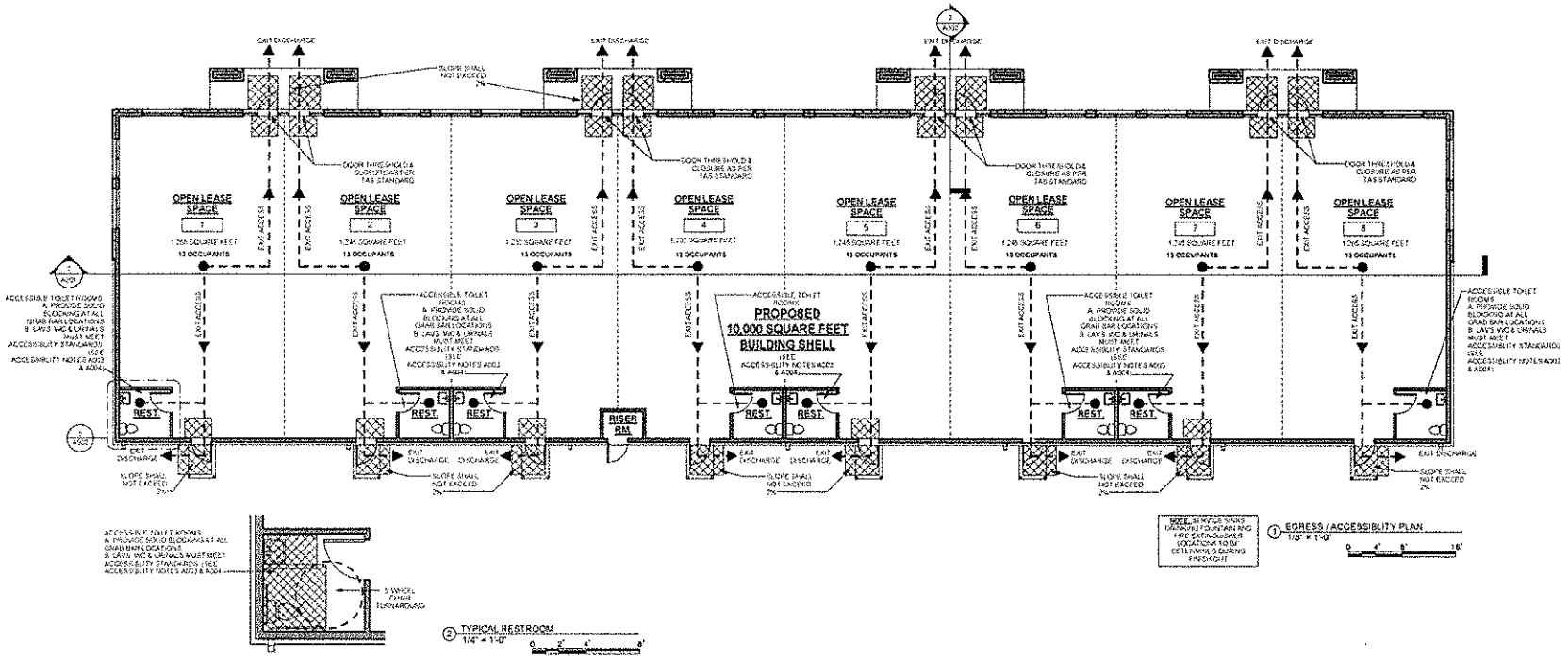

BUILDING CODE REVIEW

CITY OF KILLEEN, TEXAS
INTERNATIONAL BUILDING CODE, 2015 AS AMENDED
INTERNATIONAL FIRE CODE, 2015, AS AMENDED IN CHAPTER 11, KILLEEN CODE OF ORDINANCES
INTERNATIONAL PLUMBING CODE, 2015 AS AMENDED
INTERNATIONAL FUEL GAS CODE, 2015 AS AMENDED
INTERNATIONAL MECHANICAL CODE, 2015 AS AMENDED
INTERNATIONAL ENERGY CONSERVATION CODE, 2015 AS AMENDED
INTERNATIONAL ELECTRICAL CODE, 2014 AS AMENDED (ADMINISTRATIVE REGULATIONS)
NATIONAL ELECTRICAL CODE, 2014 AS AMENDED

