2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)

NAME OF PROJECT: HARRIS TEETER 289 - REMODEL
ADDRESS: 2603 GLENWOOD AVENUE, RALEIGH, NORTH CAROLINA 27608 SUITE #: 101
OWNER OR AUTHORIZED AGENT: KEVIN ROSS, HARRIS TEETER PROJECT MGR. PHONE: 410.487.2637
EMAIL: kross@harristeeter.com FAX:
OWNED BY: HARRIS TEETER, INC. ☐ CITY/COUNTY ■ PRIVATE ☐ STATE
CODE ENFORCEMENT JURISDICTION: ■ CITY RALEIGH, NORTH CAROLINA ■ COUNTY WAKE ☐ STATE

CONTACT: JEFFREY W. NEIGHBORS, AIA, LEED AP

DESIGNER	FIRM	NAME	LICENSE #	PHONE #	E-MAIL
ARCHITECTURAL	BONDURANT ASSOCIATES	JEFFREY W. NEIGHBORS AIA	11313	757-398-0683	jeff@bondurant.org
CIVIL	NOT APPLICABLE				
ELECTRICAL	BRANDT ENGINEERING	R. KNOX STACY, PE	028549	804.794.6656	kstacy@belrlc.com
FIRE ALARM	BRANDT ENGINEERING	R. KNOX STACY, PE	028549	804.794.6656	kstacy@belrlc.com
PLUMBING	BRANDT ENGINEERING	JOHN S. PARKER, PE	027092	804.794.6656	jparker@belrlc.com
MECHANICAL	BRANDT ENGINEERING	JOHN S. PARKER, PE	027092	804.794.6656	jparker@belrlc.com
SPRINKLER-STANDPIPE	NOT APPLICABLE				
STRUCTURAL	BONDURANT ASSOCIATES	CALVIN E. SHERRILL, PE	041045	757.398.0683	calvin@bondurant.org
RETAINING WALLS>5'	NOT APPLICABLE				
REFRIGERATION	OCHSNEREFS, PC	D. OCHSNER, PE	026408	704.541.4144	dao@ochsnerefs.com
ENERGY MANAGEMENT	OCHSNEREFS, PC	D. OCHSNER, PE	026408	704.541.4144	dao@ochsnerefs.com

2018 NC BUILDING CODE:
2018 NC EXISTING BUILDING CODE: ALTERATION LEVEL II
CONSTRUCTED: 1995 **CURRENT OCCUPANCY(S) (CH 3):** RETAIL (GROCERY)-CLASSIFICATION "M"
RENOVATED: 2003 **PROPOSED OCCUPANCY(S) (CH 3):** RETAIL (GROCERY)-CLASSIFICATION "M"
OCCUPANCY CATEGORY (TABLE 1604.5): **CURRENT:** II **PROPOSED:** II

BASIC BUILDING DATA:
CONSTRUCTION TYPE: II-B
SPRINKLERS: YES NFPA 13
STANDPIPES: NO
PRIMARY FIRE DISTRICT: NO **FLOOD HAZARD AREA:** NO
SPECIAL INSPECTIONS REQUIRED: NO

GROSS BUILDING AREA TABLE

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
THIRD LEVEL			
SECOND LEVEL			
MEZZANINE LEVEL	674	0	674
FIRST LEVEL	27,237	0	27,237
TOTAL	22,911	0	22,911

ALLOWABLE AREA
PRIMARY OCCUPANCY CLASSIFICATION(S): MERCANTILE; STORAGE S-1
ACCESSORY OCCUPANCY CLASSIFICATION(S): BUSINESS
INCIDENTAL USES (TABLE 509): REFRIGERANT MACHINERY ROOM
SPECIAL USES (CHAPTER 4 - LIST CODE SECTIONS): NOT APPLICABLE
SPECIAL PROVISIONS: (CHAPTER 5 - LIST CODE SECTIONS): NOT APPLICABLE
MIXED OCCUPANCY: YES; NON-SEPARATED USE (508.3)

$$\frac{\text{ACTUAL AREA OF OCCUPANCY A}}{\text{ALLOWABLE AREA OF OCCUPANCY A}} + \frac{\text{ACTUAL AREA OF OCCUPANCY A}}{\text{ALLOWABLE AREA OF OCCUPANCY A}} \le 1$$

$$\frac{x}{x} + \frac{x}{x} + \dots = ____ \le 1.00$$

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2[4] AREA	(C) AREA FOR FRONTAGE INCREASE[1,5]	(D) ALLOWABLE AREA PER STORY OR[3] UNLIMITED
1	GROUND FLOOR - MERCANTILE	22,911	50,000	NOT APPLICABLE	NOT APPLICABLE
1	GROUND FLOOR - STORAGE S1	22,911	104,000	NOT APPLICABLE	NOT APPLICABLE

