CODE SUMMARY:
ABC BUILDING, 234 PEARL ST, LA CROSSE, WI
CITY OF LA CROSSE, LA CROSSE COUNTY
CLIMATE ZONE: 5A
GROUP B & R-2 OCCUPANCIES - SEPARATED
CONSTRUCTION TYPE VB, NFPA-13 SPRINKLERED
2 STORIES, 4,200 SQUARE FOOTAGE
ALTERATION LEVEL 3 / CHANGE OF OCCUPANCY
REVIEW FOR: BUILDING (HVAC SUBMITTED SEPARATELY)

PROJECT SUMMARY:
THIS BUILDING WILL BE USED FOR OFFICE SPACE ON FIRST FLOOR AND 2 APARTMENTS ON SECOND FLOOR. AND CONTAINS 2,100 SQUARE FEET PER FLOOR. FOR A TOTAL OF 4,200 SQUARE FEET. 2,100 SQUARE FEET OF OFFICE SPACE AND 2,100 SQUARE FEET OF RESIDENTIAL SPACE. THIS IS A CHANGE OF USE FROM MERCHANTILE (M) TO OFFICE AND RESIDENTIAL (B AND R-2) OCCUPANCIES.

APPLICABLE CODES:
2025 WISCONSIN ADMINISTRATIVE CODE, SPS 361-366
2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 INTERNATIONAL FUEL GAS CODE (IFGC)
2017 ICC / ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

OCCUPANCIES: B, R-2 CONSTRUCTION TYPE: VB

| | ACTUAL (FEET) | ALLOWABLE (TABLE 504.3) | ACTUAL (STORIES) | ALLOWABLE (TABLE 504.4) | ACTUAL (SQUARE FEET) | ALLOWABLE (TABLE 506.2) |
|---|---|---|---|---|---|---|
| BUILDING HEIGHT | 28 | 60 | 2 | 3 | 2,100/story | 21,000/story |

[ ] (NS) NON-SPRINKLERED
[ ] (S1) SPRINKLERED ONE-STORY
[X] (SM) SPRINKLERED MULTIPLE STORIES
[ ] UNLIMITED AREA
[ ] PARTIALLY SPRINKLERED, PLEASE DESCRIBE:_____
[X] NFPA 13
[ ] NFPA 13R
[ ] NFPA 13D
[ ] NFPA 72 - FIRE ALARM

FIRE ALARM: COVERAGE: [ ] COMPLETE [ ] PARTIAL [X] NONE
TYPE: [ ] AUTOMATIC DETECTION [ ] MANUAL ALARM
MONITORING TYPE: [ ] CENTRAL STATION [ ] PROPRIETARY SUPERVISION
[ ] REMOTE SUPERVISION [ ] PROTECTED PREMISES

FRONTAGE INCREASES FROM SECTION TABLE 506.3.3

| PERCENTAGE OF BUILDING PERIMETER | OPEN SPACE (FEET) 0 TO LESS THAN 20 | 20 TO LESS THAN 25 | 25 TO LESS THAN 30 | 30 OR GREATER |
|---|---|---|---|---|
| 0 TO LESS THAN 25 | 0 | 0 | 0 | 0 |
| 25 TO LESS THAN 50 | 0 | 0.17 | 0.21 | 0.25 |
| 50 TO LESS THAN 75 | 0 | 0.33 | 0.42 | 0.50 |
| 75 TO 100 | 0 | 0.50 | 0.63 | 0.75 |

