

CODE SUMMARY

GENERAL DESCRIPTION

PROJECT NAME: THE PIQUETTE
PROJECT DESCRIPTION: ADAPTIVE REUSE OF EXISTING 4 STORY AUTO MANUFACTURING BUILDING
APPLICABLE CODES: MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS 2015 - CHAPTER 14 PERFORMANCE COMPLIANCE METHODS (MRC)
MECHANICAL: MICHIGAN PART 9a MECHANICAL CODE 2018 (MMC)
PLUMBING: MICHIGAN PLUMBING CODE 2018 (MPC)
ELECTRICAL: MICHIGAN/NATIONAL ELECTRICAL CODE 2017 WITH PART 8 AMENDMENTS (NEC)
LIFE SAFETY: MICHIGAN BUILDING CODE 2015 (MBC)
ENERGY: MICHIGAN UNIFORM ENERGY CODE (MUEC) 2015
ACCESSIBILITY: MICHIGAN BUILDING CODE 2015 (MBC)
ELEVATOR: ASME A17.3-2011; ASME A17.1-2010

LOCAL ZONING REQUIREMENTS

ZONING ORDINANCE: CITY OF DETROIT
ZONING DISTRICT: M4, INTENSIVE INDUSTRIAL DISTRICT
USE CATEGORY: EXISTING - B
PROPOSED - B2
OFF-STREET PARKING REQUIREMENTS: 50.14.33 (0.75 per unit)
OFF-STREET LOADING REQUIREMENTS: 50.14.112.1 (12x55) space
OTHER REQUIREMENTS AND CONSIDERATIONS: 6 HANDICAP ACCESSIBLE SPACES

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

Table with columns: FLOOR, FUNCTION, OCC LOAD, SQUARE FT, OCCUPANCY. Rows for First, Second, Third, and Fourth floors, and a Total Building row.

CHAPTER 4 - SPECIAL DETAILED REQ. BASED ON USE AND OCCUPANCY

SPECIAL OCCUPANCIES: NONE
HIGHRISE BUILDING (SECTION 403): NO

CHAPTER 5 - GENERAL BUILDING HEIGHT AND AREAS

ALLOWABLE BUILDING HEIGHT AND STORIES: 180 FT, 12 STORIES
EXISTING/PROPOSED BUILDING HEIGHT: APPROX. 62 FEET, 4 STORIES
BUILDING AREA (MBC SECTION 506, AS REFERENCED BY MRC SECTION 1401.6.2): UNLIMITED
ALLOWABLE AREA PER FLOOR (MRC SECTION 1401.6.2.1): UNLIMITED
EXISTING TOTAL AREA OF BUILDING: 105,736 SF
EXISTING AREA OF BUILDING PER FLOOR: 26,972 SF
EXISTING FLOOR AREA OF BUILDING: 26,972 SF

CHAPTER 6 - TYPES OF CONSTRUCTION

CONSTRUCTION CLASSIFICATION (SECTION 602, TABLE 601): 1B
FIRE RESISTANCE RATING FOR INDIVIDUAL STRUCTURAL ELEMENTS (TABLE 601):
STRUCTURAL FRAME: 2 HRS
EXTERIOR BEARING WALLS: 3 HRS
INTERIOR BEARING WALLS: 2 HRS
EXTERIOR NONBEARING WALLS AND PARTITIONS (TABLE 602): 1 HR
INTERIOR NONBEARING WALLS AND PARTITIONS: 0 HR
FLOOR CONSTRUCTION - INCLUDING SUPPORTING BEAMS AND JOISTS: 3 HRS
ROOF CONSTRUCTION - INCLUDING SUPPORTING BEAMS AND JOISTS: 3 HRS
FIRE RESISTANCE RATING FOR ALL FIRE WALLS (SECTION 706, TABLE 706.4): 3 HRS

FIRE RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DIST (TABLE 602): 1 HR FOR EXT WALL WITHIN 30' OF ADJACENT BUILDING

COMBUSTIBLE MATERIALS PERMITTED (SECTION 603.1: INCLUDING MILLWORK, WALL & CEILING FINISHES, & BLOCKING)

