PROJECT CODE SUMMARY:

PROJECT IS THE ALTERATION & FIT-OUT OF "UNIT B", WITHIN AN EXISTING "MULTI-TENANT" ONE STORY BUILDING OF APPROXIMATELY 72,222 SF GROSS LOCATED AT 855 PENNSYLVANIA BLVD., LOWER SOUTHAMPTON, PENNSYLVANIA.

THE PROPOSED TENANT IS THE BUCKS COUNTY LSC, PENNSYLVANIA LIQUOR CONTROL BOARD (PLCB).

WORK INCLUDES THE REMODELING OF OFFICE AREAS AND REPAIR OF EXISTING SYSTEMS. EXISTING RESTROOMS WILL BE KEPT. THERE ARE SOME RELOCATIONS OF THE BASIC HVAC, LIGHTING AND PLUMBING SYSTEMS PER THE NEW TENANT SPACE LAYOUT.

"UNIT B" IS APPROXIMATELY 21,480 SF GROSS (OUT TO OUT OF EXTERIOR WALLS AND TO CENTER LINE OF TENANT WALLS).

THERE IS NO CHANGE IN THE "USE AND OCCUPANCY CLASSIFICATION," ALL TENANTS SHARE THE SAME USE AND OCCUPANCY CLASSIFICATION. FACTORY INDUSTRIAL F-1 MODERATE-HAZARD. THE EXISTING CONSTRUCTION IS TYPE IIIB (TYPE 3B).

2009 INTERNATIONAL EXISTING BUILDING CODE (IEBC)

IN GENERAL, THE EXISTING BUILDING CODE SAYS: WHATEVER YOU BUILD NEW, AND/OR WHAT EVER YOU SIGNIFICANTLY CHANGE, AND WHERE EVER YOU HAVE A CHANGE OF OCCUPANCY, THEN ALL NEW AND ALTERED WORK WILL COMPLY WITH THE "INTERNATIONAL BUILDING CODE," THERE ARE SOME "EXCEPTIONS."

"REPAIRS" MEANS MAINTAINING SYSTEMS WITH REPLACEMENT PARTS. IF THE SYSTEMS ARE REPLACED, THEN IS CLASSIFIED AS "ALTERATION."

RELIEF FROM INCREASED STRUCTURAL DESIGN LOADS AND SEISMIC;

RELIEF FROM SOME PARTS OF THE ENERGY CODE

THIS PROJECT IS A "LEVEL 2 ALTERATION."

