

BUILDING CODE ANALYSIS

APPLICABLE CODES
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2017 NATIONAL ELECTRICAL CODE
2017 ICC/ANSI A117.1

SUMMARY OF WORK
MINOR TENANT REMODEL OF EXSITING GOODYEAR STORE.
THIS INVOLVES CONSTRUCTION OF A NEW WALL, SEPARATING
THE CUSTOMER AREA FROM THE OFFICE/WORK AREA.
THIS IS NOT A CHANGE OF USE. THERE IS NO CHANGE IN
OCCUPANT LOAD NOR EXITS. THE ONLY MEP WORK INVOLVES
NEW DUPLEX OUTLETS, AND RELOCATING EXISTING LIGHTS
AND DIFFUSERS AS NEEDED. NO PLUMBING WORK.

OCCUPANCY CLASSIFICATION
S-1 (AUTO REPAIR)

TYPE OF CONSTRUCTION
II-B, NON - SPRINKLED

FLOOR AREA
TOTAL BUILDING AREA: 6,788 SQ.FT.
OFFICE/CUSTOMER AREA: 2,174 SQ.FT.
SHOP AREA: 4,614 SQ.FT.

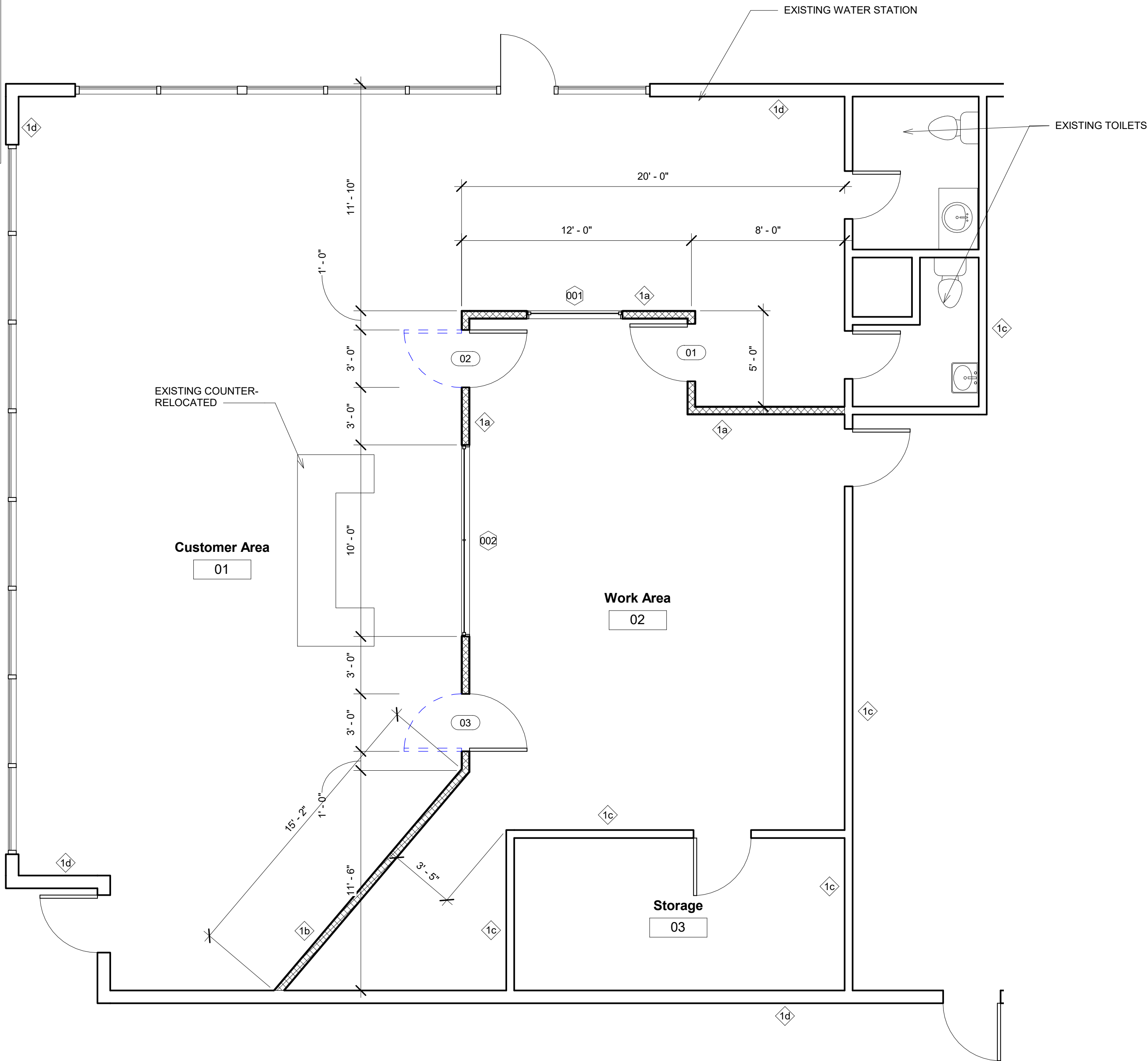
OCCUPANT LOAD
OFFICE/CUSTOMER AREA: 2,174 / 100 = 22
SHOP AREA: 4,614 / 200 = 23
TOTAL: 45