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

FIRE RESISTIVE REQUIREMENTS FOR OPENINGS IN FIRE-RATED EXTERIOR WALLS (SECTIONS 705 AND 716, TABLE 705.8):
FIRE RESISTIVE RATING OF OPENINGS (SECTION 716, TABLE 716.5): NEIGHBORING BUILDING EXISTS IN A UNIQUE CONFIGURATION OF CONTINUING PAST THE PARTY WALL 90 DEGREES ALONG THE ZERO LOT LINE. TO ADDRESS THIS CONDITION THE EXT. WALL IS RATED 1 HR AND OPENINGS ARE PROTECTED: 3/4 HRS WITHIN 90 FT OF NEIGHBORING BUILDING. REFERENCE WINDOW SCHEDULE FOR LOCATIONS AND DETAILS
EXCEPTION TO PROTECTED OPENINGS IN EXTERIOR WALLS (SECTION 705.8.2): BUILDING EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM, OPENINGS PROTECTED BY WATER CURTAIN(S)
FIRE RESISTANCE RATINGS FOR ALL VERTICAL/HORIZONTAL FIRE BARRIERS (SECTION 707):
EXIT ENCLOSURES (SECTION 1023.2): 2 HRS (4 STORIES OR MORE)
EXIT PASSAGEWAY (SECTION 1024.3): 1 HR MIN (NOT LESS THAN ANY CONNECTING EXIT ENCLOSURE)
FIRE RESISTANCE RATING FOR ALL SHAFT ENCLOSURES (SECTION 713):
FOUR-STORY (OR GREATER) SHAFTS: 2 HRS (OR FLOOR RATING IF GREATER)
SHAFTS LESS THAN FOUR STORIES: 1 HR (OR FLOOR RATING IF GREATER)
HORIZONTAL ASSEMBLIES: N/A
HOISTWAY ENCLOSURES (SECTION 713.14): 2 HRS
REFUSE CHUTE AND CONNECTED WASTE ROOM (SECTION 713.13): 2 HRS
FIRE RESISTANCE RATING FOR FIRE PARTITIONS (SECTION 708):
CORRIDOR WALLS (TABLE 1020.1): 1 HR
DEMISING WALLS (SECTIONS 420.2 AND 708): 1 HR
ELEVATOR LOBBY SEPARATION (SECTION 713.14.1): NOT REQUIRED 713.14.1-4.3

CHAPTER 8 - INTERIOR FINISHES

REQUIRED FINISH LEVEL: (TABLE 803.1.1): SEE SHEET AS01 FOR FINISH DESCRIPTIONS
EXIT PASSAGEWAYS AND INTERIOR EXIT STAIRWAYS AND RAMPS: C
CORRIDORS AND INTERIOR EXIT ACCESS STAIRWAYS AND RAMPS: C
ROOMS AND ENCLOSED SPACES: C

CHAPTER 9 - FIRE PROTECTION SYSTEMS

DEFERRED SUBMITTAL: DESIGN/BUILD FIRE SUPPRESSION DRAWINGS
SMOKE DETECTION AND FIRE ALARM SYSTEM (SECTION 907):
REQUIRED: AUTOMATIC SMOKE DETECTORS
PROPOSED: SEE ELECTRICAL AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFO
AUTOMATIC SPRINKLER SYSTEM (SECTIONS 903 AND 904):
REQUIRED: FULLY SPRINKLED
PROPOSED: FULLY SPRINKLED PER MBC SECTION 903. SEE FIRE PROTECTION DRAWINGS
STANDPIPE SYSTEM (SECTION 905):
REQUIRED: CLASS 1 WET STANDPIPES
PROPOSED: PROVIDED PER MBC SECTION 905. SEE FIRE PROTECTION DRAWINGS.
EXTERIOR OPENINGS PROTECTED BY WATER CURTAIN (SECTION 705.8.2): YES, REFERENCE LIFE SAFETY PLANS AND EXTERIOR ELEVATION FOR LOCATIONS
PORTABLE FIRE EXTINGUISHERS (SECTION 906):
MAX TRAVEL DISTANCE TO EXTINGUISHER = 75 FEET.
PROVIDE FIRE DEPARTMENT CONNECTIONS PER APPLICABLE NFPA STANDARD (SECTION 912). SEE FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFO.