	2009 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
CHAPTER 2	**DEFINITIONS** **SECTION 202 GENERAL DEFINITIONS** **ALTERATION.** ANY CONSTRUCTION OR RENOVATION TO AN EXISTING STRUCTURE OTHER THAN A REPAIR OR AN ADDITION. ALTERATIONS ARE CLASSIFIED AS LEVEL 1, LEVEL 2, AND LEVEL 3. **CHANGE OF OCCUPANCY.** IN THE PURPOSE OR LEVEL OF ACTIVITY WITHIN A BUILDING THAT INVOLVES A CHANGE IN APPLICATION OF THE REQUIREMENTS OF THIS CODE.
CHAPTER 9	**CHANGE OF OCCUPANCY** **901.2.1 REPAIR AND ALTERATION WITH NO CHANGE OF OCCUPANCY CLASSIFICATION.** ANY REPAIR OR ALTERATION WORK UNDERTAKEN IN CONNECTION WITH A CHANGE OF OCCUPANCY THAT DOES NOT INVOLVE A CHANGE OF OCCUPANCY CLASSIFICATION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS FOR THE WORK AS CLASSIFIED IN CHAPTER 4 AND TO THE REQUIREMENTS OF SECTIONS 902 THROUGH 911.
CHAPTER 4	**CLASSIFICATION OF WORK** **SECTION 401 GENERAL** **404.1 SCOPE.** LEVEL 2 ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT. **404.2 APPLICATION.** LEVEL 2 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 6 FOR ALTERATIONS LEVEL 1 AS WELL AS THE PROVISIONS OF CHAPTER 7 FOR ALTERATIONS LEVEL 2.
CHAPTER 7	**ALTERATIONS LEVEL 2** **701.2 ALTERATION LEVEL 1 COMPLIANCE.** IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 6. **701.3 COMPLIANCE.** ALL NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.
SECTION 704	**FIRE PROTECTION** **704.2.2 GROUPS A, B, E, <u>F-1</u>, H, I, M, R-1, R-1, R-4, S-1 AND S-2.** IN BUILDINGS WITH OCCUPANCIES IN (*THE ABOVE LISTED GROUPS*), WORK AREAS THAT HAVE EXITS OR CORRIDORS SHARED BY MORE THAN ONE TENANT OR THAT HAVE EXITS OR CORRIDORS SERVING AN OCCUPANT LOAD GREATER THAN 30 SHALL BE PROVIDED WITH AUTOMATIC SPRINKLER PROTECTION WHERE <u>ALL</u> OF THE FOLLOWING CONDITIONS OCCUR: 1. THE WORK AREA IS REQUIRED TO BE PROVIDED WITH AUTOMATIC SPRINKLER PROTECTION IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE AS APPLICABLE TO NEW CONSTRUCTION; 2. THE WORK AREA EXCEEDS 50% OF THE FLOOR AREA; AND 3. THE BUILDING HAS SUFFICIENT MUNICIPAL WATER SUPPLY FOR DESIGN OF A FIRE SPRINKLER SYSTEM AVAILABLE TO THE FLOOR WITHOUT INSTALLATION OF A NEW FIRE PUMP. *THIS BUILDING HAS A FIRE SPRINKLER SYSTEM (NOTE: NOT REQUIRED IN THE ABOVE SECTION SINCE THE WORK AREA IS LESS THAN 50% OF THE BUILDING'S FLOOR AREA). MODIFY EXISTING SYSTEM AS REQUIRED FOR NEW TENANT LAYOUT.* **704.4 FIRE ALARM AND DETECTION.** AN APPROVED FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 704.4.1 THROUGH 704.4.3. ... THE AUTOMATIC FIRE DETECTORS SHALL BE SMOKE DETECTORS ... **704.4.1 OCCUPANCY REQUIREMENTS.