

CODE SUMMARY

BASED UPON THE 2018 INTERNATIONAL BUILDING CODE (IBC) WITH WASHINGTON STATE AMENDMENTS

CONSTRUCTION TYPE:	V-A
PROPOSED OCCUPANCY CLASS:	R-2
USE:	APARTMENT HOUSES
FIRE SPRINKLERS:	YES, PER SECTION 903.2.8 IN ACCORDANCE WITH SECTION 420.5
FIRE ALARM:	YES, PER SECTION 907.2.8 IN ACCORDANCE WITH SECTION 420.6

BUILDING AREA (PER BUILDING)

BASIC ALLOWABLE BUILDING HEIGHT:	PER TABLE 504.3	60'-0" (S13RV-A)
PROPOSED BUILDING HEIGHT:	R-2 OCCUPANCY =	45'-6", COMPLIES
ALLOWABLE STORIES:	PER TABLE 504.4	4 STORIES (S13RV-A)
PROPOSED NUMBER OF STORIES:	R-2 OCCUPANCY =	4 STORIES, COMPLIES
BASIC ALLOWABLE BUILDING AREA:	PER TABLE 506.2	12,000 SF (R-2/S13RV-A)
ALLOWABLE AREA:	Aa=[At+(Nsxf)]kSa	
R-2 OCCUPANCY =	At= 12,000 SF (S13RV-A)	Aa=[12,000+(12,000x0.18)x4] = 56,640 SF
PROPOSED BUILDING AREA:	FIRST FLOOR	
R-2 OCCUPANCY =	R-2 OCCUPANCY =	2,480 SF < 12,000 SF, COMPLIES
SECOND FLOOR	R-2 OCCUPANCY =	2,480 SF < 12,000 SF, COMPLIES
THIRD FLOOR	R-2 OCCUPANCY =	2,480 SF < 12,000 SF, COMPLIES
FOURTH FLOOR	R-2 OCCUPANCY =	2,480 SF < 12,000 SF, COMPLIES
BUILDING AREA	TOTAL =	9,920 SF < 56,640 SF, COMPLIES

FIRE RESISTANCE RATING

BUILDING ELEMENTS:	PER TABLE 601 (V-A)
PRIMARY STRUCTURAL FRAME	= 1HR
BEARING WALLS:	EXTERIOR = 1HR
	INTERIOR = 1HR
NON-BEARING WALLS AND PARTITIONS:	
	INTERIOR = 0HR
FLOOR CONSTRUCTION:	= 1HR
ROOF CONSTRUCTION:	= 1HR
1HR PER TABLE 602 (R-2, V-A, 5' < l = X < 10') E/W WALLS	
FIRE SEPARATION DISTANCE:	
MAXIMUM AREA OF EXTERIOR WALL OPENINGS:	5' TO LESS THAN 10' (UP, S) = 25% ALLOWABLE AREA AT E/W WALLS
FIRE WALL:	NOT REQUIRED, SECTION 706.1.1 EXCEPTION #2: FIRE WALLS ARE NOT REQUIRED ON LOT LINES DIVIDING A BUILDING FOR OWNERSHIP PURPOSES WHERE THE AGGREGATE HEIGHT AND AREA OF THE PORTIONS OF THE BUILDING LOCATED ON BOTH SIDES OF THE LOT LINE DO NOT EXCEED THE MAXIMUM HEIGHT AND AREA REQUIREMENTS OF THIS CODE.
OCCUPANCY SEPARATION:	N/A
DWELLING UNIT SEPARATION WALLS:	1 HR FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708 PER SECTION 420.2
HORIZONTAL SEPARATION:	1 HR HORIZONTAL ASSEMBLY IN ACCORDANCE W/ SECTION 711.2.4.3 AT FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS
CORRIDORS:	NOT REQUIRED PER SECTION 1020.1 EXCEPTION #2
INCIDENTAL USES:	NO INCIDENTAL USES

