

ALLOWABLE BUILDING HEIGHT AND AREA												
GROUP	SPRINKLED	TABLE 506.2 ALLOWABLE AREA PER STORY	TABLE 504.4 ALLOWABLE STORIES	TABLE 504.3 MAXIMUM BUILDING HEIGHT	FIRE ZONE PERIMETER	BUILDING PERIMETER THAT FRONTS A PUBLIC WAY	WIDTH OF PUBLIC WAY	SECTION 506.3.3 FRONTAGE INCREASE	ADJUSTED ALLOWABLE AREA	PROVIDED AREA	RATIO ACTUAL / ALLOWABLE	RESULT
GROUND FLOOR												
FIRE ZONE A												
A-3	YES	34000 SF	1	75'-0"	706'-3"	706'-3"	30'-0"	75%	45,125 SF	22,947 SF	51%	COMPLIANT
FIRST FLOOR												
FIRE ZONE B												
E	YES	54000 SF	1	75'-0"	586'-4"	586'-4"	30'-0"	75%	68,875 SF	16,788 SF	24%	COMPLIANT
SECOND FLOOR												
FIRE ZONE C												
B	YES	92000 SF	1	75'-0"	601'-1"	601'-1"	30'-0"	75.01%	109,252 SF	15,496 SF	14%	COMPLIANT
TOTAL												
55,242 SF												

FIRE APPARATUS ACCESS AND FIRE LANE WORKSHEET			
No.	Question	Answer Yes/No	Notes
1	BUILDING IS LIMITED IN AREA?	YES	
2	BUILDING IS UNLIMITED IN AREA BASED ON SECTION 907 OF THE IBC?	NO	
3	BUILDING IS COMPLETELY PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM, PER IBC SECTION 903.3.1.1 OR 903.3.1.2?	YES	
4	FIRE LANES ARE UNOBSTRUCTED?	YES	
5	FIRE LANES ARE ACCESSIBLE FROM A PUBLIC ROAD?	YES	
6	FIRE LANES EXTEND TO WITHIN 150 FEET OF ANY PORTION OF THE EXTERIOR WALL OF THE FIRST STORY OF THE BUILDING OR FACILITY? IF NO, A LETTER FROM THE FIRE CODE OFFICIAL ALLOWING AND INDICATING A DISTANCE GREATER THAN 150 FEET SHALL BE SUBMITTED TO THE DEPARTMENT.	YES	
7	IS ANY PART OF THE BUILDING GREATER THAN 30 FEET ABOVE THE LOWEST LEVEL OF THE FIRE APPARATUS ACCESS? IF YES, ANSWER QUESTIONS 8-12:	YES	
8	IS THE FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING.	YES	
9	IS THE NEAR EDGE OF THE FIRE LANE WITHIN 30 FEET OF THE BUILDING ON THAT PARALLEL SIDE.	YES	
10	IS A FIRE LANE PROVIDED CAPABLE OF ACCOMMODATING AERIAL FIRE APPARATUS.	YES	
11	ARE OVERHEAD POWER OR UTILITY LINES LOCATED ACROSS OR WITHIN A FIRE LANE FOR AERIAL FIRE APPARATUS.	NO	
12	FIRE APPARATUS ACCESS HAS A MINIMUM UNOBSTRUCTED WIDTH OF 26 FEET.	YES	
13	FIRE APPARATUS ACCESS ROADWAYS HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF AT LEAST 13 FEET 6 INCHES?	YES	
14	FIRE LANES HAVE AN UNOBSTRUCTED WIDTH OF AT LEAST 20 FEET?	YES	
15	IS A FIRE HYDRANT PROVIDED TO SUPPLY FIRE APPARATUS ON THE FIRE LANE? IF YES, THE MINIMUM UNOBSTRUCTED WIDTH OF THE FIRE LANE SHALL BE 26 FEET WIDE FOR AT LEAST 20 FEET ON EACH SIDE OF THE FIRE HYDRANT.	YES	
16	THE MINIMUM INSIDE TURNING RADIUS OF THE FIRE LANE IS AT LEAST 28 FEET?	YES	
17	IS THE FIRE LANE DEAD-ENDED WITH A LENGTH GREATER THAN 150 FEET? IF YES, ANSWER QUESTIONS 18-20.	NO	
18	IS AN AREA FOR TURNING AROUND FIRE APPARATUS PROVIDED BY A CUL-DE-SAC WITH A MINIMUM DIAMETER OF 70 FEET?	--	
19	IS AN AREA FOR TURNING AROUND FIRE APPARATUS PROVIDED BY A 45-DEGREE WYE WITH A MINIMUM LENGTH OF 60 FEET PER SIDE?	--	
20	IS AN AREA FOR TURNING AROUND FIRE APPARATUS PROVIDED BY A 90-DEGREE WYE WITH A MINIMUM LENGTH OF 60 FEET PER SIDE?	--	