MAXIMUM BUILDING AREA FROM SECTION 506.2
Aa = ALLOWABLE AREA (SQUARE FEET)
At = TABULAR ALLOWABLE AREA FACTOR
NS = TABULAR ALLOWABLE AREA FACTOR FOR NON-SPRINKLERED BUILDING (REGARDLESS OF SPRINKLERING)
If = AREA FACTOR INCREASE DUE TO FRONTAGE (FROM ABOVE CALCULATION)
Sa = ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE (MAX. 3 FOR NS, 4 FOR SPRINKLERED)
SECTION 506.2.1 MAXIMUM BUILDING AREA FOR A SINGLE-OCCUPANCY, ONE-STORY BUILDING
Aa = At + (NS x If)
SECTION 506.2.1 SINGLE-OCCUPANCY, MULTISTORY BUILDINGS
Aa = [At + (NS x If)] x Sa
SECTION 506.2.2 MIXED-OCCUPANCY, ONE STORY BUILDINGS
(OCCUPANCY 1 Aa / ALLOWABLE AREA) + (OCCUPANCY 2 Aa / ALLOWABLE AREA) + ... < 1.0 IS OK
SECTION 506.2.2 MIXED OCCUPANCY, MULTISTORY BUILDINGS
EACH STORY (3 STORY MAX.) TO INDIVIDUALLY COMPLY USING MOST RESTRICTIVE OCCUPANCY IF UNSEPARATED
IF SEPARATED: (OCCUPANCY 1 ACTUAL AREA / TABULAR ALLOWABLE AREA) + (OCC. 2...) + ... < [# STORIES] IS

| STORY NUMBER | DESCRIPTION AND USE | BUILDING AREA PER STORY (ACTUAL) | TABLE 506.2 AREA | FRONTAGE INCREASE | ALLOWABLE AREA PER STORY OR UNLIMITED |
|---|---|---|---|---|---|
| 1 | B: OFFICE | 2,100 | 27,000 | N/A | 27,000 |
| 2 | R-2: DWELLINGS | 2,100 | 21,000 | N/A | 21,000 |
| | | | | | |
| | | | | | |

UNLIMITED AREA BUILDINGS FROM 507 PER TABLE 506.3.3.1

| PERCENTAGE OF BUILDING PERIMETER | OPEN SPACE (FEET) 30 > 35 | 35 >40 | 40 > 45 | 45 > 50 | 50 > 55 | 55 > 60 |
|---|---|---|---|---|---|---|
| 0 TO LESS THAN 25 | 0 | 0 | 0 | 0 | 0 | 0 |
| 25 TO LESS THAN 50 | 0.29 | 0.33 | 0.38 | 0.42 | 0.46 | 0.50 |
| 50 TO LESS THAN 75 | 0.58 | 0.67 | 0.75 | 0.83 | 0.92 | 1.00 |
| 75 TO 100 | 0.88 | 1.00 | 1.13 | 1.25 | 1.38 | 1.50 |

508.2 MAIN OCCUPANCY B/R-2 ACCESSORY OCCUPANCY A-3
508.3.3 UNSEPARATED OCCUPANCIES _____ AND _____
TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES B AND R-2 = 1 HOURS
TABLE 509.1: LIST INCIDENTAL USES: _____

TABLE 601 FIRE PROTECTION REQUIREMENTS

| BUILDING ELEMENT | FIRE SEPARATION DISTANCE (FEET) | RATING PROVIDED | DESIGN SOURCE FOR RATED ASSEMBLY (ex. UL #) |
|---|---|---|---|
| PRIMARY STRUCTURAL FRAME | | 0 | |
| BEARING WALLS EXTERIOR | | 0 | |
| INTERIOR | | 0 | |
| NON-BEARING INTERIOR WALLS | | 0 | |
| FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS | | 0 | |
| ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS | | 0 | |

EXTERIOR WALL FIRE-RESISTANCE RATING REQUIREMENTS BASED ON FIRE SEPARATION DISTANCE TABLE 705.5

| FIRE SEPARATION DIST. | CONSTRUCTION TYPE | OCCUPANCY: | USE | FIRE RATING (HOURS) |
|---|---|---|---|---|
| X < 5' | VB | B, R-2 | Office/Apt | 1 |
| 5' ≤ X < 10' | VB | B, R-2 | Office/Apt | 1 |
| 10' ≤ X < 30' | VB | B, R-2 | Office/Apt | 0 |
| 30' < X | VB | B, R-2 | Office/Apt | 0 |

PERCENTAGE OF WALL OPENING PER TABLE 705.8

| ELEVATION | FIRE SEPARATION (FEET) FROM PROPERTY LINES | DEGREE OF OPENINGS PROTECTION (T.705.8) | ALLOWABLE AREA(%) | ACTUAL SHOWN ON PLANS (%) |
|---|---|---|---|---|
| NORTH | 24' | 0 | 100% | 20% |
| WEST | 0' | 0 | NOT PERMITTED | NONE |
| EAST | 12' | 0 | 45% | 0% |
| SOUTH | 18' | 0 | 75% | 18% |