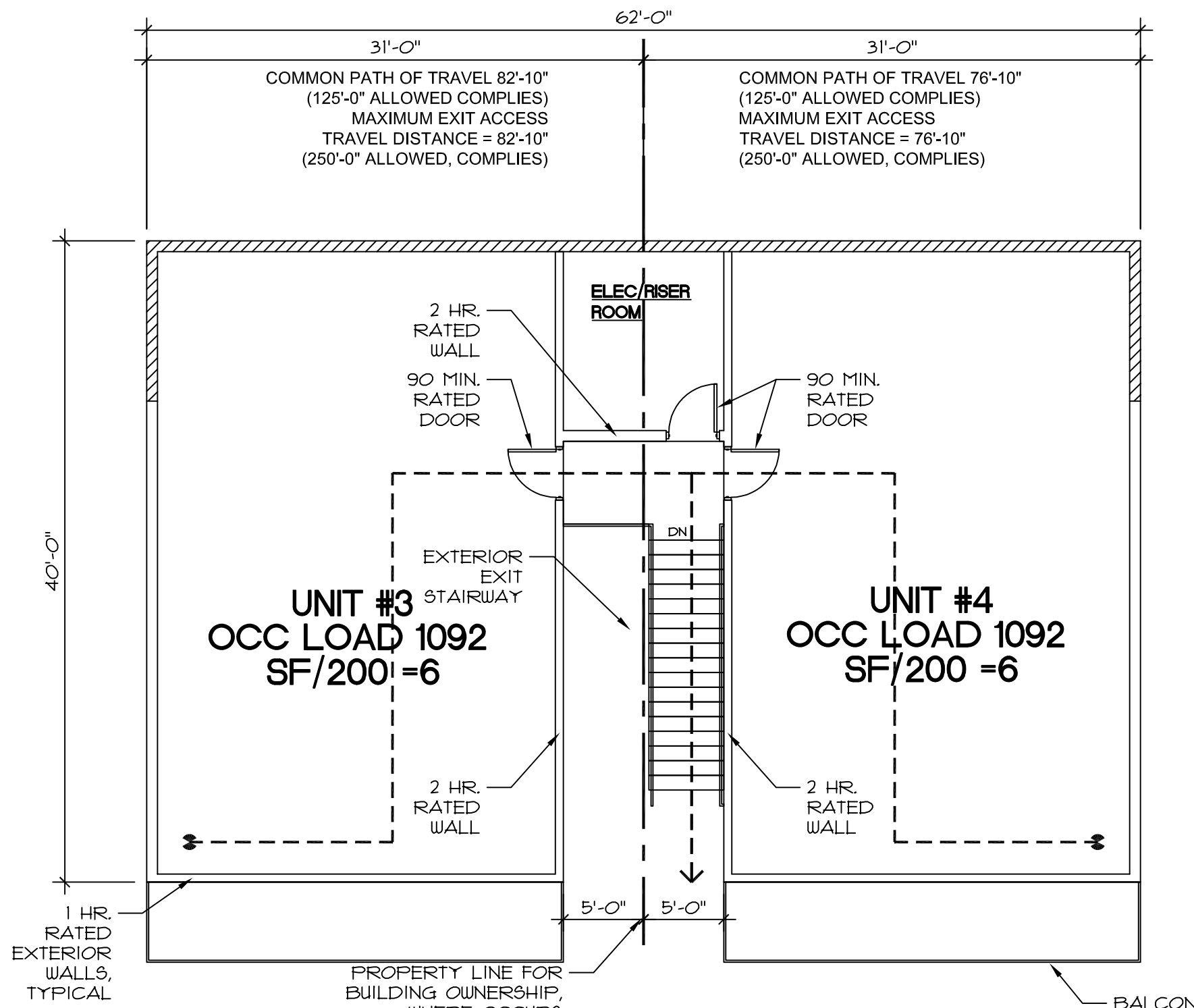
MEANS OF EGRESS

SPACES WITH ONE EXIT:	PER TABLE 1006.2.1
MAX OCC LOAD =	10, COMPLIES
MAX COMMON	
PATH OF TRAVEL =	125', COMPLIES
STORIES WITH ONE EXIT:	PER TABLE 1006.3.2(1)
MAX DWELLING UNITS =	4 DWELLING UNITS/FLOOR, COMPLIES
MAX COMMON	
PATH OF TRAVEL =	125', COMPLIES

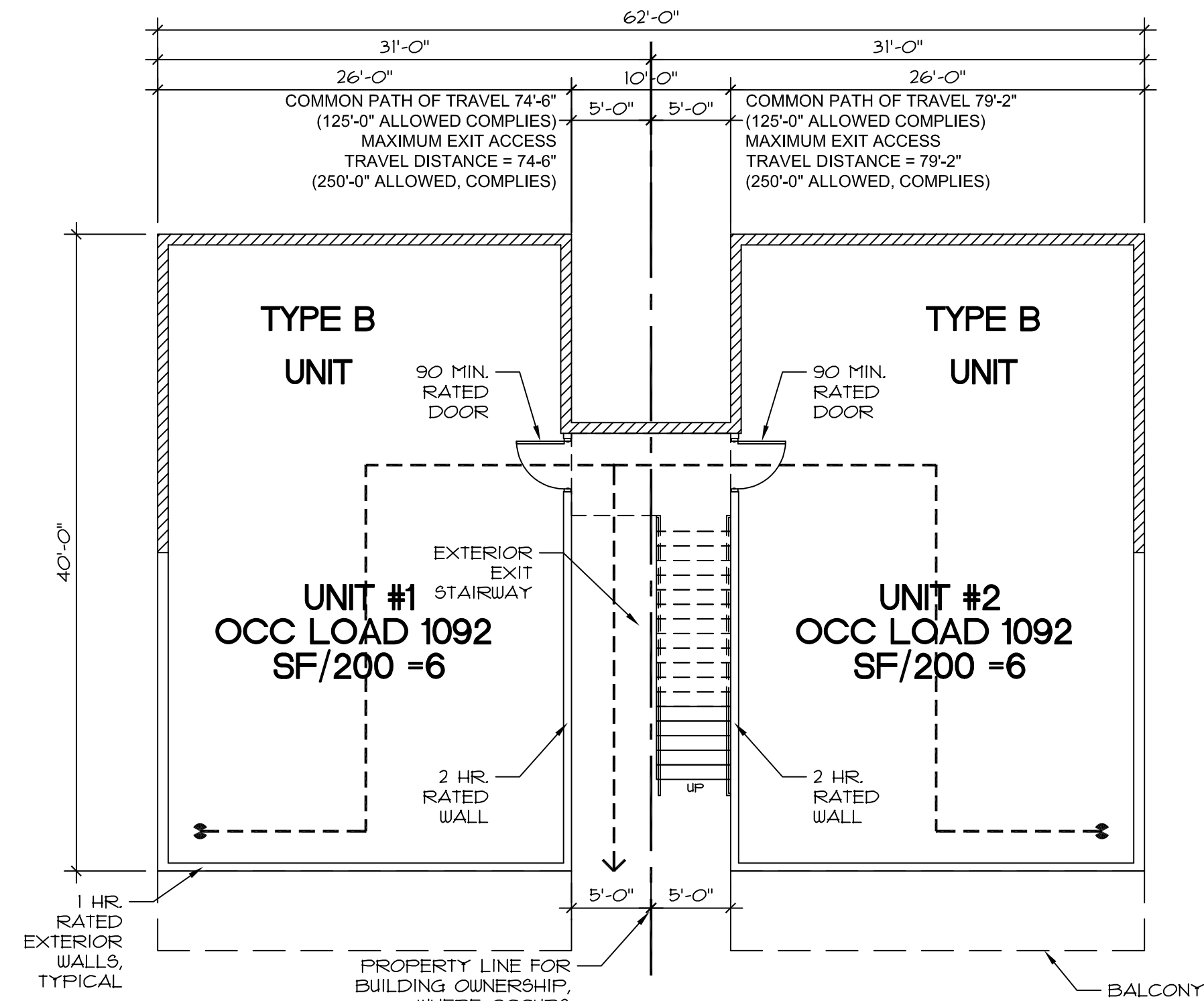
ACCESSIBLE UNIT CALCULATION

# OF DWELLING UNITS =	(4) UNITS BUILDING "A" (4) UNITS BUILDING "B"
ACCESSIBLE UNITS =	PER TABLE 1107.6.1.1
	1 TO 25 DWELLING UNITS = (1) ACCESSIBLE UNIT W/OUT ROLL-IN SHOWER REQUIRED
TYPE A UNITS =	PER SECTION 1107.6.2.2.1
	<10 DWELLING UNITS = N/A
TYPE B UNITS =	PER SECTION 1107.6.2.2.2
	>= (4) UNITS EVERY UNIT SHALL BE TYPE B
	EXCEPTION: THE NUMBER OF TYPE B UNITS IS PERMITTED TO BE REDUCED IN ACCORDANCE WITH SECTION 1107.7