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION
OCCUPANCY = RETAIL (311 SQUARE FEET OR LESS PER TENANT)

CHAPTER 6 - SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY
RESTAURANT = NOT APPLICABLE

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS
TYPE V-B (SPRINKLERED) CONSTRUCTION

-TABLE 504.3 ALLOWABLE BUILDING HEIGHT ABOVE GRADE PLANE
GROUP B
ALLOWABLE HEIGHT = 40'-0"
PROPOSED HEIGHT = 20'-0"

-TABLE 504.4 ALLOWABLE BUILDING HEIGHT ABOVE GRADE PLANE
GROUP B
STORIES ALLOWED = 3
STORIES PROPOSED = 1

-TABLE 506.2 ALLOWABLE AREA FACTOR
ALLOWABLE AREA B - 1 STORY SPRINKLERED = 36,000 S.F.
PROPOSED AREA = **10,000 S.F.**

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS)
GROUP B - BUSINESS OCCUPANCY = **NO SEPERATION REQUIREMENT**

CHAPTER 6 - TYPES OF CONSTRUCTION

TYPE V-B (SPRINKLERED) CONSTRUCTION

TABLE 601 - FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

PRIMARY STRUCTURAL FRAME *	0
BEARING WALLS *	0
EXTERIOR NONBEARING WALLS AND PARTITIONS *	0
INTERIOR NONBEARING WALLS AND PARTITIONS *	0
FLOOR CONSTRUCTION & SECONDARY MEMBERS *	0
ROOF CONSTRUCTION & SECONDARY MEMBERS *	0

TABLE 602 - FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE *	X = 30'
REQUIRED SEPARATION DISTANCE *	0

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES
GREEN BUSINESS SPACE * = 1,000 SF (PROPOSED)
SPRINKLERED

SECTION 713.4 CONCEALED SPACES
714.4 OTHER GROUPS. CONCEALED SPACES shall be fire-blocking shall be installed in attics and concealed roof spaces. Such that any horizontal area does not exceed 3,000 square feet.
BUILDING TO BE OPEN LEASE SPACE (NO CONCEALED ROOF SPACES. TBD DURING FINISHOUT
ALL DEMISING WALLS WILL EXTEND TO ROOF DECK

CHAPTER 8 - INTERIOR FINISHES
TABLE 803.11 - INTERIOR WALL AND CEILING FINISH REQUIREMENTS (SPRINKLERED)

GROUP B ASSEMBLY OCCUPANCY	
EXIT PASSAGEWAYS AND EXIT PASSAGEWAYS *	B
CORRIDORS *	B
ROOMS AND ENCLOSED SPACES *	C

SECTION 804 - INTERIOR FLOOR FINISH
804.4 INTERIOR FLOOR FINISH REQUIREMENTS
MATERIALS IN EXIT ENCLOSURES, EXIT PASSAGEWAYS, CORRIDORS AND ROOMS OR SPACES NOT SEPERATED FROM CORRIDORS BY FULL HEIGHT PARTITIONS -
MINIMUM CRITICAL RADIANT FLUX = NOT LESS THAN CLASS II

MATERIALS IN ALL AREAS SHALL COMPLY WITH THE "DOOR FLYING TEST" (NFPA 16 CFR, PART 1630)

CHAPTER 9 - FIRE PROTECTION SYSTEMS

SECTION 901.6.1 AUTOMATIC SPRINKLER SYSTEM
ALTERNATIC SPRINKLER SYSTEM SHALL BE MONITORED BY AN APPROVED SUPERVISING STATION