[1] FRONTAGE AREA INCREASES FROM SECTION 506.3 ARE COMPUTED THUS:
a. PERIMETER WHICH FRONTS A PUBLIC WAY OR OPEN SPACE HAVING 20 FEET MINIMUM WIDTH = --- (F)
b. TOTAL BUILDING PERIMETER = --- (P)
c. RATIO (F/P) = --- (F/P)
d. W = MINIMUM WIDTH OF PUBLIC WAY = --- (W)
e. PERCENT OF FRONTAGE INCREASE If = 100 [F/P - 0.25] X W/30 = --- (%)
[2] UNLIMITED AREA APPLICABLE UNDER CONDITIONS OF SECTION 507.
[3] MAXIMUM BUILDING AREA = TOTAL NUMBER OF STORIES IN THE BUILDING X D (MAXIMUM 3 STORIES) (506.2)
[4] THE MAXIMUM AREA OF OPEN PARKING GARAGES MUST COMPLY WITH TABLE 406.5.4
[5] FRONTAGE INCREASE IS BASED ON THE UNSPRINKLERED AREA VALUE IN TABLE 506.2.

ALLOWABLE HEIGHT

	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE
BUILDING HEIGHT IN FEET (TABLE 504.3)[2]	75'	>75' EXISTING	
BUILDING HEIGHT IN STORIES (TABLE 504.4)[3]	3	1	

[1] PROVIDE CODE REFERENCE IF THE "SHOWN ON PLANS" QUANTITY IS NOT BASED ON TABLE 504.3 OR 504.4
[2] THE MAXIMUM AREA OF OPEN PARKING GARAGES MUST COMPLY WITH TABLE 406.5.4
[3] FRONTAGE INCREASE IS BASED ON THE UNSPRINKLERED AREA VALUE IN TABLE 506.2.

FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING REQ'D	RATING PROVIDED (W/____* REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	SHEET # FOR RATED JOINTS
STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS, TRUSSES	N/A	0 HR	0 HR	----	----	----	----
BEARING WALLS EXTERIOR							
NORTH	----	----	----	----	----	----	----
EAST	<60'	0 HR	EXIST	----	----	----	----
WEST	>60'	0 HR	EXIST	----	----	----	----
SOUTH	----	----	----	----	----	----	----
INTERIOR	NA	----	----	----	----	----	----
NON-BEARING WALLS AND PARTITIONS-EXTERIOR							
NORTH	<60'	0 HR	EXIST	----	----	----	----
EAST	----	----	----	----	----	----	----
WEST	----	----	----	----	----	----	----
SOUTH	>60'	0 HR	EXIST	----	----	----	----
INTERIOR NON-BEARING WALLS AND PARTITIONS	N/A	----	----	----	----	----	----
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS		0	EXIST	----	----	----	----
FLOOR CEILING ASSEMBLY		0 HR	EXIST	----	----	----	----
COLUMNS SUPPORTING FLOORS		0 HR	EXIST	----	----	----	----
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS		0 HR	EXIST	----	----	----	----
ROOF CEILING ASSEMBLY		0 HR	EXIST	----	----	----	----
COLUMNS SUPPORTING ROOF		0 HR	EXIST	----	----	----	----
SHAFT ENCLOSURES - EXIT		NA	----	----	----	----	----
SHAFT ENCLOSURES - OTHER		NA	----	----	----	----	----
CORRIDOR SEPARATION		NA	----	----	----	----	----
OCCUPANCY/FIRE BARRIER SEPARATION		----	EXIST	EXIST	EXIST	EXIST	EXIST
PARTY/FIRE WALL SEPARATION		NA	----	----	----	----	----
SMOKE BARRIER SEPARATION		NA	----	----	----	----	----
SMOKE PARTITION		NA	----	----	----	----	----
TENANT/DWELLING UNIT SEPARATION		NA	----	----	----	----	----
INCIDENTAL USE SEPARATION		NA	----	----	----	----	----

PERCENTAGE OF WALL OPENING CALCULATIONS-NOT APPLICABLE-EXISTING TO REMAIN

FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENINGS PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)