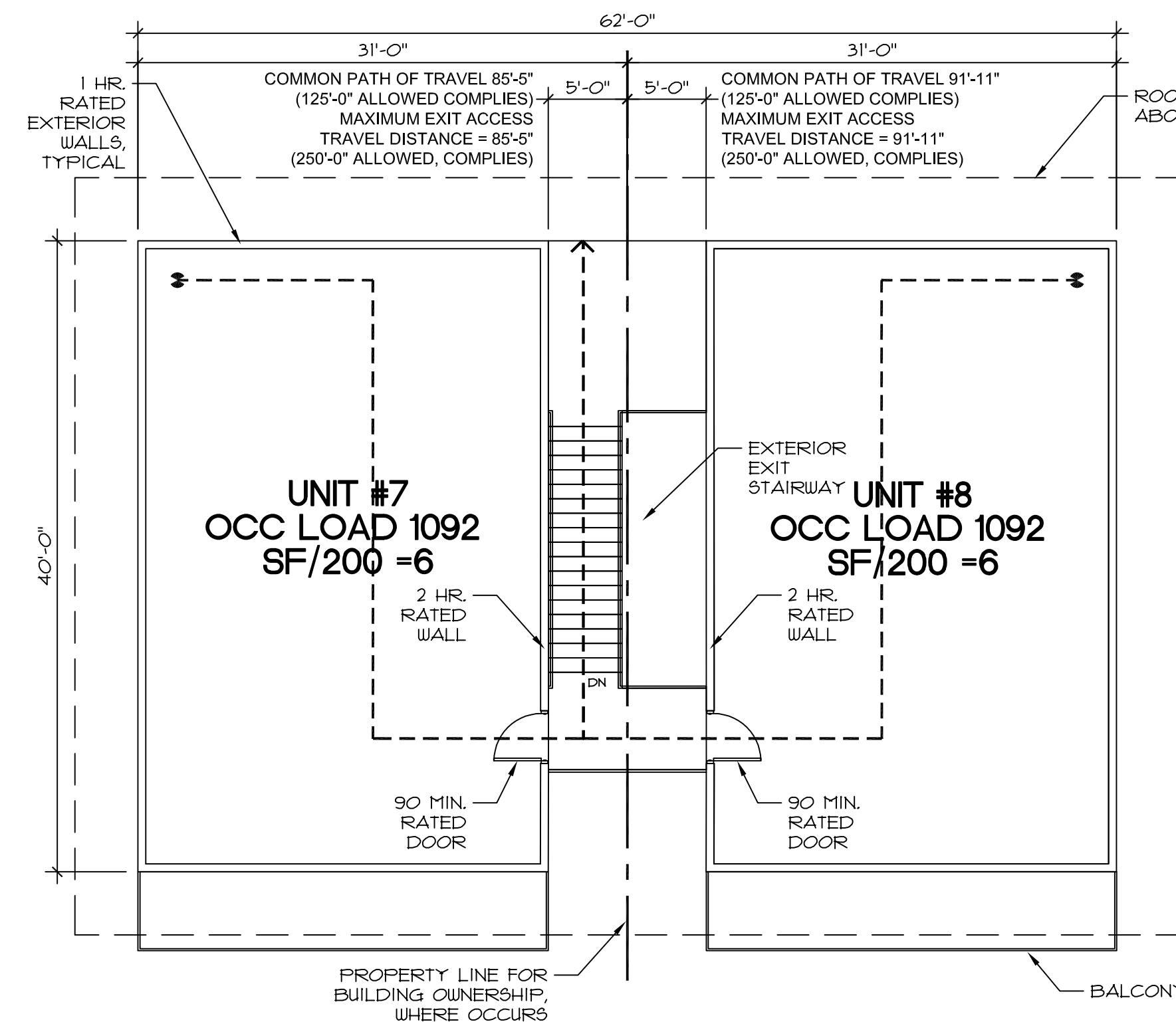
FOUR STORY STRUCTURE WITH ACCESS FROM THIRD FLOOR AND FIRST FLOOR



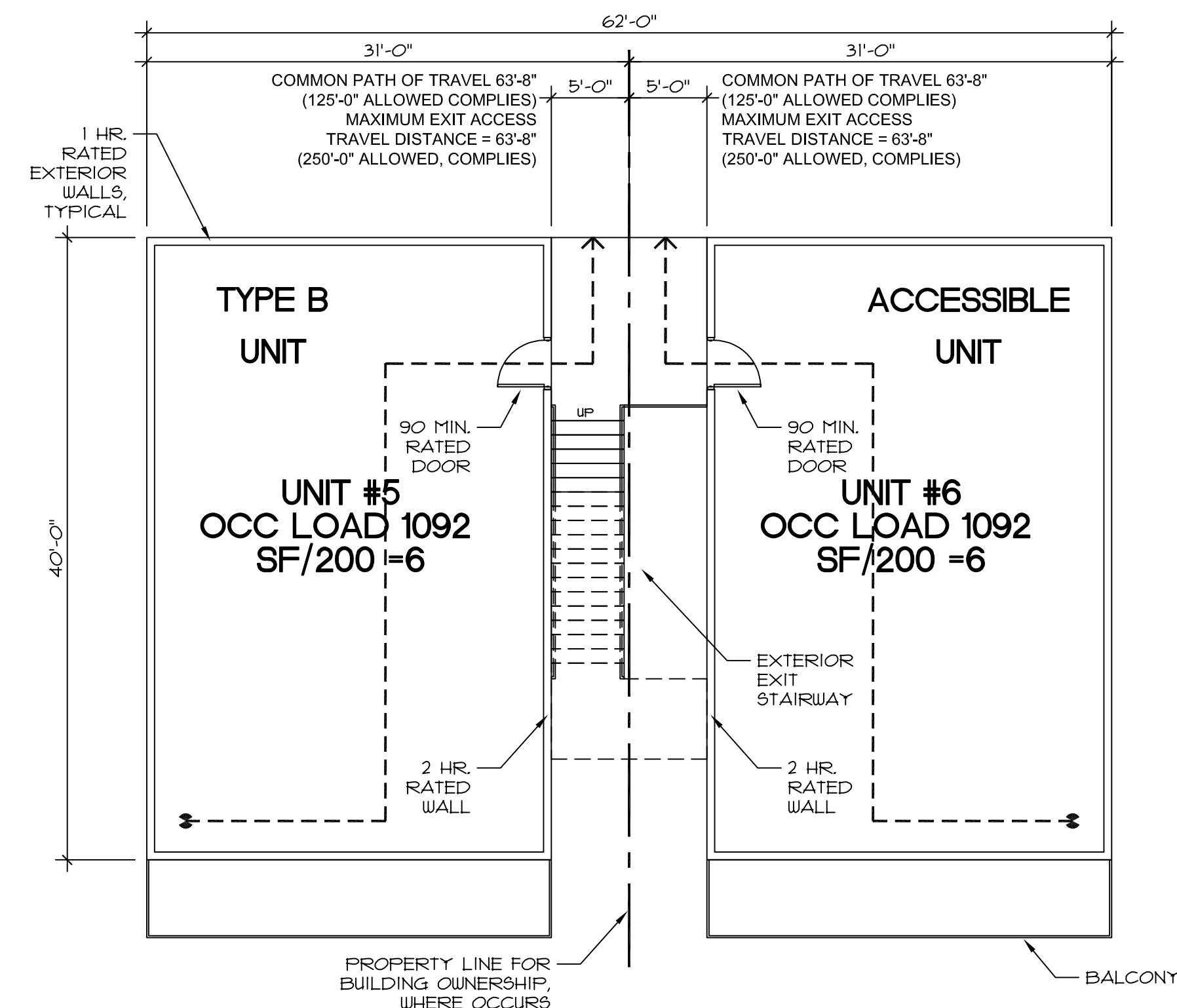
2 SECOND FLOOR CODE PLAN
FIRST STORY ABOVE GRADE PLANE SCALE: 1/8" = 1'-0"