SECTION 906 PORTABLE FIRE EXTINGUISHERS

GROUP B - BUSINESS OCCUPANCY =	
REQUIRED *	YES
PROVIDED =	YES

FIRE EXTINGUISHER LOCATIONS AS DEPICTED ON CODE REVIEW PLAN

SECTION 907 FIRE ALARM AND DETECTION SYSTEMS
907.2 Where required new buildings and structures. An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Section 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.5, unless other requirements are provided by another section of this code. (F)

FIRE ALARM AND DETECTION SYSTEM REQUIRED *	NO
FIRE ALARM AND DETECTION SYSTEM PROVIDED *	NO

SPRINKLER SYSTEM TO BE INSTALLED

CHAPTER 10 - MEANS OF EGRESS
SECTION 1004 OCCUPANT LOAD
GROUP B - ASSEMBLY OCCUPANCY

OPEN LEASE SPACE 1-8	(1,255 S.F.) / 1 PER 100 =	13 OCCUPANTS
OPEN LEASE SPACE 2,3 & 7	(1,245 S.F.) / 1 PER 100 =	13 OCCUPANTS
OPEN LEASE SPACE 3 & 4	(1,232 S.F.) / 1 PER 100 =	13 OCCUPANTS
TOTAL OCCUPANT LOAD =		**= 104 OCCUPANTS**

SECTION 1005 MEANS OF EGRESS SIZING
GROUP B - BUSINESS OCCUPANCY
OPEN LEASE SPACE 1-8 = 13 EACH = 2 @ 36" (REQUIRED), +2 @ 36" (PROVIDED)

SECTION 1006 MEANS OF EGRESS ILLUMINATION
1006.1 ILLUMINATION REQUIRED - THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED

SECTION 1011 EXIT SIGNS
1011.1 MARKING REQUIRED - EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. ACCESS TO EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS IN CASE WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR IS MORE THAN 100 FT OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN

SECTION 1017 EXIT ACCESS TRAVEL DISTANCE

GROUP B - BUSINESS OCCUPANCY =	
MAX ALLOWED =	200'
PROVIDED =	<200'

SECTION 1021 NUMBER OF EXITS AND EGRESS WAY
OCCUPANT LOAD = 1,530
OPEN LEASE SPACE 1-8 (REQUIRED) = 2 EACH (PROVIDED) = 2 EACH

CHAPTER 29 - PLUMBING SYSTEMS
TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES -

GROUP B - BUSINESS OCCUPANCY
OPEN LEASE SPACE 1-8
SECTION 2902.2 - SEPARATE FACILITIES -
WHERE PLUMBING FIXTURES ARE REQUIRED, SEPERATE FACILITIES SHALL BE PROVIDED FOR EACH SEX EXCEPTIONS

2. SEPERATE FACILITIES SHALL NOT BE REQUIRED IN STRUCTURES OR TENANT SPACES WITH A TOTAL OCCUPANT LOAD, INCLUDING BOTH EMPLOYEES AND CUSTOMERS, OF 15 OR FEWER.

PER UNIT (TOTAL)

WATER CLOSETS =		
REQUIRED = 1 UNISEX	**PROVIDED** = 1 UNISEX	
LAVATORIES =		
REQUIRED = 1 UNISEX	**PROVIDED** = 1 UNISEX	
DRINKING FOUNTAINS =		
REQUIRED = 1	**PROVIDED** = TBD DURING FINISHOUT	
SERVICE SINK =		
REQUIRED = 1	**PROVIDED** = TBD DURING FINISHOUT	

GENE DANE ARCHITECT
15-016

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

10/13/15

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REVISION

APPRAISAL SET
DATE: 10.13.15
DRAWN BY: JP
CHECKED BY: GD

440 CTX - "Cheetah Trail"
HARKER HEIGHTS, TX

CODE REVIEW / ACCESSIBILITY PLAN

A002