LIFE SAFETY SYSTEM REQUIREMENTS
EMERGENCY LIGHTING: PROVIDED-EXISTING LIGHTING TO REMAIN AS CURRENTLY INSTALLED-SEE ELECTRICAL DWGS
EXIT SIGNS: PROVIDED-EXISTING EXIT SIGNS TO REMAIN AS CURRENTLY INSTALLED-SEE ELECTRICAL DWGS
FIRE ALARM: PROVIDED-EXISTING FIRE ALARM SYSTEM TO REMAIN AS CURRENTLY INSTALLED-SEE ELECTRICAL DWGS
SMOKE DETECTION SYSTEMS: PROVIDED-EXISTING SMOKE DETECTION SYSTEM TO REMAIN AS CURRENTLY INSTALLED-SEE ELECTRICAL DWGS
CARBON MONOXIDE DETECTION: PROVIDED-EXISTING CARBON MONOXIDE DETECTION SYSTEM TO REMAIN AS CURRENTLY INSTALLED

LIFE SAFETY PLAN REQUIREMENTS
LIFE SAFETY PLAN SHEET: C1.1
☐ FIRE AND/OR SMOKE RATED WALL LOCATIONS (CHAPTER 7)
☐ ASSUMED AND REAL PROPERTY LINE LOCATIONS (IF NOT ON THE SITE PLAN)
☐ EXTERIOR WALL OPENING AREA WITH RESPECT TO DISTANCE TO ASSUMED PROPERTY LINES (705.8)
■ OCCUPANCY USE FOR EACH AREA AS IT RELATES TO OCCUPANT LOAD CALCULATION (TABLE 1004.1.2)
■ OCCUPANT LOADS FOR EACH AREA
■ EXIT ACCESS TRAVEL DISTANCES (1017)
■ COMMON PATH OF TRAVEL DISTANCES (TABLES 1006.2.1 AND 1006.3.2(1))
■ DEAD END LENGTHS (1020.4)
■ CLEAR EXIT WIDTHS FOR EACH EXIT DOOR
■ MAXIMUM CALCULATED OCCUPANT LOAD CAPACITY EACH EXIT DOOR CAN ACCOMMODATE BASED ON EGRESS WIDTH (1005.3)
■ ACTUAL OCCUPANT LOAD FOR EACH EXIT DOOR
☐ A SEPARATE SCHEMATIC PLAN INDICATING WHERE FIRE RATED FLOOR/CEILING AND/OR ROOF STRUCTURE IS PROVIDED FOR PURPOSES OF OCCUPANCY SEPARATION
■ LOCATION OF DOORS WITH PANIC HARDWARE (1010.1.10)
☐ LOCATION OF DOORS WITH DELAYED EGRESS LOCKS AND THE AMOUNT OF DELAY (1008.1.9.7)
☐ LOCATION OF DOORS WITH ELECTROMAGNETIC EGRESS LOCKS (1010.1.9.7)
☐ LOCATION OF DOORS EQUIPPED WITH HOLD-OPEN DEVICES
☐ LOCATION OF EMERGENCY ESCAPE WINDOWS (1030)
■ THE SQUARE FOOTAGE OF EACH FIRE AREA (202)
☐ THE SQUARE FOOTAGE OF EACH SMOKE COMPARTMENT FOR OCCUPANCY CLASSIFICATION I-2 (407.5)
☐ NOTE ANY CODE EXCEPTIONS OR TABLE NOTES THAT MAY HAVE BEEN UTILIZED REGARDING THE ITEMS ABOVE

ACCESSIBLE DWELLING UNITS-NOT APPLICABLE
(SECTION 1107)

TOTAL UNITS	ACESSIBLE UNITS REQUIRED	ACESSIBLE UNITS PROVIDED	TYPE A UNITS REQUIRED	TYPE A UNITS PROVIDED	TYPE B UNITS REQUIRED	TYPE B UNITS PROVIDED	TOTAL ACCESSIBLE UNITS PROVIDED

ACCESSIBLE PARKING-EXISTING TO REMAIN
(SECTION 1106)

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES REQUIRED	TOTAL # OF PARKING SPACES REQUIRED	# OF ACCESSIBLE SPACES PROVIDED: REGULAR WITH 5' ACCESS AISLE	VAN SPACES WITH 132" ACCESS AISLE	VAN SPACES WITH 8' ACCESS AISLE	TOTAL ACCESSIBLE PROVIDED
TOTAL						

PLUMBING FIXTURE REQUIREMENTS-EXISTING TO REMAIN
(SECTION 2902.1)