1 FIRST FLOOR CODE PLAN (GRADE LEVEL)
BASEMENT LEVEL SCALE: 1/8" = 1'-0"



4 FOURTH FLOOR CODE PLAN
THIRD STORY ABOVE GRADE PLANE SCALE: 1/8" = 1'-0"



3 THIRD FLOOR CODE PLAN (GRADE LEVEL)
SECOND STORY ABOVE GRADE PLANE SCALE: 1/8" = 1'-0"



JOHANSSON WING ARCHITECTS, PC

821 SE 14th Loop, Suite 109
PO Box 798
Battle Ground, WA 98604
Ph. 360-687-8379

THE LOFTS AT KALAMA

KALAMA, WA
CODE INFORMATION

PROJECT #: 21006
FILE #: 21006-A001.dwg
DATE: 1/28/2021

REVISIONS:

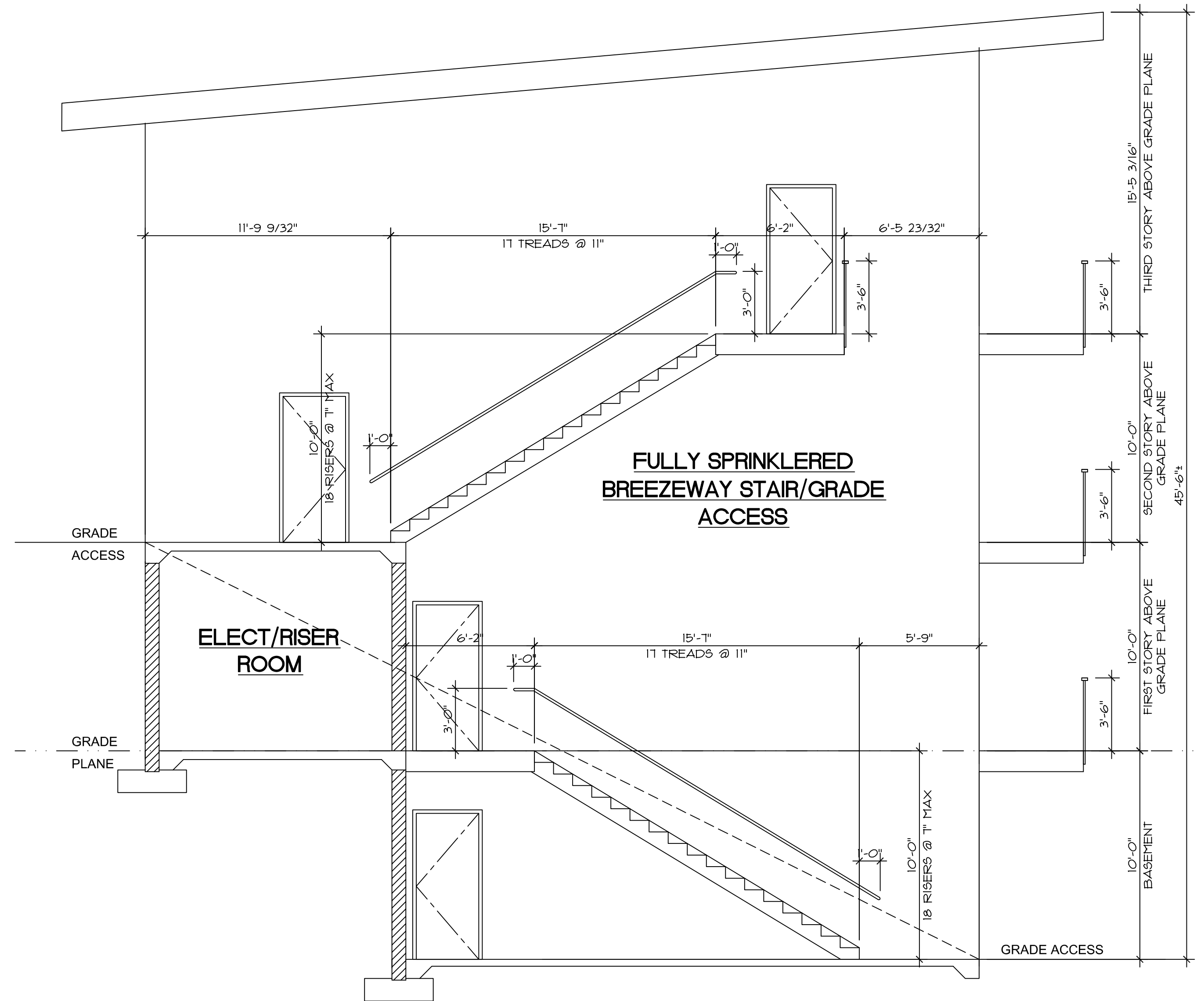
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PRELIMINARY



