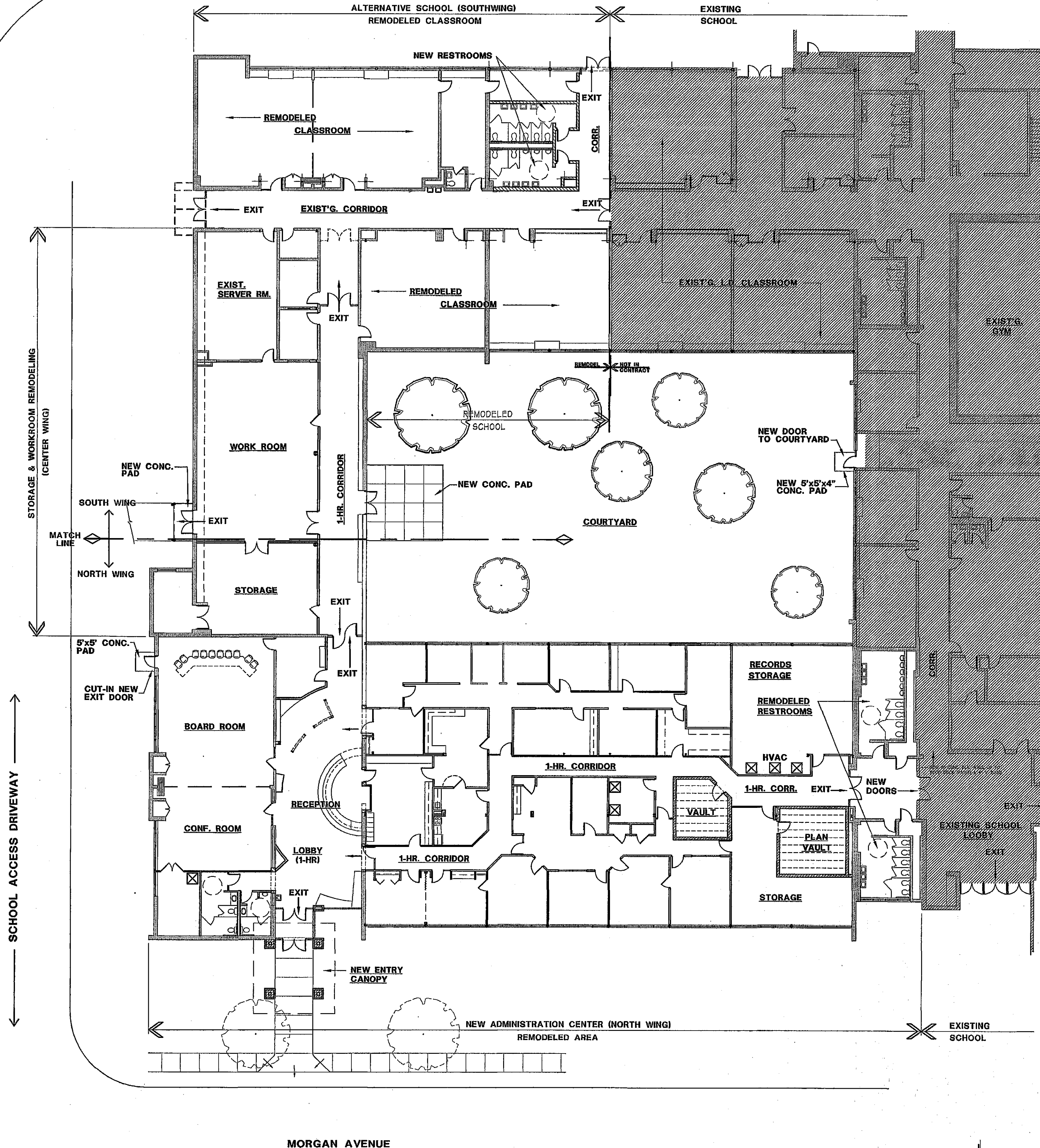


BUILDING CODE REVIEW

- THIS PROJECT CONSISTS OF INTERIOR REMODELING IN A PORTION OF THE EXISTING CHESTERTON MIDDLE SCHOOL. THE EXISTING SCHOOL BUILDING WAS BUILT AND ADDED ON TO OVER THE PERIOD OF THE 1950'S THROUGH THE LATE 1960'S. A LARGE ADJACENT PORTION OF THE BUILDING HAD MAJOR INTERIOR REMODELING 3 YEARS AGO.
 - THE ENTIRE BUILDING IS APPROXIMATELY 307,000 SQ. FT., MAINLY ON ONE LEVEL, BUT ALSO WITH LIMITED 2 STORY AREA.
 - THE EXISTING BUILDING IS "E" OCCUPANCY, TYPE II-B CONSTRUCTION AS DEFINED BY CURRENT INDIANA BUILDING CODE.
 - BECAUSE OUR CURRENT REMODELING PROJECT DOES NOT CAUSE A CHANGE OF OCCUPANCY, THE REMODELING IS NOT SUBJECT TO THE IBC'S CURRENT ALLOWABLE AREA PROVISIONS, PER 675 IAC, 12-4-11 (GAR).
 - RULE 4, SECTION 12, GAR PERMITS REMODELING OF EXISTING BUILDINGS WITHOUT COMPLYING WITH CURRENT RULES FOR NEW CONSTRUCTION, PROVIDING EXISTING CONDITIONS ARE NOT WORSENEDED, AND NEW CONSTRUCTION IS IN COMPLIANCE WITH CURRENT RULES.
 - IN OUR CARE, THE EXTENSIVE REMODELING OF THE ADMINISTRATION WING WAS DESIGNED TO COMPLY WITH CURRENT IBC REQUIREMENTS.
 - PER CHAPTER 3, OUR CURRENT PROJECT INCLUDES THE FOLLOWING:
 - OCCUPANCY GROUP E: EDUCATIONAL PER SECTION 305.1
 - OCCUPANCY GROUP A, DIVISION 3: ASSEMBLY USES HAVING 50 OR MORE OCCUPANTS PER SECTION 303.1
 - INCIDENTAL USE AREAS: STOCK/ STORAGE AND MECHANICAL AREAS PER SECTION 302.11 AND TABLE 302.11
 - ACCESSORY USE AREAS: ASSEMBLY USES HAVING LESS THAN 50 OCCUPANTS ADMINISTRATIVE AREAS, RESTROOMS AND JANITORIAL AREAS PER SECTIONS 302.2 & 303.1