FIRE WALL FIRE-RESISTANCE RATINGS TABLE 706.4

| LOCATION | OCCUPANCY GROUP | FIRE-RESISTANCE RATING REQUIRED | FIRE-RESISTANCE RATING PROVIDED |
|---|---|---|---|
| WEST | B/R-2 | 2 (V CONSTRUCTION) | 2 |
| | | | |

FIRE AREA RATING REQUIREMENTS FOR FIRE BARRIER OR HORIZONTAL ASSEMBLIES TABLE 707.3.10

| LOCATION | OCCUPANCY GROUP | FIRE-RESISTANCE RATING REQUIRED | FIRE-RESISTANCE RATING PROVIDED |
|---|---|---|---|
| FIRST FLOOR | B | 2 HOUR | 2 HOUR |
| SECOND FLOOR | R-2 | 2 HOUR | 2-HOUR |

OPENING FIRE PROTECTION ASSEMBLIES, RATINGS AND MARKINGS TABLE 716.1(2)

| TYPE OF ASSEMBLY | REQ'D WALL ASSEMBLY RATING (HR) | MIN. FIRE DOOR ASS'Y RATING (HR) | DOOR VISION PANEL SIZE | FIRE-RATED DOOR GLAZING VISION PANEL | MIN. SIDELIGHT / TRANSOM AS'SY RATING (HR) | FIRE-RATED GLAZING SIDELIGHT / TRANSOM PANEL |
|---|---|---|---|---|---|---|
| FIRE WALLS /BARRIERS | 1 | 1 | 100 SQ IN | D-H-60 | NOT PERMITTED | NOT PERMITTED |
| SHAFTS | 1 | 1 | 100 SQ.IN. | D-H-60 | NOT PERMITTED | NOT PERMITTED |
| HORIZ. EXITS | | | | | | |
| FIRE PARTITIONS | 0.5 | 1/3 | MAX. SIZE TESTED | D-20 | 1/3 | D-H-OH-20 |
| EXT. WALLS | 2 | N/A | N/A | N/A | NOT PERMITTED | NOT PERMITTED |
| SMOKE BARRIERS | | | | | | |

INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY TABLE 803.13

| OCCUPANCY GROUP | INTERIOR EXIT STAIRWAYS / RAMPS / PASSAGEWAYS | CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS/RAMPS | ROOMS AND ENCLOSED SPACES |
|---|---|---|---|
| B | B | C | C |
| R-2 | C | C | C |
| | | | |

OCCUPANT LOAD CALCULATIONS

| OCCUPANCY TYPE | AREA PER FLOOR BASEMENT | FIRST | SECOND | THIRD | ROOF | TABLE 1004.5 AREA / OCCUPANT TOTAL | | NUMBER OF OCCUPANTS | SPRINKLER REQ'D, 903.2 |
|---|---|---|---|---|---|---|---|---|---|
| B | | 2,100 | | | | 2,100 | 150 GROSS | 14 | NO |
| R-2 | | | 2,100 | | | 2,100 | 200 GROSS | 11 | YES |
| | | | | | | | | | |

| FLOOR LEVEL | OCCUPANT LOAD PER FLOOR | EGRESS REQUIRED 1005.3 (INCHES) STAIR (1005.3.1) | OTHER (1005.3.2) | EGRESS PROVIDED STAIR | OTHER |
|---|---|---|---|---|---|
| BASEMENT | | | | | |
| FIRST FLOOR | 14 | | 2.8 | | 108 |
| SECOND FLOOR | 11 | 3.3 | 2.2 | 108 | 64 |
| THIRD FLOOR | | | | | |
| ROOF | | | | | |

