

2009 INTERNATIONAL EXISTING BUILDING CODE

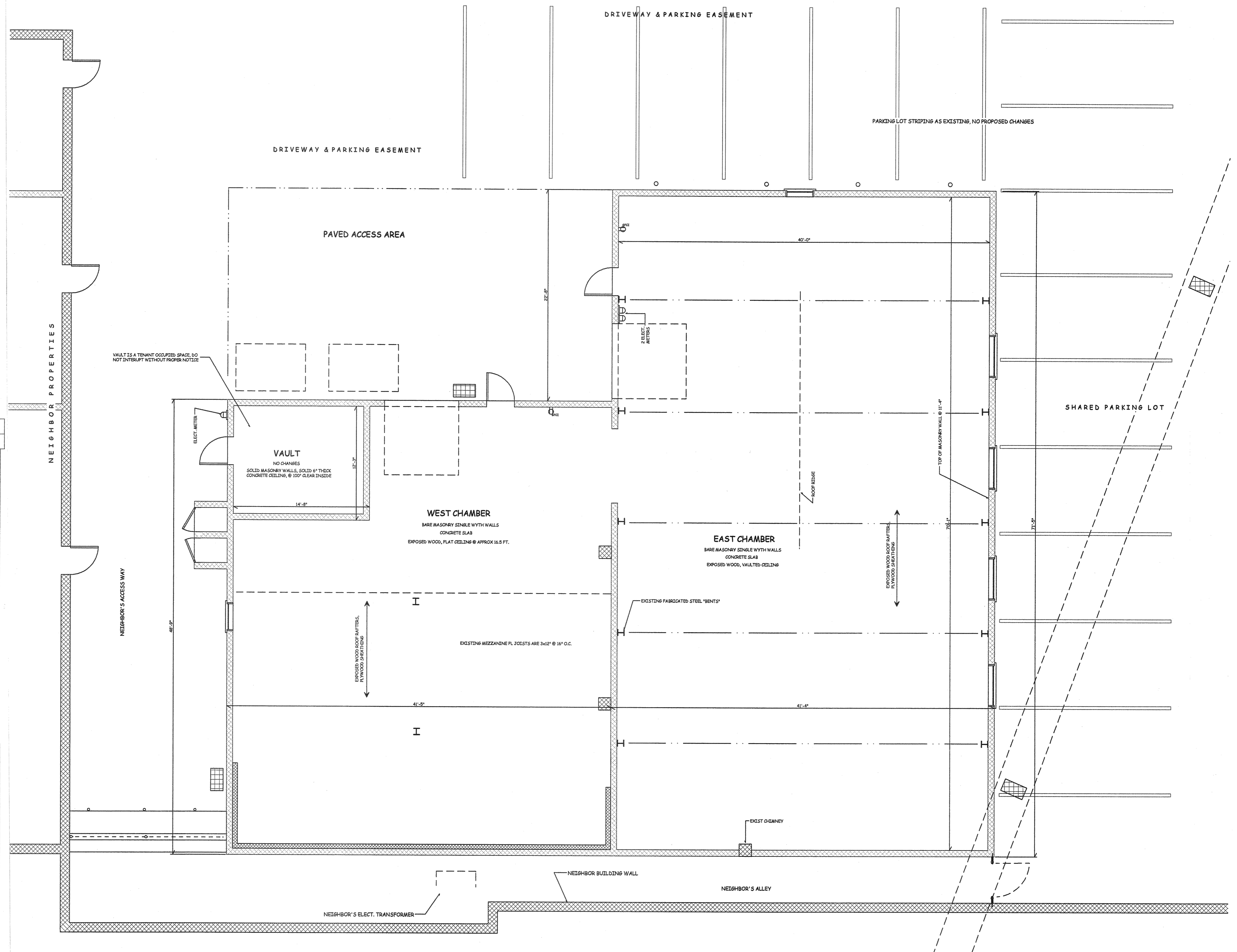
IN GENERAL, THE EXISTING BUILDING CODE SAYS: "WHATEVER YOU BUILD NEW, AND/OR WHAT EVER YOU SIGNIFICANTLY CHANGE, AND WHERE EVER YOU HAVE A CHANGE OF OCCUPANCY (USE GROUP), THEN ALL NEW AND REPAIR WORK WILL COMPLY WITH THE FUNDAMENTAL "INTERNATIONAL BUILDING CODE," THERE ARE SOME "EXCEPTIONS."