CHAPTER 10 - MEANS OF EGRESS

FOR OCCUPANT LOADS (SECTION 1004), SEE LIFE SAFETY DIAGRAMS.
NUMBER OF EXITS (SECTION 1006, TABLES 1006.2.1 AND 1006.3.1):
REQUIRED PER FLOOR: 2
PROVIDED PER FLOOR: 2
CORRIDOR WIDTH (SECTIONS 1005 & 1020.2):
MINIMUM REQUIRED AT EACH FLOOR: 44"
MINIMUM PROVIDED AT EACH FLOOR: 60"
EGRESS DOOR WIDTH (SECTIONS 1005 & 1010.1):
MINIMUM REQUIRED AT EACH FLOOR: 32"
MINIMUM PROVIDED AT EACH FLOOR: 33.75"
STAIRWAY WIDTH (SECTIONS 1005):
MINIMUM REQUIRED: 44"
MINIMUM PROVIDED: 48"
COMMON PATH OF EGRESS TRAVEL (SECTION 1006.2.1):
MAXIMUM ALLOWABLE LENGTH: 125 FT
MAXIMUM LENGTH PROVIDED: 181.9 FT
EXIT SEPARATION DISTANCE (SECTION 1007):
MINIMUM ALLOWABLE: 155 FT
MINIMUM PROVIDED: 155 FT
EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2, AS REFERENCED BY MRC 1401.6.13):
MAXIMUM PROVIDED: 183 FT (SEE MRC CH 14 SUMMARY)
DEAD END CORRIDORS (MRC SECTION 1401.6.12):
MAXIMUM LENGTH PROVIDED: 147 FT (SEE MRC CH 14 SUMMARY)
ADDITIONAL EGRESS NOTES:
THE MEANS OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES (SEE MRC SECTION 1401.6.15)
ACCESSIBLE MEANS OF EGRESS ARE NOT REQUIRED TO BE PROVIDED IN EXISTING BUILDINGS. (MBC SECTION 1009.1, EXCEPTION 1)
AN AREA OF REFUGE IS NOT PROVIDED AT EXIT STAIRWAYS PER MBC SECTION 1009.3 EXCEPTION 5

CHAPTER 11 - ACCESSIBILITY

REQUIRED BARRIER-FREE DWELLING/SLEEPING UNITS
TYPE A' UNITS (SECTION 1107.6.2.2.1):
REQUIRED: 1
PROVIDED: 1
TYPE B' UNITS: NOT REQUIRED PER MRC SECTION 410.9, EXCEPTION FOR HISTORIC BUILDINGS.

R-2 DWELLING UNITS WITH COMMUNICATIONS FEATURES (SECTION 907.5.2.3.3): ALL DWELLING UNITS ARE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH CH. 1006 OF ICC A117.1.

CHAPTER 12 - INTERIOR ENVIRONMENT

MINIMUM CEILING HEIGHT (SECTION 1208.2): 7'-6" AFF
MINIMUM CEILING HEIGHT IN TOILET ROOMS, KITCHENS, STORAGE ROOMS, AND LAUNDRY (SECTION 1208.2): 7'-0" AFF
TOILET ROOM & BATHROOM FINISH MATERIALS (SECTION 1210):
IN ALL TOILET, BATHING AND SHOWER ROOMS, FLOOR FINISHES AND FINISHES ON WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL BE HARD AND NONABSORBENT.

CHAPTER 13 - ENERGY EFFICIENCY

HISTORIC BUILDING EXEMPTION (MUEC SECTION 101.4.2): ANY BUILDING OR STRUCTURE THAT IS LISTED IN THE STATE OR NATIONAL REGISTER OF HISTORIC PLACES, DESIGNATED AS A HISTORIC PROPERTY UNDER LOCAL OR STATE DESIGNATION LAW OR SURVEY, CERTIFIED AS A CONTRIBUTING RESOURCE WITH A NATIONAL REGISTER LISTED OR LOCALLY DESIGNATED HISTORIC DISTRICT, OR WITH AN OPINION OR CERTIFICATION THAT THE PROPERTY IS ELIGIBLE TO BE LISTED ON THE NATIONAL OR STATE REGISTERS OF HISTORIC PLACES EITHER INDIVIDUALLY OR AS A CONTRIBUTING BUILDING TO A HISTORIC DISTRICT BY THE STATE HISTORIC PRESERVATION OFFICER OR THE KEEPER OF THE NATIONAL REGISTER OF HISTORIC PLACES, ARE EXEMPT FROM THIS CODE.

