



**BUILDING CODE SUMMARY WORKSHEET
COMMERCIAL, INDUSTRIAL, &
MIXED USE OCCUPANCIES**

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This form details the minimum information we need in order to review your project for compliance with the building codes. To begin your review, we require that this worksheet be completed and turned in with your Building Permit application.

You are required to include the necessary full sized sheet(s) with the drawing set, detailing this information. The code summary is required to be an integral part of the drawings, and these code summary pages (or sections) clearly designated as **CS** (Code Summary).

BUILDING CODE EDITION: _____

(Current references are to the 2012 IBC, including Washington State Amendments)

SECTION 1 – BUILDING USE OR OCCUPANCY

Identify all use and occupancy classification group(s) in the Building (i.e. B, M, R-2, A-3, etc.):						
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Check the applicable option for this project: <input type="checkbox"/> List all occupancy separation fire barrier ratings required (i.e. B to S-2 = 2hr), IBC Table 508.4, specify S (sprinklered) or NS (non-sprinklered) Include both horizontal and vertical separations <input type="checkbox"/> Building is constructed per IBC 508.3 for Nonseparated occupancies	to	=	hr(s)
	to	=	hr(s)

List all incidental use areas (per IBC Table 509), floor area, and separation to be provided		
Room or Area	Floor Area (Square Ft.)	Fire Separation

List all accessory use areas not defined as Incidental Use, and fire barrier requirements (per IBC 508.3.1)			
Room or Area	Floor Area (Square Ft.)	Percentage of floor area on story	Fire Separation

SECTION 2 – BUILDING CONSTRUCTION

List Construction Type(s) used in the design (IA, IIIB, VA, etc.):							
				Allowed		Proposed	
Building Height (per IBC Table 503)							
Number of Stories (per IBC Table 503)							
Are Automatic Sprinklers used for Height Modifications? (per IBC Section 504.2)						YES	NO
Is there a basement?	YES	NO	If YES, List square footage of basement and grade elevations on CS sheets.				
Is an Automatic Sprinkler System Used in Place of 1-Hour Construction? (per IBC Table 601, footnote d.) or other fire resistive construction per IBC Table 601 footnote c.? if so provide locations on CS sheets.						YES	NO

Fire Resistance of Exterior Walls Based on Fire Separation Distance (per IBC Table 602)			
List Wall Location (i.e. North, South, etc.)	Fire Separation Distance:	Rating	Opening Protection
1			
2			
3			
4			
Fire Resistance Rating Requirements (per IBC Table 601)	Rating Required	Rating Provided	Assembly #
Structural Frame			
Bearing Walls - Exterior			
Bearing Walls - Interior			
Nonbearing Walls & Partitions - Exterior			
Nonbearing Walls & Partitions - Interior			
Floor Construction			
Roof Construction			

SECTION 3 – OCCUPANT LOAD AND BUILDING EXITING

If there are multiple IBC Occupancy types on any floor or in the building, provide a separate analysis for each occupancy type. Repeat as necessary.

	Basement	First Floor	Mezzanine	Second Floor	Third Floor	Other Floor(s)
TOTAL Occupant Load						

Number of Exits and Exit Width from Each Level (as applicable):	Number of Exits		Exit Width			
			Stairs		Other Egress Components	
	Required	Provided	Required	Provided	Required	Provided
Basement						
First Floor						
Mezzanine						
Second Floor						
Other Floor(s)						
Are Areas of Refuge Required?					YES	NO

SECTION 5 – PLUMBING FIXTURE COUNT

(IBC Chapter 29 – with Washington State Amendments)

Type of Occu-pancy ¹	Floor Area Served	Chapter 10, Table 1004.1.2 Occupant Load Factor	Chapter 10 Occupant Load	Water Closets				Lavatories					
				Male ²		Female ²		Male ²		Female ²			
				Required / Provided		Required / Provided		Required / Provided		Required / Provided			
Total Number of Fixtures													
Number of Accessible Fixtures													
Family or Assisted Use Toilet (per IBC 1109.2.1)			Required		1 (Not used) 2 Equally divide the plumbing occupant load between male and female for determining the number of required plumbing fixtures.								
			Provided										
Number of Drinking Fountains			Required										
			Provided										
			Accessible										

SECTION 6 – CODE SUMMARY FLOOR PLAN(S)

Provide a basic floor plan for each level, showing partitions, stairs, doors with door swings, relites, fixtures, etc. Minimum scale is 1/8" = 1' – 0"

Drawing Sheets:

1. Clearly label the following:
 - a. Use of each room or area (i.e. office, sales, conference, kitchen, manufacturing, storage, classroom, lobby, corridor, vertical exit enclosure, etc.)
 - b. IBC Occupancy classification for each room or area and floor.
 - c. Square footage of floor area of each room or area.
 - d. Occupant load factor used for each room or area and floor.
 - e. Occupant load of each room or area and floor.
 - f. Number of required exits for each room or space, and for each floor.
2. Provide a total occupant load summary for each floor or level.
3. Clearly show all actual and assumed property lines, including those required by IBC 705.3 Buildings on the same lot.
4. Graphically show the extent and rating of all rated assemblies both vertical and horizontal, including the rating of any required opening protection.
5. Clearly show a complete Means of Egress Path, including the width, common path of travel, travel distance, diagonal distance of exits, exit signs, and emergency exit pathway lighting (interior and exterior).
6. Indicate any doors that are provided with panic hardware and/or magnetic hold-opens.
7. Provide accessible information for site and all parts of the building including any stages or platforms. This includes all Braille signs for room identification and exits, Areas of refuge, and emergency communication.
8. Provide occupant load sign requirements for all assembly areas.
9. Provide interior Wall finish and trim requirements in accordance with IBC Table 803.9.
10. Provide complete list of Hazardous Materials and show storage location.