MULTIPLE OCCUPANCIES WORKSHEET

- ☐ I AM USING NON-SEPARATED USES IN MY DESIGN. (2015 IBC 508.3)
☐ I AM USING SEPARATED USES IN MY DESIGN. (2015 IBC 508.4)
☒ I AM USING A COMBINATION OF SEPARATED AND NON-SEPARATED USES IN MY DESIGN.

SEPARATED USES

LOCATION

(STORY / SIDE OF BUILDING)
FIRST FLOOR/SECOND FLOOR

OCCUPANCIES SEPARATED

(ALL CLASSIFICATIONS)
E/B

FIRE RATING

(HOURLY RATING)
1-HOUR HORIZONTAL SEPARATION

NON-SEPARATED USES

LOCATION

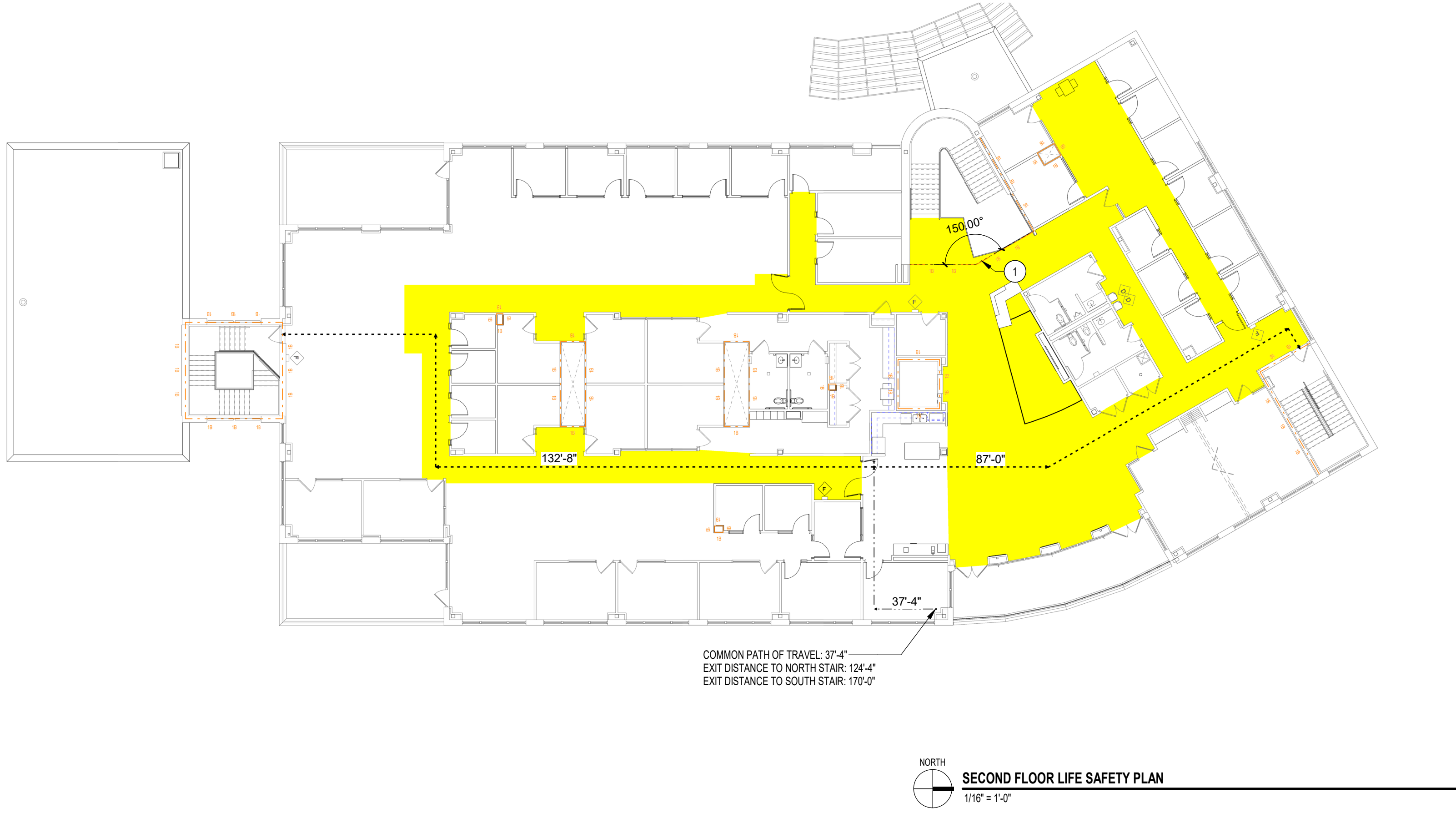
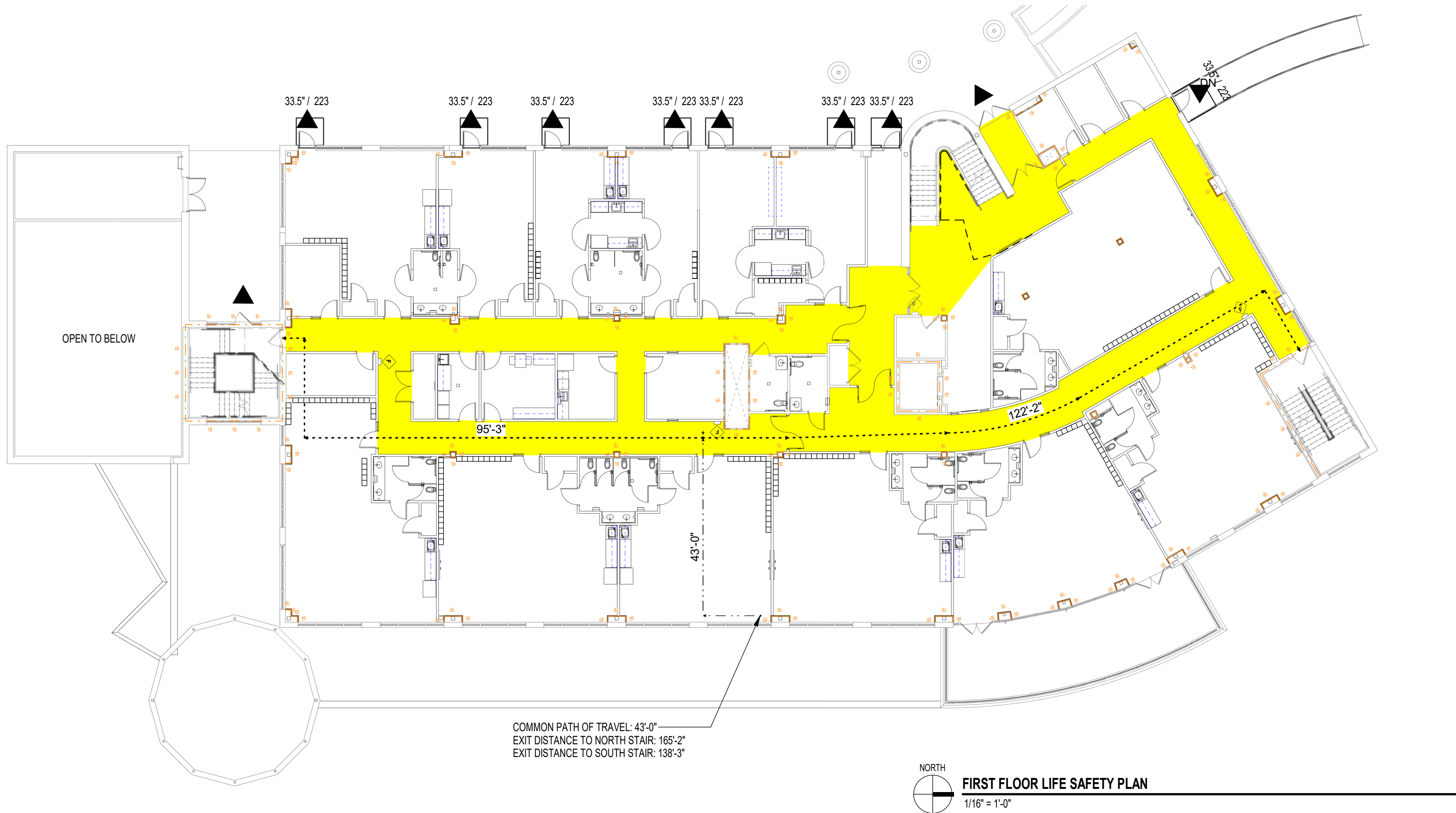
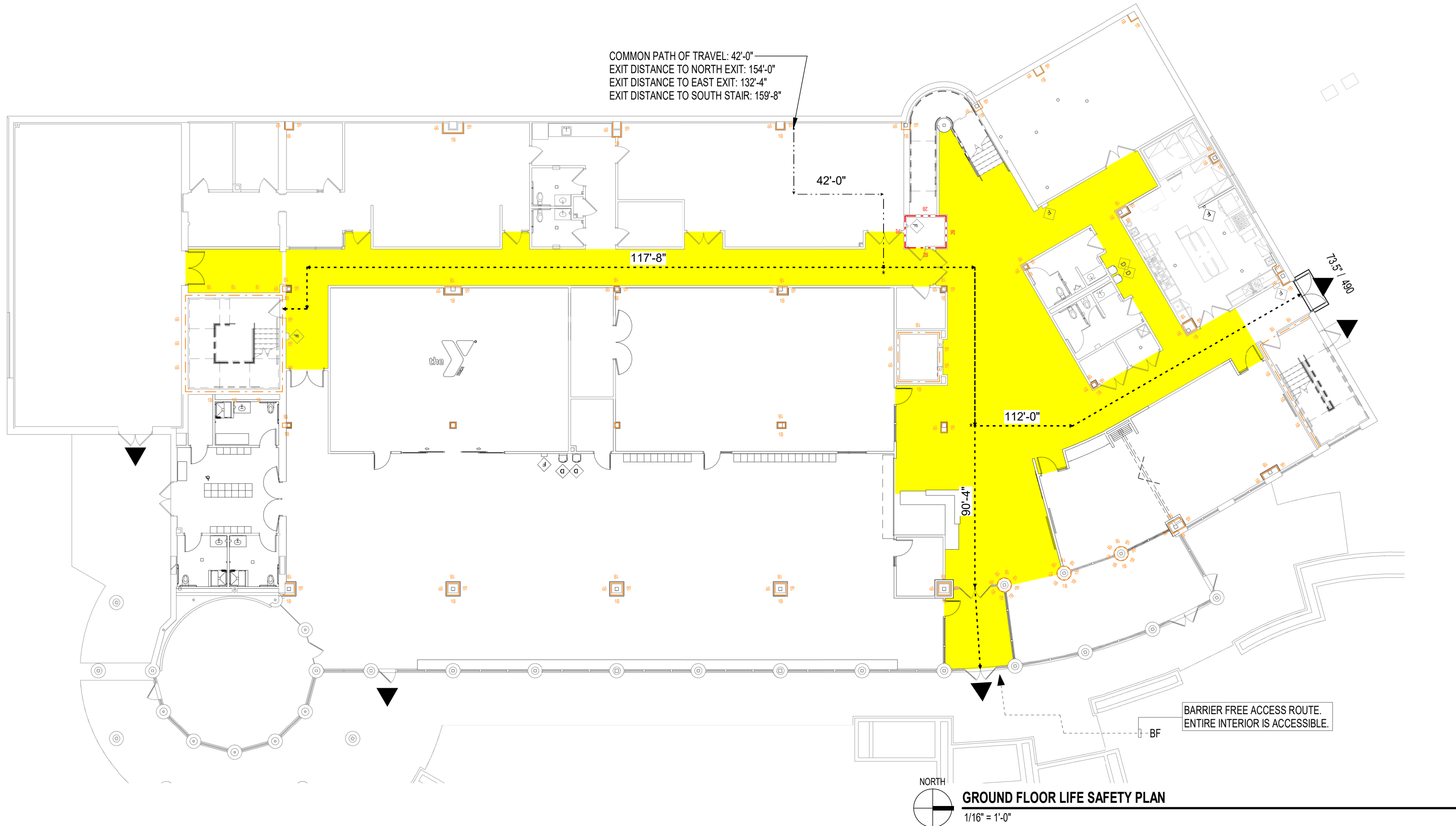
(STORY / SIDE OF BUILDING)
GROUND FLOOR