NUMBER AND ARRANGEMENT OF EXITS (1006: SINGLE OR MULTIPLE EXITS REQUIRED, BASED ON DISTANCE / # OF OCCUPANTS; 1017.2: TOTAL EXIT ACCESS TRAVEL DISTANCE ALLOWED)

| FLOOR, ROOM, SPACE PER STORY, INC. BASEMENTS | MINIMUM NUMBER OF EXITS (1006) REQUIRED | ACTUAL | TRAVEL DISTANCE (1017) ALLOWABLE | ACTUAL | REMOTENESS OF EXITS OR EXIT ACCESS DOORWAYS (1007.1.1) REQUIRED | ACTUAL |
|---|---|---|---|---|---|---|
| FIRST | 1 | 2 | 250 | 51 | 25 | 60 |
| SECOND | 1 | 2 | 300 | 65 | 25 | 25 |
| | | | | | | |
| | | | | | | |

CORRIDOR FIRE-RESISTANCE RATING (TABLE 1020.2): 0.5 MINIMUM WIDTH (TABLE 1020.3): 44

ACCESSIBILITY

| ACCESSIBLE UNIT TYPE | TOTAL UNITS | ACCESSIBLE UNITS REQUIRED | | ACCESSIBLE UNITS PROVIDED | |
|---|---|---|---|---|---|
| DWELLING UNITS: TYPE A (1108) | 2 | 0 | | 0 | |
| TYPE B (1108) (INDICATE OPTION A OR B BATH) | 2 | 0 | | 0 | |
| ACCESSIBLE (1108) | | W/ ROLL-IN SHOWER | W/O ROLL-IN SHOWER | W/ ROLL-IN SHOWER | W/O ROLL-IN SHOWER |
| | 0 | N/A | N/A | N/A | N/A |
| PARKING (1106) | N/A | | | | |
| SELF-STORAGE (1109.3) | | | | | |

PLUMBING FIXTURE REQUIREMENTS PER 2902.1

| OCCUPANCY TYPE | | WATER CLOSET M | W | UNISEX | LAVATORY M | W | UNISEX | SHOWER / TUB | DRINKING FOUNTAIN REGULAR | ACCESSIBLE | SERVICE SINK |
|---|---|---|---|---|---|---|---|---|---|---|---|
| B | REQUIRED | 28 | 28 | | 175 | 175 | | | 1 | 1 | 1 |
| | PROVIDED | 1 | 1 | | 1 | 1 | | | 1 | 1 | 1 |
| | (EXISTING) | 0 | 0 | 0 | 0 | 0 | | | 0 | 0 | 0 |
| R-2 | REQUIRED | - | - | 2 | - | - | 2 | 2 | - | - | 2 |
| | PROVIDED | - | - | 2 | - | - | 2 | 2 | - | - | 2 |
| | (EXISTING) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | - | - | 0 |
| | REQUIRED | | | | | | | | | | |
| | PROVIDED | | | | | | | | | | |
| | (EXISTING) | | | | | | | | | | |
| TOTAL | | | | | | | | | | | |

ELEVATORS AND CONVEYING SYSTEMS - CHAPTER 30
[ ] ELEVATOR [ ] ESCALATOR [ ] PLATFORM LIFT [ ] STAIRWAY CHAIRLIFT [ ] DUMBWAITER
ELEVATOR: SIZED TO ACCOMMODATE AN UNFOLDED AMBULANCE TYPE STRETCHER? 3002.4/SPS 362.3002(1) [ ]
- MEETS HIGH RISE REQUIREMENTS IN 403.6 AND 911 [ ]
- FIRE SERVICE ACCESS ELEVATOR REQUIRED (120') PER 403.6.1 AND 3007 [ ]
- SERVES AS AN OCCUPANT EVACUATION ELEVATOR PER 403.6.2 AND 3008 [ ]
- EQUIPPED WITH EMERGENCY STAND-BY POWER (REQUIRED OR VOLUNTARY) PER 3003 [ ]
- DOOR AT THE LOCATION OF A HOISTWAY ENTRANCE TO LIMIT TRANSMISSION OF SMOKE INTO/OUT OF THE HOISTWAY PER ASME A17.1, 2.11.6.3, PARTICULARLY (d) FOR THE ABILITY TO SEE THROUGH THE DOOR WITH THE ELEVATOR HOISTWAY CAR AND HOISTWAY DOORS ONLY 1/4 OPEN [ ]