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1 CONCEPT SECTION (4-STORY 1ST AND 3RD STORY GRADE ACCESS) SCALE: 1/4" = 1'-0"

THE LOFTS AT KALAMA

KALAMA, WA
BUILDING SECTION

PROJECT #: 21006
FILE #: 21006-A001.dwg
DATE: 1/28/2021

REVISIONS:

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PROPOSED OCCUPANCY CLASS:	R-2
USE:	APARTMENT HOUSES
FIRE SPRINKLERS:	YES, PER SECTION 903.2.8 IN ACCORDANCE WITH SECTION 420.5
FIRE ALARM:	YES, PER SECTION 907.2.8 IN ACCORDANCE WITH SECTION 420.6

BUILDING AREA

BASIC ALLOWABLE BUILDING HEIGHT:	PER TABLE 504.3	60'-0" (S13R/V-A)
PROPOSED BUILDING HEIGHT:	R-2 OCCUPANCY =	45'-6", COMPLIES
ALLOWABLE STORIES:	PER TABLE 504.4	4 STORIES (S13R/V-A)
PROPOSED NUMBER OF STORIES:	R-2 OCCUPANCY =	4 STORIES, COMPLIES
BASIC ALLOWABLE BUILDING AREA:	PER TABLE 506.2	12,000 SF (R-2/S13R/V-A)
ALLOWABLE AREA:	Aa=[At+(N*Af)]/Sa	
	R-2 OCCUPANCY =	At= 12,000 SF (S13R/V-A)
		Aa=[12,000+(12,000x0.18)]x4 = 56,640 SF
PROPOSED BUILDING AREA:	FIRST FLOOR	
	R-2 OCCUPANCY =	2,480 SF < 12,000 SF, COMPLIES
	SECOND FLOOR	
	R-2 OCCUPANCY =	2,480 SF < 12,000 SF, COMPLIES
	THIRD FLOOR	
	R-2 OCCUPANCY =	2,480 SF < 12,000 SF, COMPLIES
	FOURTH FLOOR	
	R-2 OCCUPANCY =	2,480 SF < 12,000 SF, COMPLIES
	BUILDING AREA	
	TOTAL =	9,920 SF < 56,640 SF, COMPLIES

FIRE RESISTANCE RATING

BUILDING ELEMENTS:	PER TABLE 601 (V-A)	
PRIMARY STRUCTURAL FRAME	= 1HR	
BEARING WALLS:	EXTERIOR = 1HR	
	INTERIOR = 0HR	
NON-BEARING WALLS AND PARTITIONS:		
	INTERIOR = 0HR	
FLOOR CONSTRUCTION	= 1HR	
ROOF CONSTRUCTION >5' = 1HR		
1HR PER TABLE 602 (R-2, V-A, 5'</=X<10') E/W WALLS		
FIRE SEPARATION DISTANCE:		
MAXIMUM AREA OF		
EXTERIOR WALL OPENINGS:	5' TO LESS THAN 10' (UP, S) = 25% ALLOWABLE AREA AT E/W WALLS	
FIRE WALL:	NOT REQUIRED, SECTION 706.1.1 EXCEPTION #2: FIRE WALLS ARE NOT REQUIRED ON LOT LINES DIVIDING A BUILDING FOR OWNERSHIP PURPOSES WHERE THE AGGREGATE HEIGHT AND AREA OF THE PORTIONS OF THE BUILDING LOCATED ON BOTH SIDES OF THE LOT LINE DO NOT EXCEED THE MAXIMUM HEIGHT AND AREA REQUIREMENTS OF THIS CODE.	
OCCUPANCY SEPARATION:	N/A	
DWELLING UNIT SEPARATION WALLS:	1 HR FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708 PER SECTION 420.2	
HORIZONTAL SEPARATION:	1 HR HORIZONTAL ASSEMBLY IN ACCORDANCE W/ SECTION 711.2.4.3 AT FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS	
CORRIDORS:	NOT REQUIRED PER SECTION 1020.1 EXCEPTION #2	
INCIDENTAL USES:	NO INCIDENTAL USES	