EXITS REQUIRED
TWO

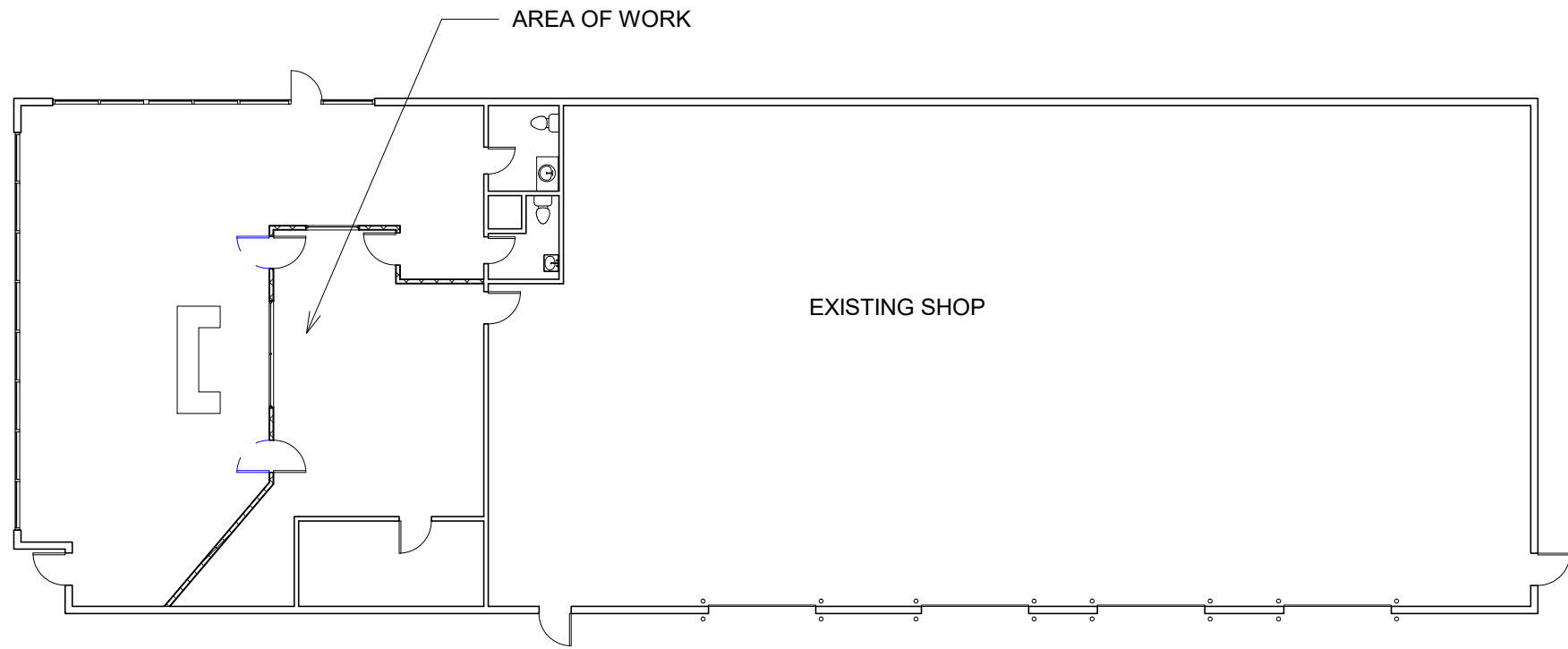
EXITS PROVIDED
FOUR

TOILET FACILITIES REQUIRED
ONE MEN & ONE WOMEN TOILETS
TOILET FACILITIES PROVIDED
ONE MEN & ONE WOMEN TOILETS - EXISTING

PREMISES SHALL BE IDENTIFIED ON BOTH FRONT AND
REAR DOORS, WITH NUMBERS AND/OR LETTERS. EACH
CHARACTER SHALL BE NOT LESS THAN 6" HIGH WITH A
MINIMUM STROKE WIDTH OF 0.5 INCHES. THEY SHOULD
BE INSTALLED ON A CONTRASTING BACKGROUND AND
BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREE OR
ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS
AND/OR LETTERS SHALL BE ARABIC NUMBERS OR
ALPHABETIC LETTERS.



2 Floor Plan
1/4" = 1'-0"



1 Key Plan
1/16" = 1'-0"

Wall Schedule			
Type Mark	Type	Type Comments	
1a	Interior Partition-Metal Stud	3-5/8" Metal studs @ 16" o.c. w/ 3 1/2" fiberglass batt insulation and (1) layer 5/8" gyp. board each side. To ceiling	
1b	Interior Partition-Metal Stud 2	3-5/8" Metal studs @ 16" o.c. w/ 3 1/2" fiberglass batt insulation and (1) layer 5/8" gyp. board each side. To 7'8" aff w/ studs to ceiling (painted black)	
1c	Existing Interior	To remain	
1d	Existing Exterior	To remain	

NEW WALLS TO BE FINISHED SMOOTH AND READY FOR PAINT

Window Schedule				
Type Mark	Type	Height	Width	Sill Height
001	5' x 4'	4' - 0"	5' - 0"	3' - 0"
002	10' x 4' w/ center mullion	4' - 0"	10' - 0"	3' - 0"

GLASS TO BE CLEAR TEMPERED GLAZING

Door Schedule					