ENVELOPE COMPLIANCE
[ ] UNHEATED BUILDING / SEASONAL OCCUPANCY
[ ] ALTERATION, NO MODIFICATION TO BUILDING ENVELOPE
[X] COMcheck/REScheck ATTACHED: IECC 2021 [X] ASHRAE 90.1-2019 [ ]
[ ] PRESCRIPTIVE (COMPLETE CHART BELOW): IECC 2021 [ ] ASHRAE 90.1-2019 [ ]
[ ] OTHER, PLEASE DESCRIBE: _____

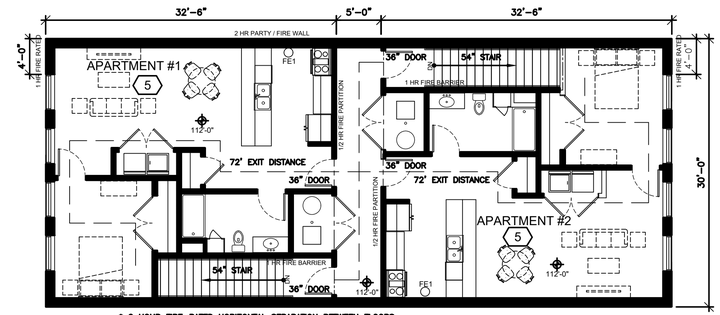
PROJECT LOCATION: COUNTY LA CROSSE; ZONE: 6A [ ] 5A [X]
OCCUPANCY GROUP: R [X] OTHER [ ]

STRUCTURAL DESIGN:
RISK CATEGORY: I [ ] II [X] III [ ] IV [ ]
LIVE LOADS: ROOF 20
FLOOR 100
GROUND SNOW LOAD: 40
WIND LOAD: BASIC WIND SPEED 108
EXPOSURE CATEGORY B
DESIGN WIND LOAD 90
ASSUMED SOIL BEARING PRESSURE: 2000 PSF
[ ] > 3000PSF, PROVIDE SOILS REPORT
SEISMIC DESIGN CATEGORY: A
SPECIAL INSPECTIONS: NONE

MECHANICAL SUMMARY:
THERMAL ZONE
WINTER DRY BULB: _____
SUMMER DRY BULB: _____
INTERIOR DESIGN CONDITIONS
WINTER DRY BULB: _____
SUMMER DRY BULB: _____
RELATIVE HUMIDITY: _____
BUILDING HEATING LOAD: _____
BUILDING COOLING LOAD: _____
MECHANICAL SPACING CONDITIONING SYSTEM
UNITARY: DESCRIPTION OF UNIT: _____
HEATING EFFICIENCY: _____
COOLING EFFICIENCY: _____
SIZE CATEGORY OF UNIT: _____
BOILER: SIZE CATEGORY _____
IF OVERSIZED, STATE REASON _____
CHILLER: SIZE CATEGORY _____
IF OVERSIZED, STATE REASON. _____
LIST EQUIPMENT EFFICIENCIES: _____

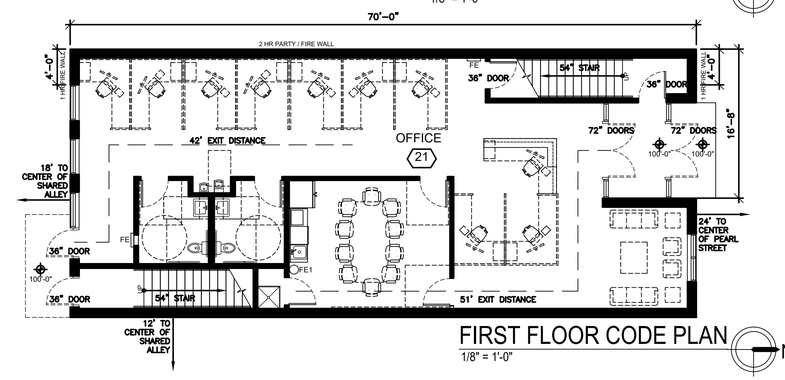
## CODE LEGEND:

| | |
|---|---|
| | INDICATES OCCUPANCY LOAD |
| | ACCESSIBLE EXIT PATH |
| | ½ HOUR RATED FIRE BARRIER |
| | 1 HOUR RATED FIRE BARRIER |
| | 2 HOUR RATED FIRE BARRIER |
| 000'-0" | ELEVATION OF FINISH FLOOR |
| 00" DOOR 00" STAIR | EXIT WAY IN INCHES |
| FE1 | FE1: WALL MOUNTED FIRE EXTINGUISHER |
| FE | FE2: CABINET MOUNTED FIRE EXTINGUISHER |