CHAPTER 17 - SPECIAL INSPECTIONS & TEST

SPECIAL INSPECTIONS:
ARCHITECTURAL SPECIAL INSPECTIONS:
SPRAYED FIRE-RESISTANT MATERIALS (MBC SECTION 1705.14)
MASTIC AND INTUMESCENT FIRE-RESISTANT COATINGS (MBC SECTION 1705.15)
FIRE-RESISTANT PENETRATIONS AND JOINTS (MBC SECTION 1705.17)
FOR OTHER SPECIAL INSPECTIONS, SEE STRUCTURAL AND MEP DRAWINGS.

CHAPTER 29 - PLUMBING SYSTEMS

SEE MBC SECTION 1109.5 RE: NUMBER OF ACCESSIBLE FIXTURES REQUIRED.
TOILET FIXTURES REQUIRED (MPC TABLE 403.1):
SINGLE OCCUPANCY
FIRST FLOOR:
WATER CLOSETS: 1
LAVATORIES: 1
SECOND - FOURTH FLOOR:
WC: 0
LAV: 0
(URINALS MAY BE SUBSTITUTED FOR UP TO 50% OF WCs IN EACH TOILET ROOM - MPC SECTION 419.3)

TOILET FIXTURES PROVIDED:

SINGLE OCCUPANCY
FIRST FLOOR:
WATER CLOSETS: 1
LAVATORIES: 1
SECOND - FOURTH FLOOR:
WC: 0
LAV: 0

DRINKING FOUNTAINS (MPC TABLE 403.1, SECTION 410.1; MBC SECTION 1109.5):

FIRST FLOOR:
REQUIRED: 1
PROVIDED: 1
(WATER COOLERS OR BOTTLED WATER DISPENSERS MAY BE SUBSTITUTED FOR UP TO 50% OF REQUIRED DRINKING FOUNTAINS ON EACH FLOOR - MPC SECTION 410.1)

SERVICE SINKS (MPC TABLE 403.1):
REQUIRED: 0 PER MPC TABLE 403.1 AND MBC 1109.5.1
PROVIDED: 1 PER FLOOR

CHAPTER 30 - ELEVATORS AND CONVEYING SYSTEMS

TWO NEW PASSENGER ELEVATORS IN PARTIALLY REBUILT EXISTING FREIGHT ELEVATOR SHAFT.
HOISTWAY ENCLOSURE (MBC SECTION 3002):
EXISTING HOISTWAYS: EXISTING HOISTWAY ENCLOSURE, 2 HRS RATED PER PRESCRIPTIVE FIRE RESISTANCE RATING, MBC TABLE 721.1 (SEE MRC SECTION 1401.6.6)
NEW HOISTWAYS: 2 HRS RATED SHAFT ENCLOSURE PER MBC SECTION 713
AMBULANCE STRETCHER CLEARANCE:
NEW ELEVATORS: NOT REQUIRED PER MBC SECTION 3002.4
EMERGENCY OPERATIONS PHASE I/II RECALL:
NEW ELEVATORS: PHASE I/II RECALL PER MBC SECTION 3003
MACHINE AND CONTROLLER ROOMS (MBC SECTION 3005):
MACHINE ROOM LOCATED IN ELEVATOR PENTHOUSE; CONTROLLER ROOM LOCATED REMOTELY; BOTH ARE PROVIDED WITH DEDICATED AIR CONDITIONING ON EMERGENCY POWER TO PREVENT ELECTRICAL EQUIPMENT FROM OVERHEATING.
ELEVATOR LOBBIES AND HOISTWAY OPENING PROTECTION (SECTION 3006):
NEW ELEVATORS: NOT REQUIRED PER MBC SECTION 3006

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