USE		WATER CLOSETS MALE	WATER CLOSETS FEMALE	WATER CLOSETS UNISEX	URINALS	LAVATORIES MALE	LAVATORIES FEMALE	LAVATORIES UNISEX	SHOWERS/TUBS	DRINKING FOUNTAINS REG	DRINKING FOUNTAINS HC
SPACE	EXISTING	2	3	0	1	2	2	0	0	1	1
SPACE	NEW	0	0	0	0	0	0	0	0	0	0
SPACE	REQUIRED	2	3	0	1	2	2	0	0	1	1

SPECIAL APPROVALS
SPECIAL APPROVAL: (LOCAL JURISDICTION, DEPARTMENT OF INSURANCE, OSC, DPI, DHHS, ETC., DESCRIBE BELOW)
DHHS TO REVIEW AND APPROVE FOOD PREP AREAS.

ENERGY SUMMARY - NOT APPLICABLE PER 2018 NCEBC, SECTION 811.1
STRUCTURAL DESIGN - SEE STRUCTURAL DRAWINGS FOR SUMMARY
MECHANICAL DESIGN - SEE MECHANICAL DRAWINGS FOR SUMMARY
ELECTRICAL DESIGN - SEE ELECTRICAL DRAWINGS FOR SUMMARY

EXIT WIDTHS AND OCCUPANCY LOADS

USE GROUP OR SPACE DESCRIPTION FOR BUILDING	(a) AREA SQ. FT.	(b) AREA PER OCCUPANT TABLE 1004.1.1	TOTAL OCC.	(c) OCCUPANTS PER 22" WIDTH TABLE 805.2.1 STAIR	(c) LEVEL	WIDTH FOR STAIRS REQ'D	WIDTH FOR STAIRS ACTUAL	WIDTH FOR DOORS/RAMPS REQ'D	WIDTH FOR DOORS/RAMPS ACTUAL
FIRST LEVEL									
S-1 STORAGE SECONDARY USE	3869	300	13	90	150	[illegible]	60'	4"	66'
M MERCANTILE-PUBLIC PRIMARY USE	20,345	60	340	90	[illegible]	42"	[illegible]	50"	252"
B BUSINESS ACCESSORY USE	803 TOTAL	100	9	90	150	3"	60'	2"	252"
B BUSINESS ACCESSORY USE (COMMERCIAL KITCHEN)	2220 TOTAL	200	12	90	150	3"	60'	2"	252"
FIRST LEVEL TOTAL	27,237		374						
MEZZANINE LEVEL									
S-1 STORAGE SECONDARY USE	674	300	3	90	150	1"	36"	1"	66'
MEZZ LEVEL TOTAL	674		3						
FIRST+MEZZANINE TOTAL	27,911		377						

EXITS 1A AND 3 ARE SIZED SUCH THAT THE LOSS OF ANY ONE EXIT WILL NOT REDUCE THE OVERALL CAPACITY TO LESS THAN 50% OF THE REQUIRED CAPACITY IN ACCORDANCE WITH IBC 1005.5. SEE CALCULATION THIS SHEET.