- RELIEF FROM INCREASED STRUCTURAL DESIGN LOADS AND SEISMIC;
- RELIEF FROM SOME PARTS OF THE ENERGY CODE
- RELIEF FROM SOME REQUIREMENTS FOR "ACCESSIBILITY."

SECTION	2009 INTERNATIONAL EXISTING BUILDING CODE
SEC 402	REPAIRS: INCLUDE THE PATCHING OR RESTORATION OR REPLACEMENT OF DAMAGED MATERIALS, ELEMENT, EQUIPMENT OR FIXTURES FOR THE PURPOSE OF MAINTAINING SUCH COMPONENTS IN SOUND CONDITION ... ALTERATION IS ANY CONSTRUCTION OTHER THAN AN ADDITION.
SEC 302.2.3.2	ALTERATIONS SHALL CONFORM TO THE CURRENT "IBC" REQUIREMENTS FOR A NEW STRUCTURE.
SEC 302.3	NON STRUCTURAL ALTERATIONS MAY BE MADE OF THE SAME MATERIALS AS ARE EXISTING IN THE BUILDING, PROVIDED THEY DO NOT REDUCE THE STRUCTURAL OR FIRE RESISTANT RATING OF ANY PART OF THE STRUCTURE.
SEC. 604	REPAIRS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS.
SEC. 605	ACCESSIBILITY: EXCEPTION 2. AN ACCESSIBLE MEANS OF EGRESS AS REQUIRED BY CHAPTER 10 OF THE IBC ARE NOT REQUIRED TO BE PROVIDED IN EXISTING BUILDINGS AND FACILITIES.