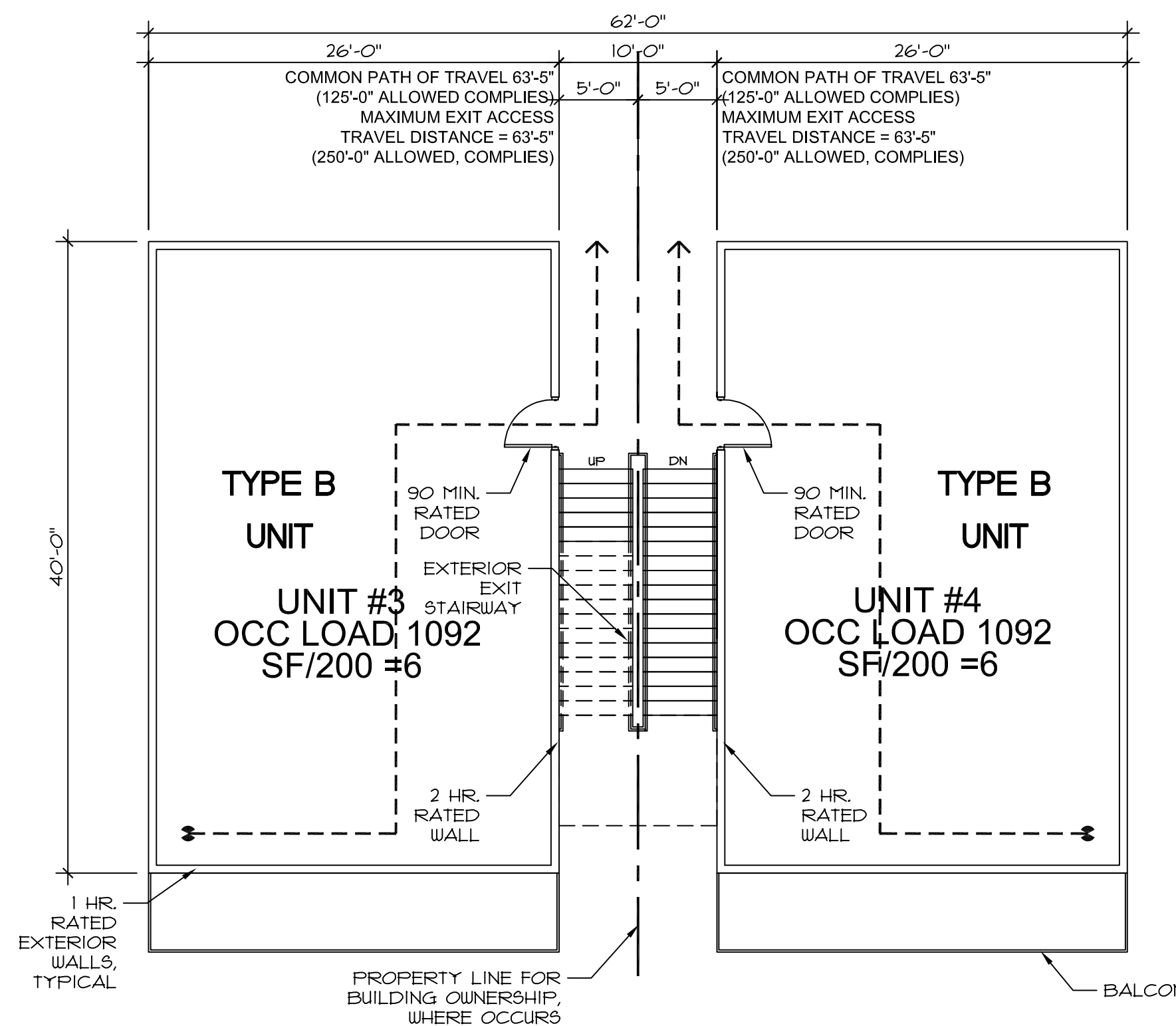
MEANS OF EGRESS

SPACES WITH ONE EXIT:	PER TABLE 1006.2.1	
MAX OCC LOAD =	10, COMPLIES	
MAX COMMON		
PATH OF TRAVEL =	125', COMPLIES	
STORIES WITH ONE EXIT:	PER TABLE 1006.3.2(1)	
MAX DWELLING UNITS =	4, COMPLIES	
MAX COMMON		
PATH OF TRAVEL =	125', COMPLIES	