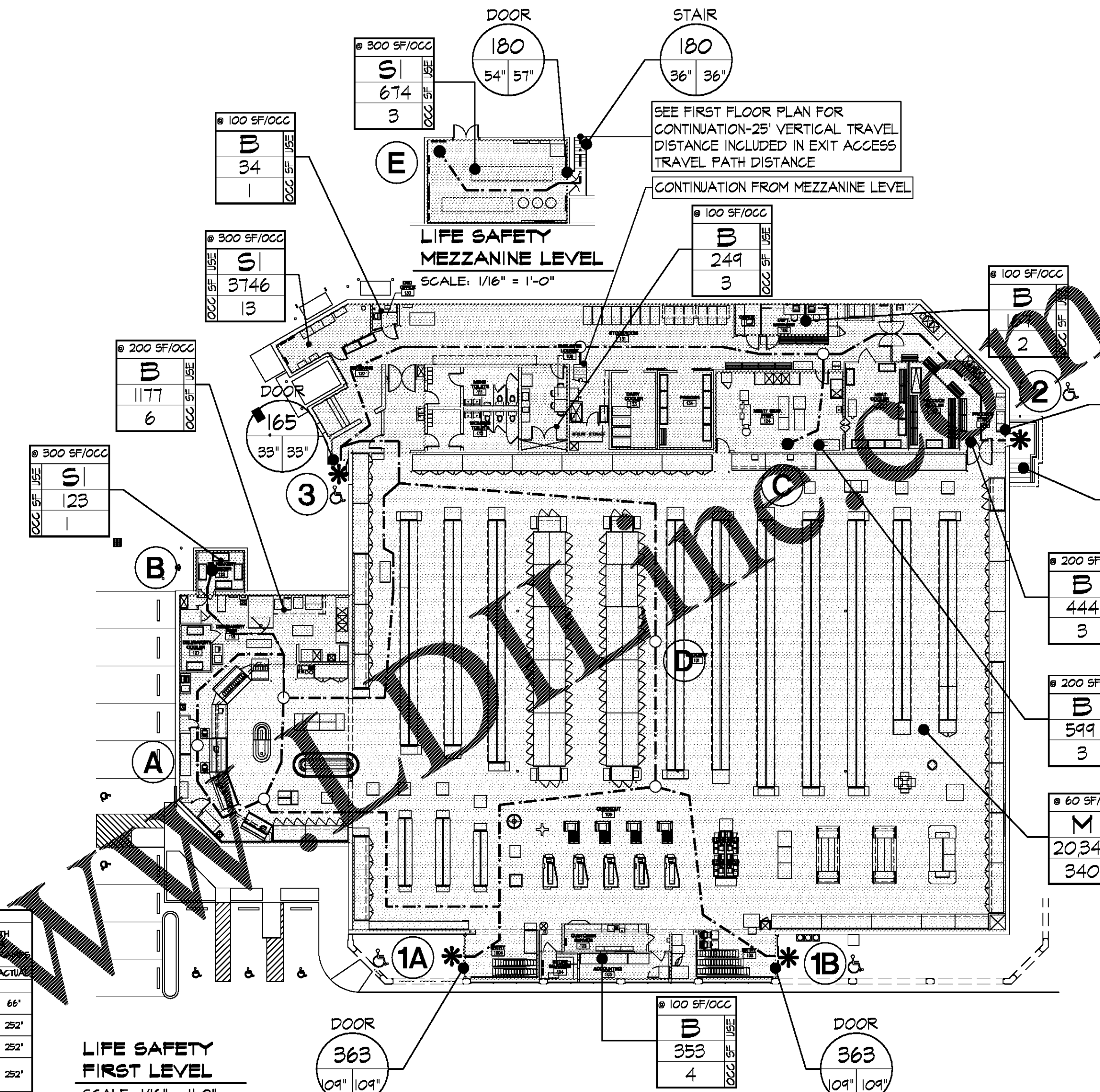
OCCUPANTS

FIRST LEVEL	374
SECOND LEVEL	3
TOTAL	377

CAPACITY

EXIT 1B	363
EXIT 3	165
TOTAL	528

IF EXIT 1A IS LOST THE CAPACITY OF EXITS 1B AND 3 IS 528 OCCUPANTS WHICH IS GREATER THAN HALF OF 377 = 189 OCCUPANTS



LIFE SAFETY FIRST LEVEL
SCALE: 1/16" = 1'-0"