 - INCIDENTAL STOCK/ STORAGE AREAS OUTLINED ABOVE ARE NOT REQUIRED TO BE SEPARATED FROM OTHER AREAS WHEN LESS THAN 1,000 SQ. FT. IN AREA PER TABLE 302.11, FOOTNOTE B, MECHANICAL ROOMS WHERE THE LARGEST PIECE OF EQUIPMENT IS LESS THAN 400,000 BTU PER HOUR INPUT MAY BE NONSEPARATED PER TABLE 302.11, WHICH IS OUR CASE.
 - ASSEMBLY AREAS ARE NOT REQUIRED TO BE SEPARATED FROM THE REMAINDER OF THE BUILDING SINCE THE BUILDING COMPLIES WITH UNLIMITED AREA REQUIREMENTS PER THE CODE OF RECORD PER SECTION 302.3.2, EXCEPTION & RULE 4, SECTION 12, GAR.
 - ACCESSORY AREAS MAY BE NONSEPARATED SINCE OCCUPYING LESS THAN 10% OF THE FLOOR AREA, NOR EXCEEDING THE TABULAR VALUES FOR EITHER HEIGHT OR AREA FOR SUCH USES PER SECTION 302.2.
 - THE ALTERNATIVE CLASSROOMS ARE NOT CONSIDERED A CHANGE OF OCCUPANCY PER SECTION 305.1, AND THEREFORE, ONLY NEED TO MEET THE PROVISIONS AS OUTLINED ABOVE PREVIOUSLY.
 - THE NUMBER OF EXITS PROVIDED, TRAVEL DISTANCE AND EXIT WIDTH WITHIN THE RENOVATED AREA WILL COMPLY WITH THE REQUIREMENTS OF CHAPTER 10, (EXITS FROM INDIVIDUAL SPACES), (SEPARATION OF EXITS), (TRAVEL DISTANCE) AND (MINIMUM NUMBER OF EXITS) EXCEPT AS FOLLOWS.
 - THE NEW CORRIDORS SHOWN ON THE DRAWINGS SERVING OCCUPANT LOADS OF GREATER THAN 30 WILL BE OF ONE-HOUR FIRE-RESISTIVE CONSTRUCTION PER SECTION 1004.3.2.1 AND TABLE 1004.3.2.1. OPENINGS INTO SUCH CORRIDORS ARE PROTECTED BY ASSEMBLIES HAVING A MINIMUM OF 1/2 HOUR FIRE-RESISTIVE RATING PER TABLE 714.2. THIS PROVISION HAS BEEN MET FOR ALL "NEW PARTITIONS AND OPENINGS" WHICH CREATE CORRIDOR WALLS.