** A FIRE ALARM SYSTEM SHALL BE INSTALLED N ACCORDANCE WITH SECTIONS 704.4.1.1 THROUGH 704.4.1.7. EXISTING ALARM-NOTIFICATION APPLIANCES SHALL BE AUTOMATICALLY ACTIVATED THROUGHOUT THE BUILDING. WHERE THE BUILDING IS NOT EQUIPPED WITH A FIRE ALARM SYSTEM, ALARM-NOTIFICATION APPLIANCES WITHIN THE WORK AREA SHALL BE PROVIDED AND AUTOMATICALLY ACTIVATED. **EXCEPTIONS:** 1. OCCUPANCIES WITH AN EXISTING, PREVIOUSLY APPROVED FIRE ALARM SYSTEM. *THE BUILDING HAS AN EXISTING APPROVED ALARM SYSTEM CONSISTING OF SMOKE DETECTORS AND ALARM NOTIFICATION DEVICES WHICH SHALL BE MAINTAINED. MODIFY EXISTING SYSTEM AS REQUIRED FOR NEW TENANT LAYOUT.* **603.1 GENERAL.** ALTERATIONS SHALL BE DONE IN A MANNER THAT <u>MAINTAINS</u> THE LEVEL OF FIRE PROTECTION PROVIDED.
SECTION 705	**MEANS OF EGRESS** **705.3 NUMBER OF EXITS.** THE NUMBER OF EXITS SHALL BE IN ACCORDANCE WITH SECTIONS 705.3.1 THROUGH 705.3.3. **705.3.1 MINIMUM NUMBER.** ...MINIMUM NUMBER OF EXITS BASED ON THE OCCUPANCY AND THE OCCUPANT LOAD IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE. *2 EXITS ARE REQUIRED, SEE SECTION 1021 OF THE IBC BELOW.* **604.1 GENERAL.** REPAIRS SHALL BE DONE IN A MANNER THAT <u>MAINTAINS</u> THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS.
SECTION 706	**ACCESSIBILITY** **706.1 GENERAL.** A BUILDING, FACILITY OR ELEMENT THAT IS ALTERED SHALL COMPLY WITH SECTION 605. **605.1 GENERAL.** A BUILDING, FACILITY OR ELEMENT THAT IS ALTERED SHALL COMPLY WITH THE APPLICABLE PROVISIONS IN SECTIONS 605.1.1 THROUGH 605.1.14, CHAPTER 11 OF THE INTERNATIONAL BUILDING CODE AND ICC A117.1, UNLESS IT IS TECHNICALLY INFEASIBLE. WHERE THE COMPLIANCE WITH THIS SECTION IS TECHNICALLY INFEASIBLE, THE ALTERATION SHALL PROVIDE ACCESS TO THE MAXIMUM EXTENT THAT IS TECHNICALLY FEASIBLE. **EXCEPTIONS:** 1. THE ALTERED ELEMENT OR SPACE IS NOT REQUIRED TO BE ON AN ACCESSIBLE ROUTE UNLESS REQUIRED BY SECTION 605.2. **605.1.1 ENTRANCES.** WHERE AN ALTERATION INCLUDES ALTERATIONS TO AN ENTRANCE, AND THE BUILDING OR FACITILY HAS AN ACCESSIBLE ENTRANCE ON AN ACCESSIBLE ROUTE, THE ALTERED ENTRANCE IS NOT REQUIRED TO BE ACCESSIBLE UNLESS REQUIRED BY SECTION 605.2. SIGNS COMPLYING WITH SECTION 1110 OF THE INTERNATIONAL BUILDING CODE SHALL BE PROVIDED. *ANY CHANGE TO THE ENTRANCE MUST COMPLY WITH ADA STANDARDS, UNLESS TECHNICALLY INFEASIBLE.* **605.2 ALTERATIONS AFFECTING AN AREA CONTAINING A PRIMARY FUNCTION.** WHERE AN ALTERATON AFFECTS THE ACCESSIBILITY TO A, OR CONTAINS AN AREA OF, PRIMARY FUNCTION, THE ROUTE TO THE PRIMARY FUNCTION AREA SHALL BE ACCESSIBLE. THE ACCESSIBLE ROUTE TO THE PRIMARY FUNCTION AREA SHALL INCLUDE TOILET FACILITIES OR DRINKING FOUNTAINS SERVING THE AREA OF PRIMARY FUNCTION. **EXCEPTIONS:** 1. THE COST OF PROVIDING THE ACCESSIBLE ROUTE ARE NOT REQUIRED TO EXCEED 20% OF THE COSTS OF THE ALTERATIONS AFFECTING THE AREA OF PRIMARY FUNCTION.