* 2 HOUR FIRE-RATED HORIZONTAL SEPARATION BETWEEN FLOORS

SECOND FLOOR CODE PLAN
1/8" = 1'-0"




FIRST FLOOR CODE PLAN
1/8" = 1'-0"

# SPECIFICATION DATA:

PROVIDE CODE EXCEPTIONS UTILIZED
UNIQUE TO YOUR PROJECT

REFERENCED SECTIONS FROM THE IEBC and SPS 366

Chapter 2: Definitions
Chapter 3: Provisions for All Compliance Methods
306.7.1 Exception 1: The costs of providing the accessible route are not required to exceed 20% of the costs of the alterations affecting the area of primary function.
Chapter 4: Repairs
Chapter 5: Prescriptive Compliance Method
Chapter 6: Classification of Work
604.1: Scope. Level 3 alterations apply where the work area exceeds 50% of the building area.
Chapter 7: Alterations - Level 1
Chapter 8: Alterations - Level 2
Chapter 9: Alterations - Level 3
907.1: Minimum Requirements. Level 3 alterations to existing buildings or structures are permitted without requireing the entire building or structure to comply with the energy requirements of the IECC. The alterations shall conform to the energy requirements of the IECC as they relate to new construction only.
Chapter 10: Change of Occupancy
Chapter 11: Additions
Chapter 12: Historic Buildings
Chapter 13: Performance Compliance Method
Chapter 14: Relocated Buildings

REFERENCE SECTIONS FROM THE IBC and SPS 362
SPS 361: Administration and Enforcement

Chapter 2: Definitions

Chapter 3: Occupancy Classification and Use

Chapter 4: Special Detailed Requirements Based on Occupancy and Use

420.2 Separation walls. Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 708.
420.3: Horizontal separation. Floor assemblies separating dwelling units in the same buildings, floor assemblies separating sleeping units in the same building and floor assemblies separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as horizontal assemblies in accordance with 711.

Chapter 5: General Building Heights and Areas

Chapter 6: Types of Construction
602.5 Type V Construction. Type V construction is that type of construction in which the structural elements, exterior walls and interior walls are of any materials permitted by this code.

Chapter 7: Fire and Smoke Protection Features
713.4 Fire Resistance Rating. Shaft enclosures shall have a fire-resistance rating of not less than 2 hours where connecting 4 stories or more, and not less than 1 hour where connecting less than 4 stories. The number of stories connected by the shaft enclosure shall include any basements but not any mezzanines. Shaft enclosures shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours. Shaft enclosures shall meet the requirements of Section 703.2.1
713.6 Exterior Walls. Where exterior walls serve as a part of a required shaft enclosure, such walls shall comply with the requirements of Section 705 for exterior walls and the fire-resistance-rated enclosure requirements shall not apply.
716.5 Opening Fire Protection Assemblies. Door in 1 hour fire barrier for exit access stair required to have 1-hour fire door rating.

Chapter 8: Interior Finishes

Chapter 9: Fire Protection Systems
903.2.8 / SPS 362.0903(5) Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area. Exceptions in SPS 362.0903(5)(b) and (c) do not apply.
912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings or other fire apparatus. The location of fire department connections shall be approved by the fire chief.
912.2.2 Existing buildings. On existing buildings, wherever the fire department connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an approved sign mounted on the street front or on the side of the building. Such sign shall have the letters "FDC" not less than 6" high and words in letters not less than 2" high or an arrow to indicate the location. Such signs shall be subject to the approval of the fire code official.
913.2.1 Protection of fire pump rooms. Fire pumps shall be located in rooms that are separated from all other areas of the building by 2-hour fire barriers constructed in accordance with Section 707 or 2-hour horizontal assemblies constructed in accordance with Section 711, or both. Exception 2. Separation is not required for fire pumps physically separated in accordance with NFPA 20.