Number	Family	Type	Door Finish	Frame Finish	hardware type
01	Single-Flush	3 x 7 w/ 1/2 Window	HM	HM	Lockset w/ lever handles, strike plate, 1 1/2 pair hinges
02	Single-Flush Double swing	3 x 7 w/ 1/2 Window	HM	HM	Lockset w/ lever handles, strike plate, 1 1/2 pair hinges
03	Single-Flush Double swing	3 x 7 w/ 1/2 Window	HM	HM	Lockset w/ lever handles, strike plate, 1 1/2 pair hinges

HM = 16 GA. HOLLOW METAL, PAINTED
WD = SOLID CORE RED OAK, STAINED
AL = ANODIZED ALUMINUM
IRP = IMPACT RESISTANT PLASTIC

HARDWARE SHALL BE MEDIUM DUTY COMMERCIAL GRADE. DOOR HARDWARE SHALL CONSIST OF BUTTS, LATCHSET OR LOCKSET, SILENCERS, SMOKE GASKETING FOR RATED DOORS, CLOSERS WHERE NOTED, PANIC DEVICES WHERE NOTED. EXTERIOR DOORS SHALL ALSO HAVE THRESHOLD, WEATHERSTRIPPING, SWEEP AND KEYED LOCK. CONTRACTOR SHALL COORDINATE ALL LATCH/LOCK FUNCTIONS AND KEYING OF LOCKS WITH OWNER. MAX. THRESHOLD = 1/2". ALL HARDWARE TO BE LEVER TYPE OR PUSH/PULL. ALL DOORS IN EGRESS PATHWAYS SHALL BE FREE TURNING FOR EXITING. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. FURTHER, ALL EGRESS DOORS FROM ROOMS AND EXTERIOR EGRESS DOORS, FOR GROUP A AND GROUP E OCCUPANCIES SHALL NOT HAVE A LOCK OR LATCH OTHER THAN PANIC HARDWARE. ALL DOOR THRESHOLDS SHALL BE A MAX. OF 1/2" ABOVE FLOOR LEVEL AND BOTH SIDES SHALL BE BEVELED AT A SLOPE OF 1:2. SCHLAGE OR EQUAL STANDARD DUTY HARDWARE (SATIN CHROME) WITH LEVERS.