	2009 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
SECTION 707	**STRUCTURAL** **707.2 NEW STRUCTURAL MEMBERS.** NEW STRUCTURAL MEMBERS IN ALTERATIONS, INCLUDING CONNECTIONS AND ANCHORAGE, SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE.
SECTION 708	**ELECTRICAL** **708.1 NEW INSTALLATION.** ALL NEWLY INSTALLED ELECTRICAL EQUIPMENT AND WIRING RELATED TO WORK DONE IN ANY WORK AREA SHALL COMPLY WITH THE MATERIALS AND METHODS REQUIREMENTS OF CHAPTER 5. **EXCEPTION.** ELECTRICAL EQUIPMENT AND WIRING IN NEWLY INSTALLED PARTITONS AND CEILINGS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF NFPA 70.
SECTION 709	**MECHANICAL** **709.1 RECONFIGURED OR CONVERTED SPACES.** ALL RECONFIGURED SPACES INTENDED FOR OCCUPANCY AND ALL SPACES CONVERTED TO HABITABLE OR OCCUPIABLE SPACE IN ANY WORK AREA SHALL BE PROVIDED WITH NATURAL OR MECHANICAL VENTILATION IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE. *FRESH AIR IS REQUIRED, MAKE SURE MECHANICAL CONTRACTOR IS INFORMED AND THE REQUIRED FRESH AIR IS PROVIDED.*
SECTION 710	**PLUMBING** **710.1 MINIMUM FIXTURES.** 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 BASED ON THE INCREASED OCCUPANT LOAD.
SECTION 711	**ENERGY CONSERVATION** **711.1 MINIMUM REQUIREMENTS.** LEVEL 2 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING OR STRUCTURE TO COMPLY WITH THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR THE INTERNATIONAL RESIDENTIAL CODE. THE ALTERATIONS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR INTERNATIONAL RESIDENTIAL CODE AS THEY RELATE TO NEW CONSTRUCTION ONLY.