OCCUPANCIES SEPARATED

(ALL CLASSIFICATIONS)
A-3 WITH B AS AN ACCESSORY

CONSTRUCTION TYPE, IIR

MOST RESTRICTIVE
N/A



LIFE SAFETY LEGEND

- FIRE BARRIERS**
2 HOUR RATED FIRE BARRIER, 90 MINUTE DOORS
1 HOUR RATED FIRE BARRIER, 45 MINUTE DOORS, 60 MINUTE DOOR AT STAIRS

SYMBOLS

- EXIT WIDTH / MAXIMUM OCCUPANTS SERVED AT EXIT
EXIT DISCHARGE
COMMON PATH OF EGRESS TRAVEL (FEET)
POINT IN WHICH 2 EXITS BECOME AVAILABLE
EXIT ACCESS TRAVEL DISTANCE
FIRE EXTINGUISHER / CABINET
DRINKING FOUNTAIN
MEANS OF EGRESS

CODE ANALYSIS

- 2018 WISCONSIN COMMERCIAL BUILDING CODE (SPS 361-366)
2015 INTERNATIONAL EXISTING BUILDING CODE
2015 INTERNATIONAL BUILDING CODE
ASSEMBLY OCCUPANCY, GROUP A-3 (GROUND FLOOR)
EDUCATION OCCUPANCY, GROUP E (FIRST FLOOR)
BUSINESS OCCUPANCY, GROUP B (SECOND FLOOR)

ZONING: CITY OF WATERTOWN ORDINANCES

CONSTRUCTION CLASSIFICATION

- ALTERATION LEVEL 3
TYPE OF CONSTRUCTION, UNPROTECTED, TYPE 2B - SPRINKLERED

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS

PRIMARY STRUCTURAL FRAME	0 HR	IBC 2015 601, TABLE 601
BEARING WALLS		
EXTERIOR	0 HR	IBC 2015 601, TABLE 601
INTERIOR	0 HR	IBC 2015 601, TABLE 601
NON-BEARING WALLS		
EXTERIOR	0 HR	IBC 2015 602, TABLE 602
INTERIOR	0 HR	IBC 2015 601, TABLE 601
FLOOR CONSTRUCTION	0 HR	IBC 2015 601, TABLE 601
ROOF CONSTRUCTION	0 HR	IBC 2015 601, TABLE 601
ROOF CLASSIFICATION	CLASS C	IBC 2015 1505, TABLE 1501.1
FIRE ENCLOSURE (STAIRS, ELEVATOR, SHAFTS)	1 HR	IBC 2015 713.4 / 1023.2
CORRIDOR WALLS	0 HR	IBC 2015 1020, TABLE 1020.1

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

- X < 5
5 ≤ X < 10'
10' ≤ X < 30'
X ≥ 30'
- 1 HR
1 HR
0 HR
0 HR

FIRE PROTECTION

- AUTOMATIC SPRINKLER SYSTEM PER IBC 903.3.1.1 AND NFPA 13
FIRE ALARM SYSTEM
AUTOMATIC FIRE DETECTION SYSTEM

EXIT EGRESS

- EXIT AISLES SERVING MEP EQUIPMENT (PER 2015 IBC TABLE 1020.2): 24"
DEAD END CORRIDORS (FULLY SPRINKLED) (PER 2015 IBC SECTION 1020.4): 50' MAX.
COMMON PATH OF TRAVEL (PER 2015 IBC TABLE 1006.2.1): 75' MAX FOR A AND E OCCUPANCIES
100' MAX FOR B OCCUPANCY
MAXIMUM TRAVEL DISTANCE TO AN EXIT (PER 2015 IBC SECTION 1017.2): 250' MAX FROM THE REMOTEST POINT IN A ROOM FOR A AND E OCCUPANCIES
300' MAX FROM THE REMOTEST POINT IN A ROOM FOR B OCCUPANCY

ADA ACCESS ROUTE

REFER TO SHEET A050

LIFE SAFETY PLAN NOTES	
MARK	DESCRIPTION
1	PROVIDE FIRE CURTAIN TO PROVIDE ONE HOUR RATED SEPARATION AT OPEN STAIR.