GLASS IN DOORS AND SIDELIGHTS SHALL BE SAFETY GLASS PER IBC SEC. 2406.1

Room Schedule					
Number	Name	Base Finish	Wall Finish	Floor Finish	Ceiling Finish
01	Customer Area	4" rubber cove	Painted gyp. b'd	LVT	Existing
02	Work Area	Existing	Painted gyp. b'd	Existing	Existing
03	Storage	Existing	Painted gyp. b'd	Existing	Existing

REMOVE EXISTING VCT IN ROOM #01 BEFORE INSTALLING NEW LVT

scharhag
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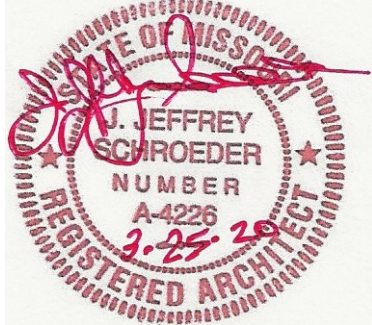
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OWNER REMODELING FOR

GOODYEAR STORE

190 OLDHAM PARKWAY, LEES SUMMIT, MO

J. Jeffrey Schroeder Mo. License A-4226
Herman Scharhag Co., Arch. Corp. of Authority A-22



No.	Description	Date
Revision Schedule		

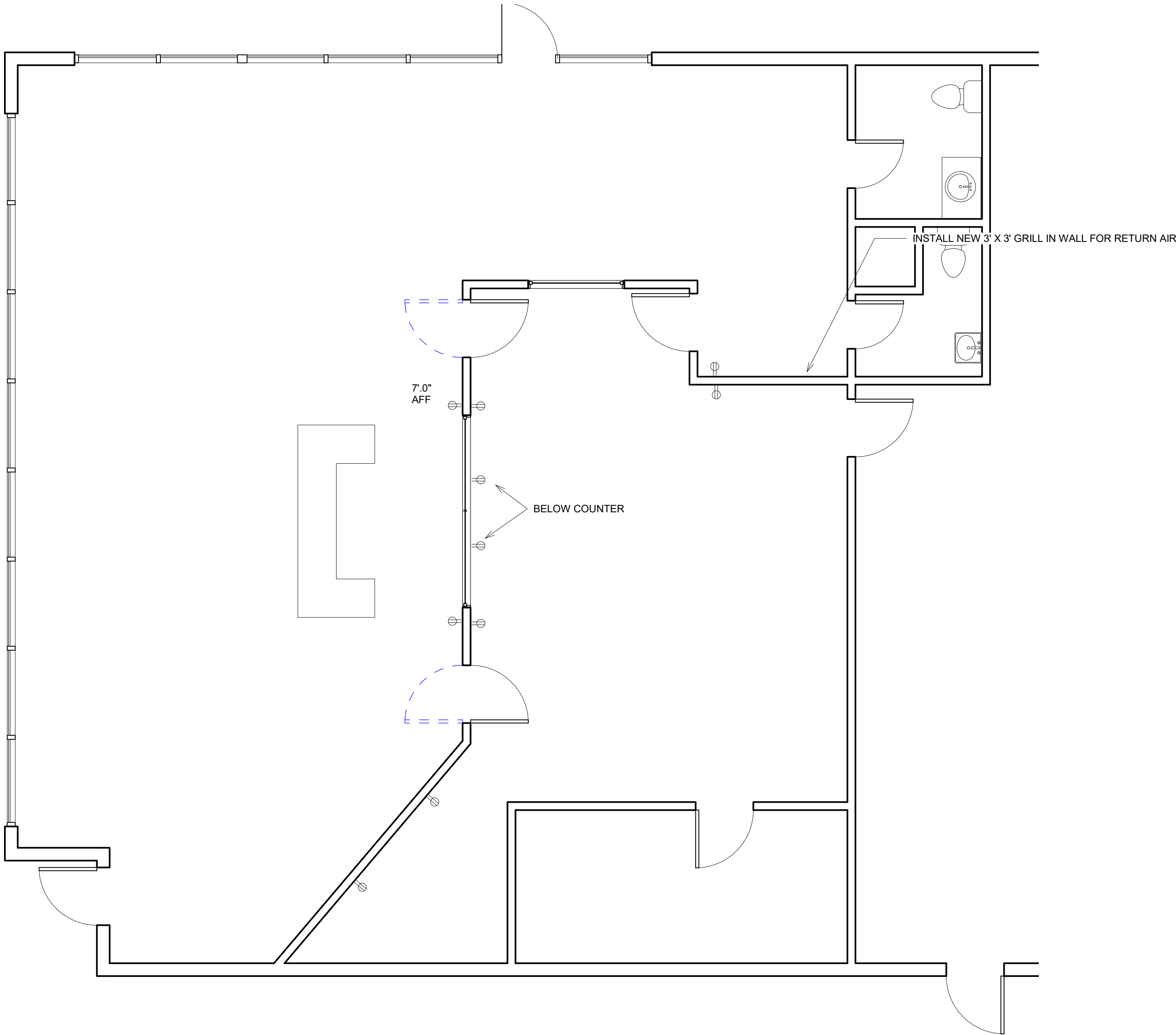
Floor Plan

Project number 2267
Date 03.25.2020

A101

Scale As indicated

FIELD VERIFY ALL DIMENSIONS PRIOR TO ANY CONSTRUCTION



① MEP Plan
1/4" = 1'-0"

RELOCATE EXISTING LIGHTS AND DIFFUSERS AS NECESSARY FOR NEW CONSTRUCTION

Electrical Fixture Schedule		
Type	Description	Count
Single Outlet	110 V. duplex outlet	10

ELECTRICAL NOTES:

ALL ELECTRICAL LIGHT AND POWER WIRE SHALL NOT BE SMALLER THAN #12 AWG. ALL LIGHTING AND POWER WIRING #10 AWG AND SMALLER SHALL BE SOLID. ALL CONDUCTORS SHALL BE COPPER ONLY. NO ALUMINUM IS ALLOWED

ALL CONDUITS SHALL BE SIZED IN ACCORDANCE WITH THE LATEST NEC TABLES. MINIMUM CONDUIT SIZES SHALL BE 1/2". ALL CONDUIT IN AND UNDER FLOOR SLAB SHALL BE SCHEDULE 40 PVC

ALL POWER WIRING IN ALL AREAS SHALL BE IN EMT CONDUIT, BOTH IN WALLS AND THROUGH EXPOSED JOISTS. MC CABLE AND ARMORED CABLE ARE ALSO ALLOWABLE IN AREAS WHERE CONDUITS ARE NOT EXPOSED