2009 INTERNATIONAL BUILDING CODE (IBC)

ALL NEW WORK SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE, EXCEPT TO THE EXTENT ANY RELIEF FROM THE INTERNATION BUILDING CODE IS PROVIDED FOR IN THE INTERNATIONAL EXISTING BUILDING CODE.

	2009 INTERNATIONAL BUILDING CODE (IBC)
CHAPTER 3	**USE AND OCCUPANCY CLASSIFICATION** **306.2 FACTORY INDUSTRIAL F-1 MODERATE-HAZARD OCCUPANCY.** FACTORY INDUSTRIAL USES WHICH ARE NOT CLASSIFIED AS FACTORY INDUSTRIAL F-2 LOW-HAZARD SHALL BE CLASSIFIED AS F-1 MODERATE-HAZARD AND SHALL INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING: **BEVERAGES; OVER 16% ALCOHOL CONTENT.**
AREA	ENTIRE BUILDING IS 72,222 SF GROSS (BUILDING FOOTPRINT) & 1 STORY. UNIT B OCCUPIES 21,480 SF GROSS, 1 STORY. THE ENTIRE BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.
CHAPTER 5	**GENERAL BUILDING HEIGHTS AND AREAS** **TABLE 503 ALLOWABLE BUILDING HEIGHTS AND AREAS** USE & OCCUPANCY GROUP F-1 CONSTRUCTION TYPE IIIB (TYPE 3B) NOTE FOR CONSTRUCTION TYPE, SEE SECTION 602 BELOW ALLOWED 12,000 SF PER FLOOR, 2 STORIES AND 55 FT IN HEIGHT. **506.2 FRONTAGE INCREASE.** I_F = [F/P-0.25]W/30, I_F [788/1143-0.25]30/30 = 44% 12,000 SF X .44 = 5,280 SF FRONTAGE INCREASE (I_F). **506.3 AUTOMATIC SPRINKLER SYSTEM INCREASE.** ...THE BUILDING AREA LIMITATION IN TABLE 503 IS PERMITTED TO BE INCREASED BY AN ... ADDITIONAL 300% FOR BUILDINGS WITH NO MORE THAN 1 STORY ABOVE THE GRADE PLANE. 12,000 SF X 3 = 36,000 SF SPRINKLER INCREASE (I_S). TOTAL AREA ALLOWED = 12,000 SF + 5,280 SF + 36,000 SF = 53,280. *BUILDING IS EXISTING.*
SECTION 602	**CONSTRUCTION CLASSIFICATION** **602.3 TYPE III.** TYPE III CONSTRUCTION IS THAT TYPE OF CONSTRUCTION IN WHICH THE EXTERIOR WALLS ARE OF NONCOMBUSTIBLE MATERIALS AND THE INTERIOR BUILDING ELEMENTS ARE OF ANY MATERIAL PERMITTED BY THIS CODE. **TABLE 601 FIRE-RESISTANCE REQUIREMENTS FOR BUILDING ELEMENTS** TYPE IIIB (UNPROTECTED): PRIMARY STRUCT. FRAME: 0 HR EXTERIOR WALLS: 2 HR IF FIRE SEP. DIST. IS LESS THAN 5 FT (BRG. & NON-BRG.) 1 HR IF FIRE SEP. DISTANCE IS BETWEEN 5 FT AND 30 FT 0 HR IF FIRE SEP. DISTANCE IF MORE THAN 30 FT INTERIOR WALLS: 0 HR (BRG. & NON- BRG.) FLOOR CONSTRUCTION: 0 HR ROOF CONSTRUCTION: 0 HR
SECTION 706	**FIRE WALLS** **TABLE 706.4 FIRE WALL FIRE-RESISTANCE RATINGS** F-1 USE GROUP: 3 HRS *NONE REQUIRED.*
SECTION 707	**FIRE BARRIERS** **TABLE 707.3.9 FIRE-RESISTANCE RATINGS FOR FIRE BARRIERS** F-1 USE GROUP: 3 HRS *NONE REQUIRED.*
SECTION 709	**FIRE PARTITIONS** **709.3 FIRE-RESISTANCE RATING.** FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR. *NONE REQUIRED.*
CHAPTER 9	**FIRE PROTECTION SYSTEMS** **[F] 903.2.4 GROUP F-1.** AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS CONTAINING A GROUP F-1 OCCUPANCY WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS: 1. A GROUP F-1 FIRE AREA EXCEEDS 12,000 SF *BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT.*
SECTION 906	**PORTABLE FIRE EXTINGUISHERS** **[F] 906.3.2 CLASS B FIRE HAZARDS.** ...PORTABLE FIRE EXTINGUISHERS FOR OCCUPANCIES INVOLVING FLAMMABLE OR COMBUSTIBLE LIQUIDS WITH A DEPTH OF GREATER THAN 0.25 INCH SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH NFPA 10.
SECTION 907	**FIRE ALARM AND DETECTION SYSTEMS** **[F] 907.2.4 GROUP F.** A MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5 SHALL BE INSTALLED IN GROUP F OCCUPANCIES WHERE <u>BOTH</u> OF THE FOLLOWING CONDITIONS EXIST: 1. THE GROUP F OCCUPANCY IS TWO OR MORE STORIES IN HEIGHT; AND 2. THE GROUP F OCCUPANCY HAS A COMBINED OCCUPANT LOAD OF 500 OR MORE ABOVE OR BELOW THE LOWEST LEVEL OF EXIT DISCHARGE. *THE EXISTING BUILDING HAS NEITHER OF THESE CONDITIONS, SO A MANUAL FIRE ALARM SYSTEM IS NOT REQUIRED FOR NEW BUILDINGS. ALSO, THERE ARE NO REQUIREMENTS LISTED FOR AN AUTOMATIC (SMOKE DETECTORS) FIRE ALARM SYSTEM FOR F OCCUPANCIES. HOWEVER, THE BUILDING HAS AN EXISTING FIRE ALARM SYSTEM, WHICH SHALL BE MAINTAINED. SEE SECTION 704 OF THE IEBC ABOVE.*