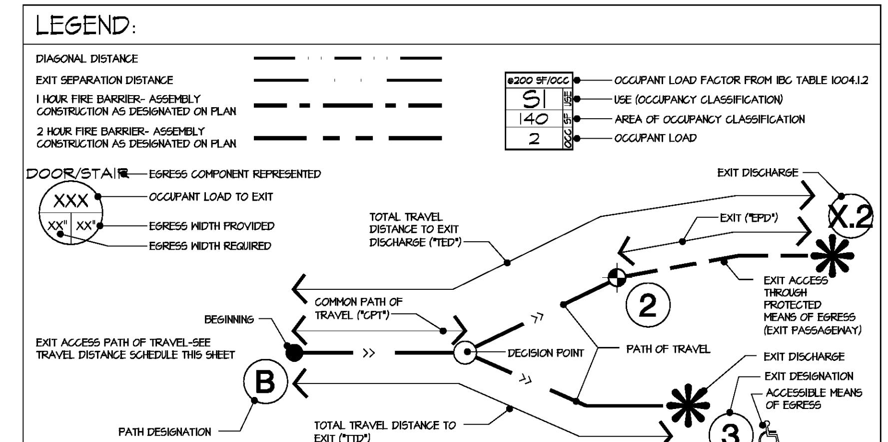
SUMMARY OF LIFE SAFETY ANALYSIS

1. THE SCOPE OF WORK PRESENTED IN THESE CONTRACT DOCUMENTS IS A MINOR RENOVATION TO AN EXISTING BUILDING LOCATED IN GLENWOOD SHOPPING CENTER, RALEIGH, NC. THE DATE THE BUILDING WAS ORIGINALLY CONSTRUCTED IS UNKNOWN. A RENOVATION TO THE BUILDING WAS PERMITTED AND CONSTRUCTED AROUND 1987 ACCORDING TO DOCUMENTS PREPARED BY THE SHOOK DESIGN GROUP, THE ATHERTON MILL, 2000 SOUTH BOULEVARD, SUITE 510, CHARLOTTE, NORTH CAROLINA AND AGAIN IN 2003 ACCORDING TO DOCUMENTS PREPARED BY LITTLE AND ASSOCIATES ARCHITECTS, 5815 WESTPARK DRIVE, CHARLOTTE, NORTH CAROLINA. THESE DOCUMENTS INDICATE THAT THE PROJECT WAS CONSTRUCTED AND PERMITTED AS A MERCANTILE OCCUPANCY ("M") CLASSIFICATION, CONSTRUCTED AS A TYPE IIB, FULLY SPRINKLED BUILDING. THE WORK UNDER THIS CONTRACT DOES NOT ALTER THE OCCUPANCY CLASS OR THE CONSTRUCTION TYPE AS PREVIOUSLY PERMITTED.
2. PENETRATIONS INTO OR THROUGH ANY EXISTING FIRE RATED ASSEMBLIES SHALL COMPLY WITH NORTH CAROLINA BUILDING CODE 2018 SECTION 714 USING METHODS APPROVED BY EITHER ASTM E814 OR UL 1479.
3. THE WORK IS DESIGNED IN COMPLIANCE WITH THE NORTH CAROLINA EXISTING BUILDING CODE-2018 (LEVEL 2 ALTERATION) AND THE NORTH CAROLINA BUILDING CODE-2018 AS REFERENCED THEREIN. THE ANALYSIS PRESENTED IN THE SUMMARY ON SHEET C1.1 REFERENCES THESE CODES.
4. SOLID WOOD OR PLYWOOD USED FOR BLOCKING, NAILERS, GROUNDS, SLEEPERS AND SHEATHING INSTALLED IN ALL EXTERIOR AND INTERIOR METAL STUD WALLS, WHETHER LOAD BEARING OR NON-LOAD BEARING, SHALL BE FIRE RETARDANT TREATED WOOD ("FRTW") AS SPECIFIED. THIS IS IN ACCORDANCE WITH 2018 NCBC SECTIONS 603 AND 803. SPECIFIC APPLICABLE REFERENCES ARE NCBC 603.1.1.1.1, 603.1.1.1.2, 603.1.1.2, 603.1.1.6-603.1.1.8, 603.1.1.14, 603.1.1.18, 603.1.1.22-603.1.1.26, 803.1.1, 803.11, TABLE 803.11, 803.13.1.1.3 (FIREBLOCKED AT 8'-0" O.C. EACH WAY) AND 803.13.2.
5. SEE THE LIFE SAFETY PLAN ON THIS SHEET FOR DETAILED PATHS OF EGRESS, LOCATION OF EXITS, TRAVEL DISTANCES, LOCATION OF FIRE EXTINGUISHERS & ANY OTHER PERTINENT LIFE SAFETY INFORMATION FOR THE WORK.

TRAVEL DISTANCES SCHED.
DISTANCES SHOWN ARE ROUNDED UP TO THE NEAREST FOOT

EXIT NUMBERS		TRAVEL PATHS A	B	C	D	E
1A	CPT*	0	44			
1A	TTD**	130	125			
1B	CPT				0	
1B	TTD				93	
2	CPT			26		52
2	TTD			89		173
3	CPT	0	44	26	0	52
3	TTD	155	151	168	123	135

* "CPT" COMMON PATH OF TRAVEL
** "TTD" TOTAL TRAVEL DISTANCE TO EXIT

LEGEND:


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Date: SEPTEMBER 10, 2019 Job No. 1922
Revisions:
No ___ Date ___ Note ___
No ___ Date ___ Note ___
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JEFFREY W. NEIGHBORS 11313 09-10-2019 NORTH CAROLINA VIRGINIA BEACH, VIRGINIA

Harris Teeter
Neighborhood Food & Pharmacy

Project HARRIS TEETER STORE #289 ~ REMODEL
2603 GLENWOOD AVENUE, SUITE 101
RALEIGH, NC 27608
Title CODE COMPLIANCE AND LIFE SAFETY SUMMARY SHEET

Sheet 02 of 03
C1.1
1922_C1-1

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