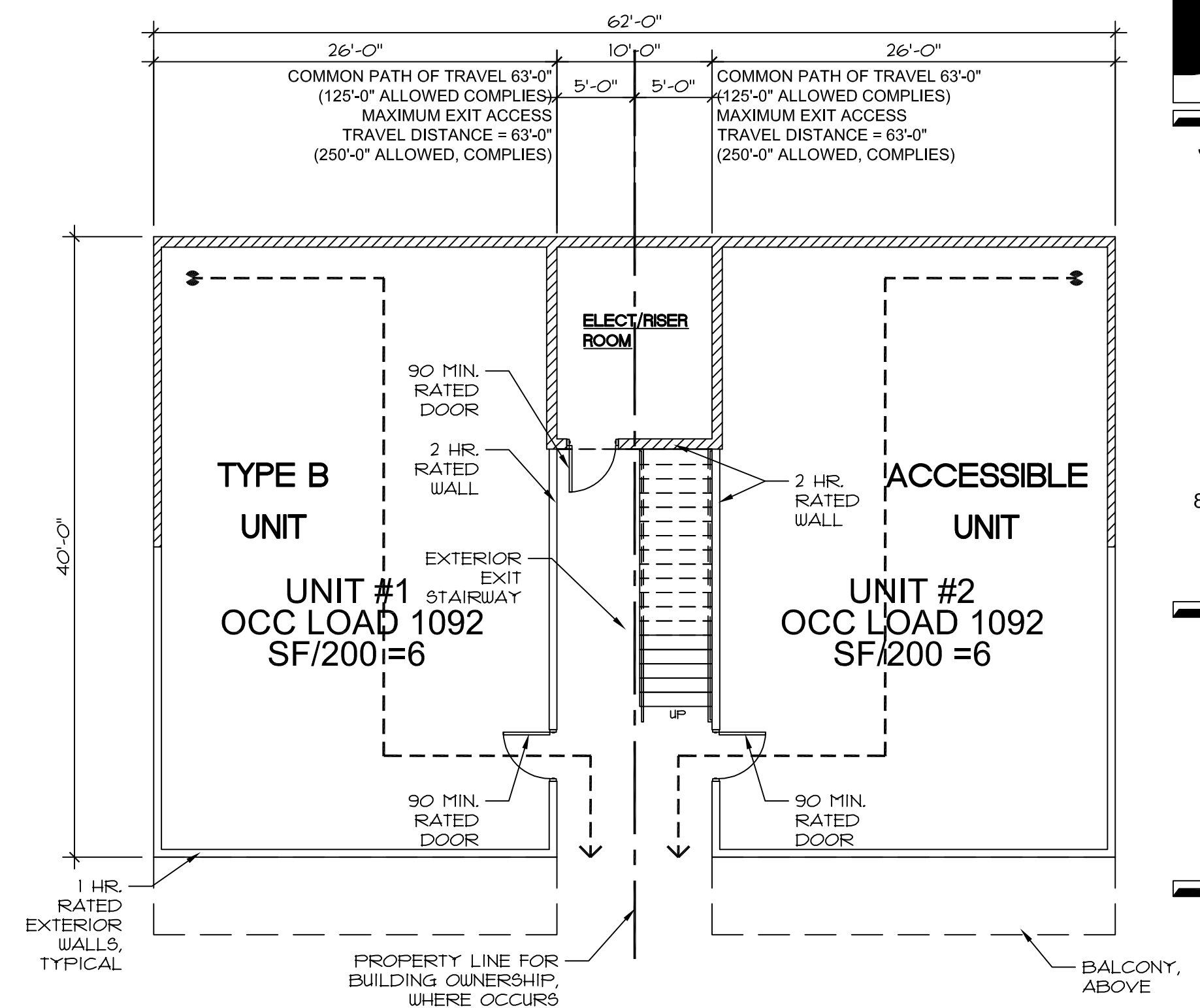
ACCESSIBLE UNIT CALCULATION

# OF DWELLING UNITS =	(3) UNITS BUILDING "A" (3) UNITS BUILDING "B"
ACCESSIBLE UNITS =	PER TABLE 1107.6.1.1
	1 TO 25 DWELLING UNITS = (1) ACCESSIBLE UNIT W/OUT ROLL-IN SHOWER REQUIRED
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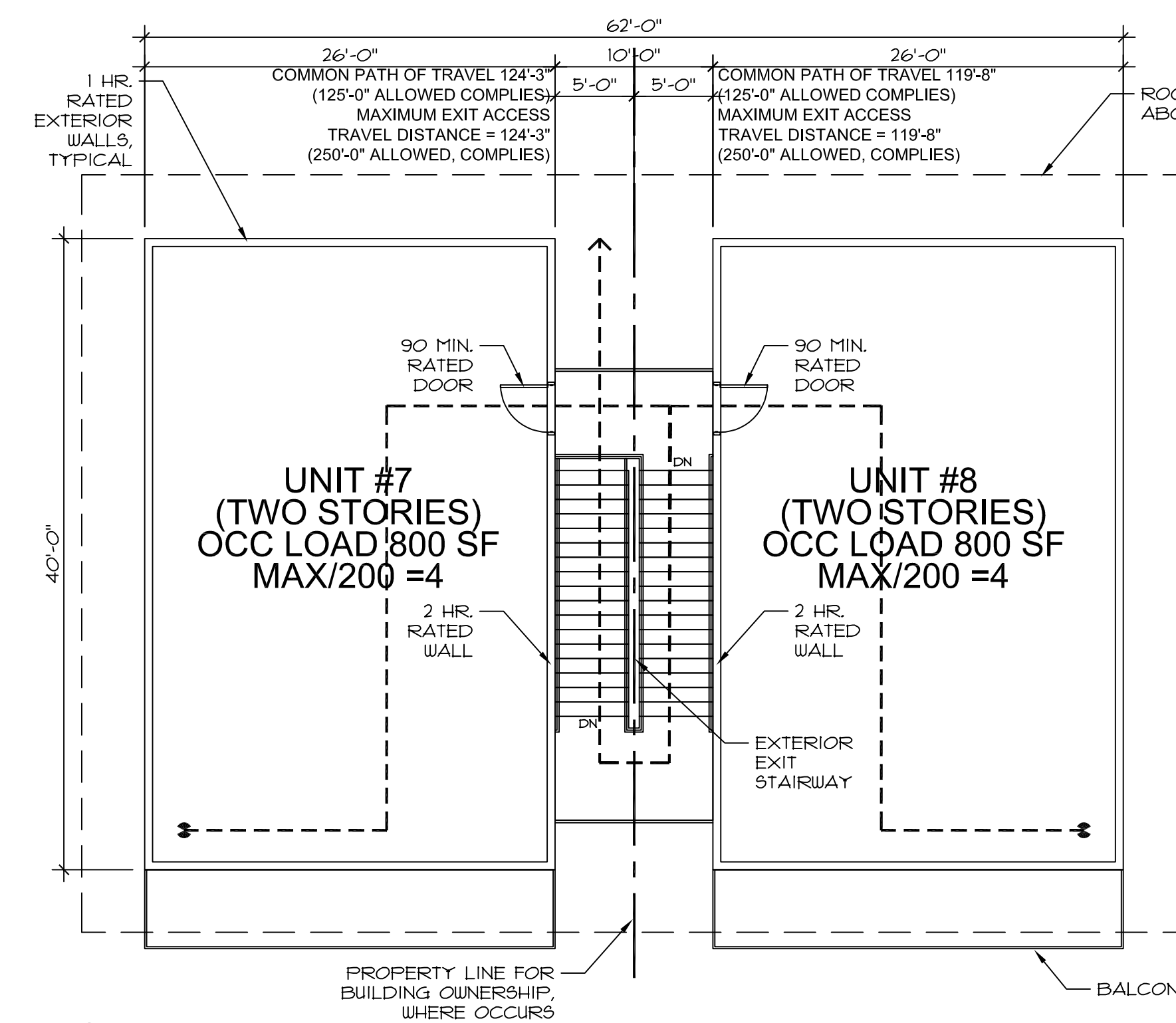
FOUR STORY STRUCTURE WITH ACCESS FROM SECOND FLOOR AND FIRST FLOOR