USE & OCCUPANCY GROUPS: 2009 INTERNATIONAL BUILDING CODE

SECTION	2009 INTERNATIONAL BUILDING CODE
SEC 311	STORAGE GROUP S-1: MODERATE-HAZARD STORAGE. INCLUDES ALL NOT LISTED AS S-2 "LOW HAZARD" SUCH AS BAGS OF CLOTH OR PAPER, BOOKS AND PAPER IN ROLLS OR PACKS, FURNITURE, MOTOR VEHICLES, LUMBER, (SEE CODE BOOK FOR MORE)
SEC 503	NOTE FOR CONSTRUCTION TYPE, SEE SECTION 601 BELOW TABLE 503: BUILDING HEIGHT AND AREA LIMITATIONS: COMPLY WITH CONSTRUCTION TYPE 3B FOR USE S-1, TYPE 3B - ALLOWS 2 STORIES AND 17,500 SQ.FT.
SEC 602	CONSTRUCTION TYPE: "TYPE-3" EXTERIOR WALLS ARE OF NONCOMBUSTIBLE MATERIALS AND THE INTERIOR BUILDING ELEMENTS ARE OF ANY MATERIAL PERMITTED THIS CODE. IF TYPE 3A (PROTECTED): IT IS REQUIRED THAT ALL STRUCTURAL ELEMENTS, SUCH AS WALLS, COLUMNS, BEAMS, ETC. HAVE SOME "MEASURE" OF FIRE RATING. THE PROTECTION REQUIRED IS 1-HOUR, INCLUDING ROOF. WITH THE EXCEPTION OF PARTY WALL REQUIREMENTS: IN TYPE 3B (NOT PROTECTED): THE STRUCTURAL ELEMENTS HAVE NO REQUIRED FIRE RATING. RATING OF THE EXTERIOR WALL: IF WITHIN 5-FT. THEN RATING IS 2-HR; IF BETWEEN 10-FT. & 30-FT., THEN RATING IS 1-HR; IF GREATER THAN 30-FT. TO ANY STRUCTURE, NO RATING IS REQUIRED.
TABLE 705.8	MAXIMUM AREA OF EXTERIOR WALL OPENINGS WHEN SEPARATION IS BETWEEN 10 & 15 FT., THEN OPENINGS LIMITED TO 15% OF WALL AREA; 15 TO 20 FT. SEPARATION IS 25%. THERE IS NO LIMIT WHEN THE SEPARATION TO NEXT BLDG IS OVER 30 FT.
SEC 706.1.1	PARTY WALLS ARE WALL LOCATED ON A LOT LINE BETWEEN ADJACENT BUILDINGS WHICH IS USED OR ADAPTED FOR JOINT SERVICE, AND SHALL BE CONSTRUCTED AS A FIRE WALL. DOES NOT APPLY
SEC 906	PORTABLE FIRE EXTINGUISHERS: ARE REQUIRED PER THE INTERNATIONAL FIRE CODE. BASICALLY 1 PER FLOOR, 5 LB. MULTI-PURPOSE. OR AS DIRECTED BY THE LOCAL FIRE CODE OFFICIAL.
SEC 903	GROUP S: AN AUTOMATIC SPRINKLER IS REQUIRED WHEN THE FIRE AREA EXCEEDS 12,000 SQ.FT. IF STORED VEHICLES, THEN AREA IS REDUCED TO 5,000 SQ.FT. NOTE, THE TOTAL BLDG EXISTING FOOTPRINT IS 4,976 SQ.FT.
SEC 907	GROUP S-1: A MANUAL FIRE ALARM SYSTEM SHALL BE PROVIDED WHEN THE OCCUPANCY LOAD OF 500 OR MORE.
CHAPTER 10	ONCE THE EXIT PATH IS ENTERED, IT SHALL BE AN UNOBSTRUCTED WIDTH. 1006: EGRESS LIGHTING IS REQUIRED. 1011: EXIT SIGNS ARE REQUIRED. 1007: ACCESSIBLE MEANS OF EGRESS: A MINIMUM OF ONE ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED. EXCEPTION: ACCESSIBLE MEANS OF EGRESS ARE NOT REQUIRED IN ALTERATIONS TO EXISTING BUILDINGS. 1008: THE EXIT DOORS SHALL NOT BE LESS THAN 32-INCHES "CLEAR." ANY NEW OR REPLACED DOOR SHALL NOT BE LESS THAN A NOMINAL 36" DOOR.
SEC 1004	OCCUPANCY LOAD STORAGE-MODERATE S-1 WAREHOUSE 500 SQ.FT. PER OCCUPANT. $4,975/500 = 10.00$
SEC 1014	COMMON PATH OF EGRESS TRAVEL: THAT PORTION OF EXIT ACCESS WHICH THE OCCUPANTS ARE REQUIRED TO TRAVERSE BEFORE TWO SEPARATE AND DISTINCT PATHS OF EGRESS TRAVEL TO TWO EXITS ARE AVAILABLE. COMMON PATHS OF EGRESS TRAVEL SHALL BE INCLUDED WITHIN THE PERMITTED TRAVEL DISTANCE. MERCANTILE OR STORAGE SHALL NOT EXCEED 75 FT.
SEC 1015	A MINIMUM OF 2 EXITS (OR MORE) SHALL BE PROVIDED WHEN THE FOLLOWING EXIST: "S" OCCUPANCY LOAD IS 29 OR GREATER. COMMON PATH OF EGRESS TRAVEL EXCEEDS THE LIMITS OF SECTION 1014.
SEC 1301	ENERGY EFFICIENCY: SEE THE INTERNATIONAL ENERGY CONSERVATION CODE FOR REQUIREMENTS. SINCE PROPOSED SPACES ARE NOT HEATED OR COOLED, NO INSULATION SYSTEMS ARE REQUIRED.



EXISTING FLOOR PLAN

SCALE 3/16" = 1'-0"

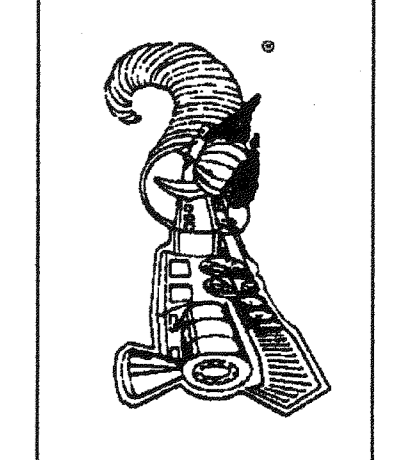
NOTE: EXTERIOR ELEVATIONS AND PLAN ARE NOT SAME SCALE

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2

REV. #	REVISION DESCRIPTION	DATE
1	START UP FOR PERMITS & PROGRESS PRINTING	04-27-2011
2	UPDATED FOR PERMITS	07-26-2011
3		12-29-2011

PLAN INVALID UNLESS AFFIXED WITH EMBOSSED SEAL & RED SIGNATURE

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 ALTERATIONS for PRODUCE JUNCTION
 BOROUGH OF HATBORO

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SCALE 3/16" = 1'-0"