	2009 INTERNATIONAL BUILDING CODE (IBC)
CHAPTER 10	**MEANS OF EGRESS** **TABLE 1004.1.1 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT** BUISNESS AREAS: 100 SF GROSS (*± 1,000 SF / 100 = 10 OCCUPANTS*) WAREHOUSE AREAS: 500 SF GROSS (*± 20,480 SF / 500 = 41 OCCUPANTS*)
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. **1006.2 ILLUMINATION LEVEL.** THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE. **1006.3 ILLUMINATION EMERGENCY POWER.** THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ... 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. ...
SECTION 1007	**ACCESSIBLE MEANS OF EGRESS** **EXCEPTIONS:** 1. ACCESSIBLE MEANS OF EGRESS ARE NOT REQUIRED IN ALTERATIONS TO EXISTING BUILDINGS.
SECTION 1008	**DOORS, GATES AND TURNSTILES** **1008.1.1 SIZE OF DOORS.** THE MINIMUM WIDTH OF EACH DOOR OPENINF SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A <u>CLEAR</u> WIDTH OF 32 INCHES. *ANY NEW OR REPLACED DOOR SHALL NOT BE LESS THAN A NOMINAL 36" DOOR.*
SECTION 1011	**EXIT SIGNS** **1011.1. WHERE REQUIRED.** EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OF PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. **1011.5.3 POWER SOURCE.** EXIT SIGNS SHALL BE ILLUMINATED (*EITHER INTERNALLY OR EXTERNALLY*) AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR.
SECTION 1014	**EXIT ACCESS** **1014.4.3 COMMON PATH OF EGRESS TRAVEL.** **EXCEPTIONS:** 1. THE LENGTH OF A COMMON PATH OF EGRESS TRAVEL IN GROUP B, F AND S OCCUPANCIES SHALL NOT BE MORE THAN 100 FEET, PROVIDED THAT THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.
SECTION 1016	**EXIT ACCESS TRAVEL DISTANCE** **TABLE 1016.1 EXIT ACCESS TRAVEL DISTANCE** F-1 USE, WITH SPRINKLER SYSTEM: 250 FT.
SECTION 1021	**NUMBER OF EXITS AND CONTINUITY** **TABLE 1021.1 MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD** 1-500 OCCUPANTS: 2 EXITS REQUIRED
NOTE: PA ADOPTED CHAPTER 11 OF THE 2012 IBC EFFECTIVE 12/31/2012	**ACCESSIBILITY** *ALL <u>NEW</u> WORK MUST COMPLY WITH CHAPTER 11 AND APPENDIX E OF THE <u>2012</u> IBC AND ICC A117.1 - 2009. COORDINATE REQUIREMENTS WITH SECTION 706 OF THE IEBC ABOVE.* **1105 ACCESSIBLE ENTRANCES** *SEE SECTION 706 OF THE IEBC ABOVE.* **1106 PARKING AND PASSENGER LOADING FACILITIES** **TABLE 1106.1 ACCESSIBLE PARKING SPACES** TOTAL PARKING SPACES PROVIDES — REQUIRED MIN. NO. ACCESSIBLE SPACED 1 TO 25 — 1 26 TO 50 — 2 51 TO 75 — 3 76 TO 100 — 4 .... **1106.5. VAN SPACES.** FOR EVERY 6 OR FRACTION OF 6 ACCESSIBLE PARKING SPACES, AT LEAST 1 SHALL BE A VAN-ACCESSIBLE PARKING SPACE. *ASSUMING 70 EXISTING SPACES (TO BE FIELD VERIFIED), 3 ACCESSIBLE PARKING SPACES ARE REQUIRED, ONE OF WHICH MUST BE A VAN ACCESSIBLE SPACE.*
SECTION 1109 (2012 IBC)	**OTHER FEATURES AND FACITITIES** **1109.2 TOILET AND BATHING FACILITIES.** EACH TOILET ROOM AND BATHING ROOM SHALL BE ACCESSIBLE. *NEW RESTROOMS SHALL BE ACCESSIBLE. RENOVATION TO EXISTING RESTROOMS SHALL BE MADE ACCESSIBLE TO THE EXTENT TECHNICALLY FEASIBLE, SEE SECTION 706 OF THE IEBC ABOVE & CHAPTER 29 OF THE IBC BELOW.*
SECTION 1110 (2012 IBC)	**SIGNAGE** **1110.1 SIGNS.** REQUIRED ACCESSIBLE ELEMENTS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY...
CHAPTER 29	**PLUMBING SYSTEMS** **[P] TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES** GROUP F-1 / GROUP B (*ACCESSORY OFFICE AREA*) WATER CLOSETS: 1/100 OCCUPANTS / 1/25 OCCUPANTS LAVATORIES: 1/100 OCCUPANTS / 1/40 OCCUPANTS DRINKING FOUNTAINS: 1/500 OCCUPANTS / 1/100 OCCUPANTS OTHER: 1 SERVICE SINK / 1 SERVICE SINK *WAREHOUSE AREA 41 OCCUPANTS / 100 = 1 WC AND 1 LAV REQ'D.* *OFFICE AREA 10 OCCUPANTS / 25 = 1 WC, 10 OCCUPANTS / 40 = 1 LAV REQ'D.* *1 DRINKING FOUNTAIN AND 1 SERVICE SIK REQUIRED.* *FIXTURES MUST BE DIVDIED IN HALF BETWEEN MALE AND FEMALE* *EXCEPTION: THE TOTAL ... SHALL NOT BE REQUIRED TO BE DIVIDED IN HALF WHERE APPROVED STATISTICAL DATA INDICATE A DISTRIBUTION OF SEXES OF OTHER THAN 50% OF EACH SEX.* *FOUR SINGLE USER RESTROOMS ARE BEING PROVIDED, TWO EXISTING AND TWO NEW. A NEW SERVICE SINK IS BEING PROVIDED.*

