Office Renovation – Florida Association of Rehabilitation Facilities PROJECT OVERVIEW

**B** Business FBC

The project is a renovation of a 2-story 3,800 GSF per floor office building. It is a **level 2 Existing Building** alteration with minor shifting of walls and finishes throughout. The building consists of a steel frame with concrete floor and roof structure. No structural work is included in the renovation.

The value of the work is approximately \$500,000 which includes 20% for ADA upgrades. ADA work will provide improvements to the ADA parking, entrance stoop, and the first-floor toilet rooms. The current 1<sup>st</sup> floor gang toilets will be altered to a single occupancy ADA complaint toilet room. Both the men's and women's toilets rooms will be upgraded. The toilet room hallway doors will be reconfigured for pull side compliance. The push side compliance is limited by the existing structure and electrical room and is deferred by 202.4.1 disproportionate cost. Note these doors will not have a door closer.

OCCUPANCY CLASSIFICATION

TYPE OF CONSTRUCTION

Existing constructionTYPE IIBAllowable Height3-story 55'Allowable area23,000 GSFIncrease for Fire truck accessNAIncrease for sprinklers0TOTAL ALLOWABLE23,000 GSFBUILDING2-story 32'

## actual area7,600GSFIncrease for Fire truck accessNATOTAL ALLOWABLE23,000 GSF

LIFE SAFETY FEATURES

- Facility divided into two fire and smoke areas

   Area 1 First Floor
- b. Area 2 Second floor
- Four exterior doors provide 4 exits at the 1<sup>st</sup> floor.
   Two exits from the 2<sup>nd</sup> floor the conter interior stair and the exit
- Two exits from the 2<sup>nd</sup> floor the center interior stair and the exterior stair way
   Interior stair utilizes **1028.1 exit discharge** through 1-hour protected.
- 5. Maintain smoke detection in HVAC equipment
- 6. Emergency Lighting

			ARF - Ren	ovati	on Area Su	mmary		
	Existing		Renovated		Renovation Percentage	Net Are - Business Occupnacy		Occupancy (1 occupant per 100 GSF)
First	3,800.00	GSF	3,090.00	NSF	81%	3,090.00	NSF	38
Second			240.00	NSF				
			62.00	NSF				
			256.00	NSF				
	3,800.00	GSF	558.00	NSF	15%	3,090.00	NSF	38
SubTotal	7,600.00	GSF	3,648.00	NSF	48%	6,180.00	NSF	76
TOTAL						0.81	N/G	

## Plumbing Table 403.1 Florida plumbing Code

1	Total Occupancy	76	Occupants		
	Percentage split	0.5	403.3		
	Men	38			
	Women	38			
				Minumum	
2	Men's fixtures	Fixtures Required	Total	Selection	
	Toilets	25	1.52	2 Toilets	
	Urinals	.5/WC	1	1 Urinals	
	Lavs	40	0.95	1 Lavs	
3	Women's fixtures	Fixtures Required	Total	Selection	
	Toilets	25	1.52	2 Toilets	
	Lavs	40	0.95	1 Lavs	
4	Drinking Fountain	Fixtures Required	Total	Selection	
		100.00	0.76	1.00 EWC	

APPLICABLE CODES

- Florida Building Code, Building (FBC-B)\* 2017 6th Edition
- Florida Building Code, Mechanical (FBC-M) 2017 6th edition
- Florida Building Code, Fuel Gas (FBC-FG) 2017 6th Edition
- Florida Building Code, Plumbing (FBC-P) 2017 6th Edition
- Florida Building Code, Existing Building (FBC-EB) 2017 6th Edition
- Florida Fire Prevention Code (FFPC) 6th Edition
- National Electrical Code (NEC) 2014 Edition
- Chapter 11, Part A is the Florida Accessibility Code
- Chapter 11, Part B is the Fair Housing Section that pertains to apartments/ condominiums structures
- The Contractor shall make available to the building official any document necessary to verify that all products requiring approval per FS553.42 are in compliance.
- All components and cladding system to meet wind loading criteria set forth by the structural drawings.
   Dedicated systems to be designed and signed and sealed by State of Florida
- Registered Specialty Engineer. 4. All slab construction to be installed over engineered fill with termite
- protection per the specifications.5. The Contractor shall make available to the building official any document
- necessary to verify that all products requiring approval per FS553.42 are in compliance.
- All components and cladding system to meet wind loading criteria set forth by the structural drawings
   Dedicated systems to be designed and signed and sealed by State of Florida
- Registered Specialty Engineer (104.2) 8. All slab construction to be installed over engineered fill with termite
- protection per specifications.
  9. Provide posted documentation including treatment certificates, contents, and date. FBC 105.10
- 10. Refer to structural drawings for wind loading, design live load. (104.3.1.1) (1606.1.7)