Chapter 10: Means of Egress and Life Safety Systems
1010.1.4 There shall be a floor or landing on each side of a door. Such floor or landing shall be at the same elevation on each side of the door. Landings shall be level except for exterior landings, which are permitted to have a slope not to exceed 0.25 unit in 12 units horizontal (2% slope).
1011.7.3 Enclosures under interior stairways. The walls and soffits within enclosed usable spaces under enclosed and unenclosed stairways shall be protected by 1-hour fire-resistance-rated 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 stairway enclosure.
1028.2 exception 2. Not more than 50 percent of the number and minimum width or required stair capacity of the interior exit stairways is permitted to egress through a vestibule provided: the entire area of the vestibule is separated with the same fire resistance rating of the interior stair, the depth from the exterior of the building is not greater than 10 feet, the area is separated from the remainder of the level of exit discharge by a fire partition, and the area is only used for means of egress and exits directly to the outside.

Chapter 11: Accessibility (*See also ANSI A117.1-2017)
1104.4 Exception 1: An accessible route is not required to stories and mezzanines that have an aggregate area of not more than 3,000 square feet and are located above and below accessible levels. This exception shall not apply to: 1.1 Multiple tenant facilities of Group M occupancies containing five or more tenant spaces used for the sales or rental of goods and where at least one such tenant space is located on a floor level above or below the accessible levels. 1.2 Stories or mezzanines containing offices of heath care providers (Group B or I); 1.3 Passenger transportation facilities and airports (Group A-3 or B); 1.4 Government buildings, or 1.5 structures with 4+ dwelling units.
1108.7.1 Structures without elevator service. Where no elevator service is provided in a structure, only the dwelling units and sleeping units that are located on stories indicated in Sections 1108.7.1.1 and 1108.7.1.2 are required to be Type A units and Type B units, respectively. The number of Type A units shall be determined in accordance with Section 1108.6.2.2.1.

Chapter 12: Interior Environment
1206.2 Air-borne sound. Walls, partitions and floor/ceiling assemblies separating dwelling units and sleeping units from each other or from public or service areas shall have a sound transmission class of not less than 50 for air-borne noise when tested in accordance with ASTM E 90. Penetrations or openings in construction assemblies for piping; electrical devices; recessed cabinets; bathtubs; soffits; or heating, ventilating or exhaust ducts shall be sealed, lined, insulated or otherwise treated to maintain required ratings. This requirement shall not apply to entrance doors; however, such doors shall be tight fitting to the frame and sill.
1210.2.1 Floors and wall bases. In other than dwelling units, toilet, bathing and shower room floor finish shall have a smooth, hard, nonabsorbent surface that extends upward onto the walls not less than 4".
1210.2.2 Walls and partitions. Walls and partitions within 2' of service sinks, urinals and water closets shall have a smooth hard nonabsorbent surface, to a height of not less than 4' above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. Accessories such as grab bars, towel bars, paper dispensers and soap dishes, provided on or within walls, shall be installed and sealed to protect structural elements from moisture.

Chapter 13: Energy Efficiency (*See also International Energy Conservation Code 2021)

Chapter 14: Exterior Walls

Chapter 15: Roof Assemblies and Rooftop Structures

Chapter 16: Structural Design

Chapter 17: Special Inspections and Tests

Chapter 18: Soils and Foundations

Chapter 19: Concrete

Chapter 20: Aluminum

Chapter 21: Masonry

Chapter 22: Steel

Chapter 23: Wood

Chapter 24: Glass and Glazing
2406.4.1 Glazing in doors. Glazing in all fixed and operable panels of swinging, sliding and bifold doors shall be considered a hazardous location.

Chapter 25: Gypsum Board, Gypsum Panel Products and Plaster

Chapter 26: Plastic

Chapter 27: Electrical

Chapter 28: Mechanical Systems

Chapter 29: Plumbing Systems
2902.2 Exception 1: Separate facilities shall not be required for dwelling units and sleeping units; 2: Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer; 3: Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or less.

Chapter 30: Elevators and Conveying Systems