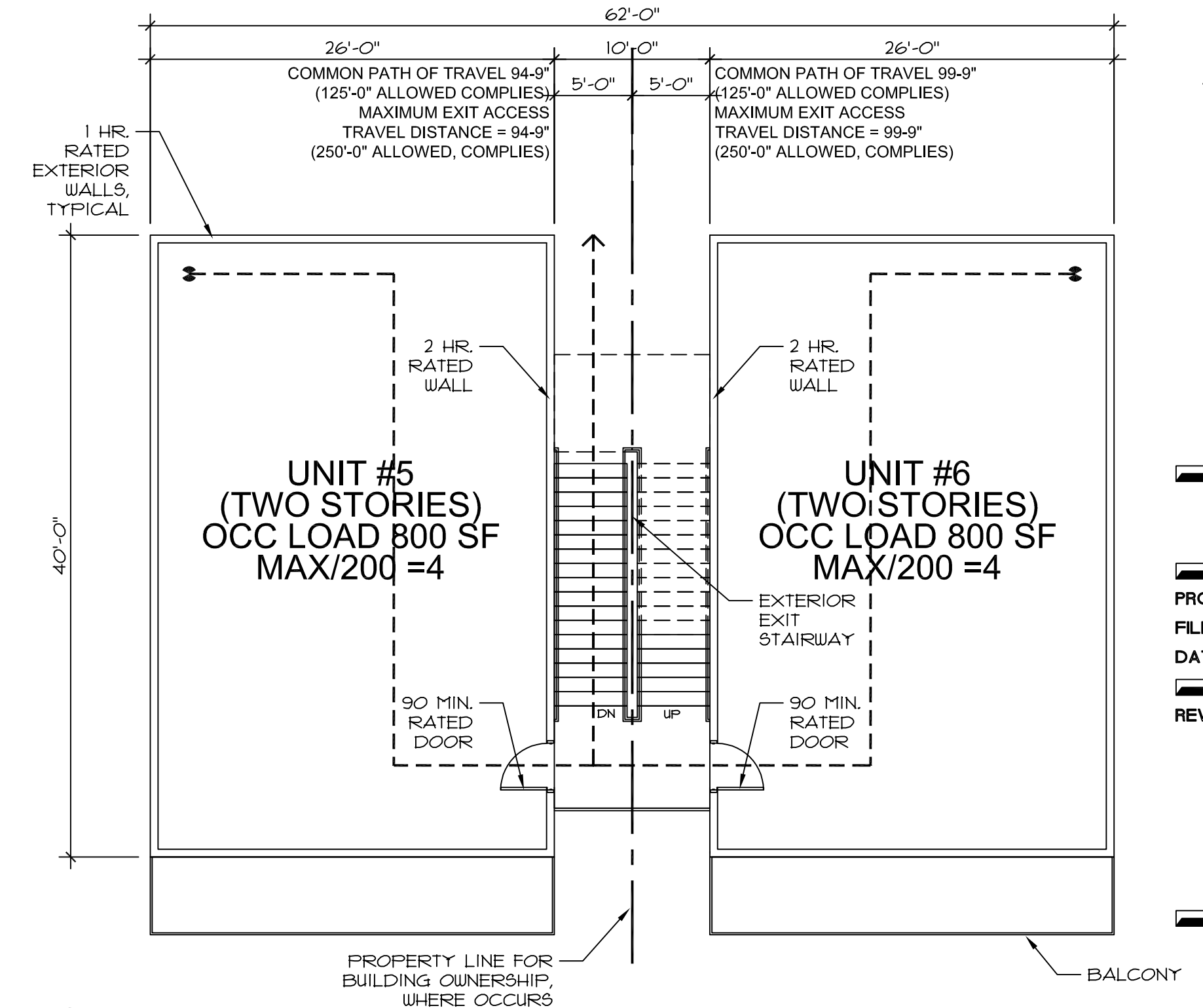
2 SECOND FLOOR CODE PLAN (GRADE LEVEL)
FIRST STORY ABOVE GRADE PLANE SCALE: 1/8" = 1'-0"



1 FIRST FLOOR CODE PLAN (GRADE LEVEL)
BASEMENT LEVEL SCALE: 1/8" = 1'-0"



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SECOND STORY ABOVE GRADE PLANE SCALE: 1/8" = 1'-0"



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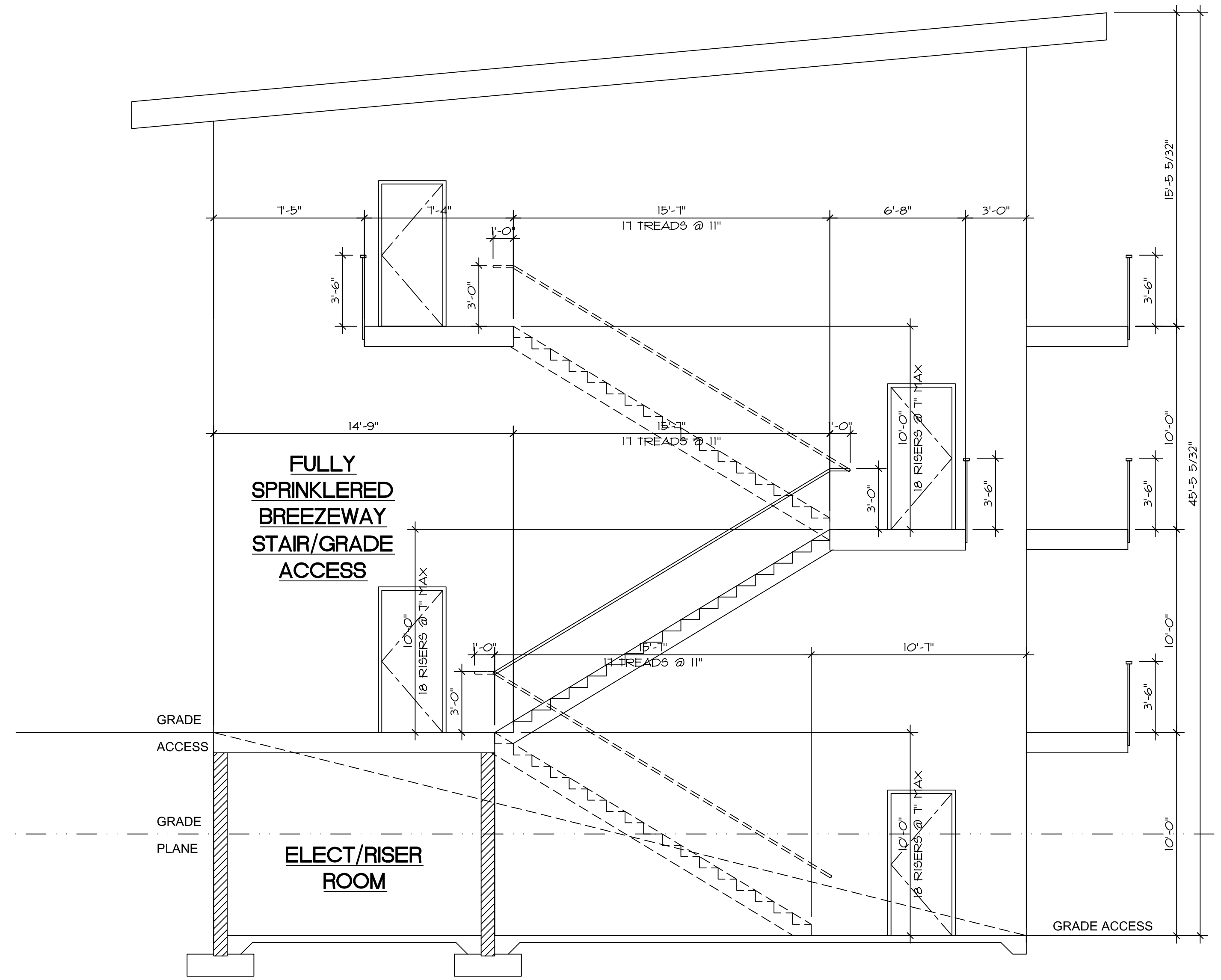
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1 CONCEPT SECTION (4-STORY 1ST AND 2ND STORY GRADE ACCESS)

SCALE: 3/8" = 1'-0"

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