PART 35 NONDISCRIMINATION ON THE BASIS OF DISABILITY IN STATE AND LOCAL GOVERNMENT SERVICES (AS AMENDED BY THE FINAL RULE PUBLISHED ON SEPTEMBER 15, 2010)

ALSO KNOW AS TITLE II OF THE AMERICANS WITH DISABILITIES ACT, THIS LAW INCLUDES PROVISIONS WHICH REGULATE STATE AND LOCAL GOVERNMENT AGENCY FACILITIES WITH RESPECT TO ACCESSIBILITY. THIS IS NOT A BUILDING CODE, IT IS LAW. SINCE THE PLCB IS A STATE AGENCY, THE FACILITY MUST COMPLY WITH THE REQUIREMENTS TITLE II.

THE REQUIREMENTS IN THE BUILDING CODES DESCRIBED ABOVE ARE SIMILAR TO THE REQUIREMENTS OF THIS LAW. AN ACCESSIBLE PATH OF TRAVEL MUST BE PROVIDED FROM ACCESSIBLE PARKING SPACES TO THE PRIMARY FUNCTION. IN ALTERATIONS OF EXISTING BUILDINGS, THE COST TO PROVIDE AN ACCESSIBLE PATH IS LIMITED TO 20% OF THE COST OF THE ALTERATIONS. THIS CORRESPONDS TO EXCEPTION 1 OF SECTION 605.1 OF THE IEBC DESCRIBED ABOVE. AN ACCESSIBLE PATH OF TRAVEL MUST BE PROVIDED AS BEST POSSIBLE WITHIN THE 20% COST FIGURE.

	TITLE II OF THE AMERICANS WITH DISABILITIES ACT
SECTION 35.151	**NEW CONSTRUCTION AND ALTERATIONS** (A) *DESIGN AND CONSTRUCTION.* (1) EACH FACILITY OR PART OF A FACILITY CONSTRUCTED BY, ON BEHALF OF, OR FOR THE USE OF A PUBLIC ENTITY SHALL BE DESIGNED AND CONSTRUCTED IN SUCH MANNER THAT THE FACILITY OR PART OF THE FACILITY IS READILY ACCESSIBLE TO AND USABLE BY INDIVIDUALS WITH DISABILITIES, IF THE CONSTRUCTION WAS COMMENCED AFTER JANUARY 26, 1992. (2) *EXCEPTION FOR STRUCTURAL IMPRACTICABILITY.* (i) Full compliance with the requirements of this section is not required where a public entity can demonstrate that it is structurally impracticable to meet the requirements. Full compliance will be considered structurally impracticable only in those rare circumstances when the unique characteristics of terrain prevent the incorporation of accessibility features. (II) IF FULL COMPLIANCE WITH THIS SECTION WOULD BE STRUCTURALLY IMPRACTICABLE, COMPLIANCE WITH THIS SECTION IS REQUIRED TO THE EXTENT THAT IT IS NOT STRUCTURALLY IMPRACTICABLE. IN THAT CASE, ANY PORTION OF THE FACILITY THAT CAN BE MADE ACCESSIBLE SHALL BE MADE ACCESSIBLE TO THE EXTENT THAT IT IS NOT STRUCTURALLY IMPRACTICABLE. (III) IF PROVIDING ACCESSIBILITY IN CONFORMANCE WITH THIS SECTION TO INDIVIDUALS WITH CERTAIN DISABILITIES (*E.G.*, THOSE WHO USE WHEELCHAIRS) WOULD BE STRUCTURALLY IMPRACTICABLE, ACCESSIBILITY SHALL NONETHELESS BE ENSURED TO PERSONS WITH OTHER TYPES OF DISABILITIES, (*E.G.*, THOSE WHO USE CRUTCHES OR WHO HAVE SIGHT, HEARING, OR MENTAL IMPAIRMENTS) IN ACCORDANCE WITH THIS SECTION.
SECTION 35.151	(B) ALTERATIONS. (1) EACH FACILITY OR PART OF A FACILITY ALTERED BY, ON BEHALF OF, OR FOR THE USE OF A PUBLIC ENTITY IN A MANNER THAT AFFECTS OR COULD AFFECT THE USABILITY OF THE FACILITY OR PART OF THE FACILITY SHALL, TO THE MAXIMUM EXTENT FEASIBLE, BE ALTERED IN SUCH MANNER THAT THE ALTERED PORTION OF THE FACILITY IS READILY ACCESSIBLE TO AND USABLE BY INDIVIDUALS WITH DISABILITIES, IF THE ALTERATION WAS COMMENCED AFTER JANUARY 26, 1992.