ELECTRICAL CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT, FOR WORK DESIGNATED AS HIS RESPONSIBILITY, ALL WIRE, WIRE WAY, CONDUIT, CONNECTORS, OUTLETS, ETC. NECESSARY TO ACHIEVE A COMPLETE ELECTRICAL INSTALLATION. WHERE AN ELECTRICAL DEVICE IS REQUIRED BY CODE BUT NOT SHOWN, IT SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR AS THOUGH FULLY SHOWN AND SPECIFIED. ALL LABOR, TOOLS, MATERIALS, EQUIPMENT SHALL BE PROVIDED AS NECESSARY TO PROVIDE AND INSTALL A COMPLETE SYSTEM. ALL WORK SHALL BE PER CURRENT CODE. COORDINATE ALL WORK WITH OTHER TRADES

ELECTRICAL CONTRACTOR SHALL CIRCUIT FIXTURES AND SHALL PROVIDE AND INSTALL CIRCUIT DIRECTORY WITH TYPED CIRCUIT DESIGNATION CARD UNDER PLASTIC COVER ON THE INSIDE OF EACH PANEL DOOR. ELECTRICAL CONTRACTOR SHALL ALSO FURNISH AND INSTALL NAMEPLATES ON ALL DISCONNECT SWITCHES AND PANEL BOARDS

ALL CONDUIT, JUNCTION BOXES, ETC. ABOVE CEILINGS SHALL BE SUPPORTED FROM STRUCTURE

ELECTRICAL CONTRACTOR SHALL PROVIDE ALL POWER WIRING, ALL CONTROL WIRING AND ALL STARTERS, DISCONNECTS AND THERMAL OVERLOAD SWITCHES NOT SUPPLIED WITH THE EQUIPMENT



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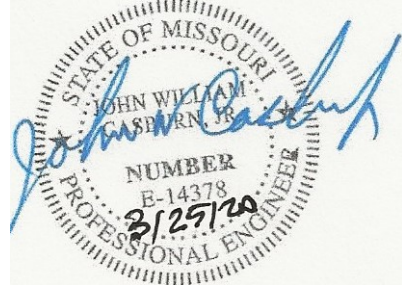
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OWNER REMODELING FOR

GOODYEAR STORE

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Herman Scharhag Co., Arch. Cert. of Authority A-22



No.	Description	Date
Revision Schedule		

MEP Plan

Project number	2267
Date	03.25.2020

MEP101

Scale	As indicated
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