- NOTE: DOORS FROM INCIDENTAL USE AREAS REQUIRE SEPARATION AS OUTLINED IN ITEM #7 HAVE 1/2 HOUR FIRE-RESISTIVE OPENING ASSEMBLIES PER SECTION 302.11 AND TABLE 714.2.
- BASED ON TABLES 1003.2.2.2 AND 29, AND SECTION 2902 THE NUMBER OF NEW PLUMBING FIXTURES PLUS EXISTING FIXTURES AVAILABLE GREATLY EXCEED REQUIRED MINIMUM NUMBER OF FIXTURES. "ADA" RETROFIT OF EXISTING TOILET ROOMS IS INCLUDED.
 - REMODELING AREA SUMMARY**
 - ALTERNATIVE SCHOOL WING: 6,480 SQ. FT.
 - ADMINISTRATIVE AREA WING: 13,330 SQ. FT. (OF WHICH 2,200 SQ. FT. AT THE WEST END OF THE WING IS STORAGE, RECORDS AND HVAC)
 - CENTER WING: (STORAGE, WORK ROOM & SERVER ROOM 4,515 SQ. FT. (VERY MINOR REMODELING))
 - ENTIRE PROJECT AREA: 24,325 SQ. FT. OF WHICH 21,070 SQ. FT. IS REMODELED
 - REFER TO DEMOLITION DRAWINGS #D2.1 & D2.2 FOR EXISTING ROOM LAYOUT OF AREAS IN ITEM #15 ABOVE PRIOR TO DEMOLITION OF EXISTING WALLS DONE THIS PAST SUMMER.
 - THE REMODELED AREA DOES INCLUDE A FIRE ALARM SYSTEM WITH SMOKE DETECTORS, PULL STATIONS, ALARM DEVICES, MAIN PANEL ETC. FURTHER, EXIT LIGHTS AND LIGHTING IS INCLUDED PER CODE. REFER TO ELECTRICAL DRAWINGS.
 - PLAN REVIEW FEE CALCULATION:
 - BASIC FEE: \$69.00
 - REMODEL AREA - 21,070 x .04: \$842.80
 - TOTAL REVIEW FEE: \$911.80

CHESTERTON CITY PARK



REVISIONS	BY

ADMIN. CENTER & ALT. SCHOOL REMODELING PLAN
DUNELAND SCHOOLS ADMINISTRATION CENTER
 651 W. MORGAN AVENUE
 CHESTERTON, IN
 gerometta & kinel architects, inc.



DATE: 10-06-04
 SCALE: VARIES
 DRAWN: NMA
 JOB: 2103
 SHEET: **A1.1**
 OF 37 SHEETS