SECTION 35.151	(4) PATH OF TRAVEL. AN ALTERATION THAT AFFECTS OR COULD AFFECT THE USABILITY OF OR ACCESS TO AN AREA OF A FACILITY THAT CONTAINS A PRIMARY FUNCTION SHALL BE MADE SO AS TO ENSURE THAT, TO THE MAXIMUM EXTENT FEASIBLE, THE PATH OF TRAVEL TO THE ALTERED AREA AND THE RESTROOMS, TELEPHONES, AND DRINKING FOUNTAINS SERVING THE ALTERED AREA ARE READILY ACCESSIBLE TO AND USABLE BY INDIVIDUALS WITH DISABILITIES, INCLUDING INDIVIDUALS WHO USE WHEELCHAIRS, UNLESS THE COST AND SCOPE OF SUCH ALTERATIONS IS DISPROPORTIONATE TO THE COST OF THE OVERALL ALTERATION. (ii) A "path of travel" includes a continuous, unobstructed way of pedestrian passage by means of which the altered area may be approached, entered, and exited, and which connects the altered area with an exterior approach (including sidewalks, streets, and parking areas), an entrance to the facility, and other parts of the facility. (A) AN ACCESSIBLE PATH OF TRAVEL MAY CONSIST OF WALKS AND SIDEWALKS, CURB RAMPS AND OTHER INTERIOR OR EXTERIOR PEDESTRIAN RAMPS; CLEAR FLOOR PATHS THROUGH LOBBIES, CORRIDORS, ROOMS, AND OTHER IMPROVED AREAS; PARKING ACCESS AISLES; ELEVATORS AND LIFTS; OR A COMBINATION OF THESE ELEMENTS. (B) FOR THE PURPOSES OF THIS SECTION, THE TERM "PATH OF TRAVEL" ALSO INCLUDES THE RESTROOMS, TELEPHONES, AND DRINKING FOUNTAINS SERVING THE ALTERED AREA. (III) DISPROPORTIONALITY. (A) Alterations made to provide an accessible path of travel to the altered area will be deemed disproportionate to the overall alteration when the cost exceeds 20% of the cost of the alteration to the primary function area. (B) COSTS THAT MAY BE COUNTED AS EXPENDITURES REQUIRED TO PROVIDE AN ACCESSIBLE PATH OF TRAVEL MAY INCLUDE: (1) COSTS ASSOCIATED WITH PROVIDING AN ACCESSIBLE ENTRANCE AND AN ACCESSIBLE ROUTE TO THE ALTERED AREA, FOR EXAMPLE, THE COST OF WIDENING DOORWAYS OR INSTALLING RAMPS; (2) COSTS ASSOCIATED WITH MAKING RESTROOMS ACCESSIBLE, SUCH AS INSTALLING GRAB BARS, ENLARGING TOILET STALLS, INSULATING PIPES, OR INSTALLING ACCESSIBLE FAUCET CONTROLS; (3) COSTS ASSOCIATED WITH PROVIDING ACCESSIBLE TELEPHONES, SUCH AS RELOCATING THE TELEPHONE TO AN ACCESSIBLE HEIGHT, INSTALLING AMPLIFICATION DEVICES, OR INSTALLING A TEXT TELEPHONE (TTY); AND (4) COSTS ASSOCIATED WITH RELOCATING AN INACCESSIBLE DRINKING FOUNTAIN.

(1/9) BUILDING CODE NOTES

REV. #	REVISION DESCRIPTION	DATE
	START UP	03-21-2013
	PROGRESS REVIEW	05-02-2013
	FOR PERMIT REVIEW	06-03-13
	PERMIT UPDATES	06-13-13

PLANS NOT VALID FOR PERMITS UNLESS SIGNED IN "RED" & IMPRESSED w/ SEAL

Eric C. Van Reed, Architect
Creative Design Associates, Inc.
ARCHITECTURE INTERIORS SITE & SPACE PLANNING
PA= RA008011X NJ= 21AI00908100
350 Callowhill Road Chalfont, PA 18914-1521
215-672-1155 www. ArchitectVision .com

E. R. B. & SONS, Inc.
General Contracting & Building
Lic. # PA083365
Voice: 267-228-7451
1117 Eagle Road Huntingdon Valley, PA 19006

855 Pennsylvania Blvd.
"UNIT B" TENANT FIT-OUT
Township of Lower Southampton, Bucks County, PA

Sheet No. 9

Comm. No. 2013-2967 of ___